

Committee:	CIVIL & CORPORATE
Section:	General Manager
Date:	10 May 2011

Item:	13.093/11 MACLEAN CARPARK (CENTENARY DRIVE) SALE OR LEASE
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Mr Donges having declared a non-pecuniary interest remained in the Chambers to answer questions.

REPORT SUMMARY

To provide a status of the matter since the decision in February this year, and to seek the determination of the matter by the Council.

OFFICER'S RECOMMENDATION

That

1. Council agree to the proposal for an exclusive dealing between the proponent, IGA, and the Council, for a period of 10 weeks to enable the Company to undertake its car parking needs analysis, and that the Council agree that a legally binding relationship is not created until the Company and the Council execute a contract to create the relationship, and that this agreement by the Council is not to be assumed to be an agreement to sell, subdivide, rezone the subject land or to issue a development approval in connection with it.
2. Progress of the negotiations with the Company be reported to Council.

RECOMMENDATION BY COMMITTEE

Williamson/Toms

That:

1. Council, in principle, accepts the offer of \$2.5m by IGA with the nominated purchaser being Metcash or a subsidiary or nominee of Metcash for 3,750m² freehold site, conditional on the company undertaking its car parking needs analysis and a report presented to Council on the matter of car parking replacement and that the report be concluded within 8 weeks. If the current offer is not accepted within 8 weeks Council offer the same terms and conditions to other parties.
2. A 10% deposit be paid on exchange of contracts.
3. Settlement be effected within 60 days after the later of either the subdivision and rezoning approvals.
4. The Development Application for the supermarket be submitted to Council within 6 months of the date of rezoning approval. Should this not occur Council has the option of re-purchasing the site at the original sale price.
5. The purchase of any future party is required to incorporate strong linkage to the main street into the design of the supermarket to the satisfaction of Council and that this be reflected in the Development Application submitted to Council. Council considers this integral to the development and will form part of the assessment of the Development Application.

Voting recorded as follows:

For: Councillors Williamson, Simmons, Toms, McKenna, Dinham
Against: Nil

MOTION – 13.093/11**(Crs Williamson/Simmons)****That:**

- 1. Council, in principle, accepts the offer of \$2.5m by IGA with the nominated purchaser being Metcash or a subsidiary or nominee of Metcash for 3,750m² freehold site, conditional on the company undertaking its car parking needs analysis and a report presented to Council on the matter of car parking replacement and that the report be concluded within 6 weeks. If the current offer is not accepted within 6 weeks Council offer the same terms and conditions to other parties.**
- 2. A 10% deposit be paid on exchange of contracts.**
- 3. Settlement be effected within 60 days after the later of either the subdivision and rezoning approvals.**
- 4. The Development Application for the supermarket be submitted to Council within 6 months of the date of rezoning approval. Should this not occur Council has the option of re-purchasing the site at the original sale price.**
- 5. The purchaser or any future party is required to incorporate strong linkage to the main street into the design of the supermarket to the satisfaction of Council and that this be reflected in the Development Application submitted to Council. Council considers this integral to the development and will form part of the assessment of the Development Application.**
- 6. Council agree or acknowledge that a legally binding relationship is not created until the company and the Council execute a contract to create the relationship and that this agreement by the Council is not to be assumed to be an agreement to sell, subdivide or rezone the subject land or to issue a development approval in connection with it.**

The MOTION was put and declared CARRIED on the casting vote of the Mayor.

Voting recorded as follows:

For: Councillors Williamson, Simmons, McKenna and Hughes

Against: Councillors Tiley, Comben, Toms and Dinham

FORESHADOWED MOTION (Lapsed)

(Cr Tiley)

That Council seek expressions of interest from property project managers experienced in the supermarket development process to assist the Council in achieving:-

- a) The desired outcomes for a supermarket in Maclean CBD.**
- b) The objective of best possible connectivity to the Clarence River.**

BACKGROUND

In February 2011 Council resolved not to accept any tender received and to enter into negotiations with any interested parties, with a subsequent report back to Council.

Since that time there have been invitations issued for opportunities to undertake the negotiations referred to, negotiations with apparently interested parties, and one firm offer received to purchase the site, as at the time of the preparation of this report.

ISSUES

Several of the parties with whom the prospect of selling the land has been discussed, have indicated a preference for a larger portion of the Council's land, or at least a degree of flexibility in the size of the portion under consideration.

Ultimately, the one tender submitted is to purchase the 3,750 sq m site freehold from the Council on several conditions, for the price of \$2.5m plus GST. The tenderer, IGA, nominates Metcash or a nominee of Metcash, as the purchaser. Among the conditions enumerated by the tenderer are, that the tenderer and the council have an exclusive dealing period of 10 weeks to enable the company to undertake a carparking study "...and reach a suitable agreement with Council on carparking conditions...".

Since there are no other tenders/offers for the purchase or lease of the land before the Council at this time, the exclusive dealing arrangement can probably be accommodated.

Car Parking

It is clear from the discussions with IGA and other parties, that they consider that for the purchaser to also make provision for the replacement of the public car parking spaces lost in the car park, to the site subdivided and sold for the supermarket, as well as pay a market price for the site, would place the capital cost of the site overall at such a premium as to make it impractical to gain a commercial return from the lease of the site to the supermarket operator. That is a message that I have consistently heard from the Chamber of Commerce, potential operators of a supermarket on the site, and tenderers for the purchase of the site.

That would appear to invite the Council's consideration of the rhetorical question:

"Given that the Retail Strategy has identified that there ought to be a preference for a CBD location for the supermarket, and given that private land ownership continues to be fragmented, is there sufficient justification for the Council to view the purchase price offered for the land in two components? Firstly, the purchase of the public's interest in the 3,750 sq m site, for say \$1.25m, and secondly, a component towards the ultimate cost of the replacement of the carparking spaces lost in the development."

From the commercial valuation most recently received in connection with the site, it would appear that the purchaser has offered consideration beyond the raw land content value and that it would be reasonable to consider part of the purchase price in the context of partial cost of replacement of the car parks. Given that the Section 94 plan currently values car parking spaces at \$14k each, and given that there will be a net loss of some 137 spaces, the replacement value could be assumed to be almost \$2m. However, the recent works to the car park added about 85 spaces, and the opportunity exists to add a further 22 spaces on the Council land where the branch library exists.

The matter of the provision and replenishment of the supply of public car parking, in the vicinity of the Maclean CBD is a strategic matter which reaches beyond the question of a supermarket in the CBD locality, but it is inextricably associated. If there is no supermarket in the existing car park other proposals will need to meet their own car parking needs. If, because of the fragmented ownership problem referred to earlier, a future supermarket is not adjacent to the CBD there will be a diminished need to add to the supply of car parking, and there may even be a diminishing need as the commercial centre of gravity moves away from its present location.

When the matter was before the Council in November 2008, the view that prevailed was that the supermarket facility should be built on privately owned land, and that public land should not be sold for the purpose. The reason that the matter is back on the agenda some 30 months later, is that the privately owned land has not yet been able to sustain the development of a supermarket, even though there are at least two proposals, at various stages, before the Council.

The Current Offer

The offer of \$2.5m is made by IGA, with the nominated purchaser being Metcash or a subsidiary or nominee of Metcash.

As referred to above the offer is conditional upon the Council granting an exclusive dealing period of 10 weeks in which period IGA would undertake a study of the needs of car parking in the area of the site, at a cost to it of an estimated \$20,000.

A 10% deposit would be paid on exchange of contracts.

Settlement would be effected within 60 days AFTER the subdivision, rezoning and DA approval for a supermarket of no less than 2,000 sq m.

A 60 day due diligence period, presumably to run concurrently with the requested Exclusive Dealing Period, referred to above.

Site Contamination report to be provided by the Council, and the Council required to remove any site contamination, presumably to the extent consistent with the proposed site zoning and use.

CONSULTATION

Meetings were held with representatives of IGA, SPAR and Woolworths.

SUSTAINABILITY ASSESSMENT**Summary Statement**

The recommended course of action is consistent with the provisions of the Local Government Act and Regulation.

Ecology

N/A

Economic

The outcomes from improved shopping in the Maclean CBD would be a slight economic benefit.

Social & Cultural

N/A

Human Habitat & Infrastructure

N/A

Governance

The tendering process followed was consistent with the requirement of the Local Government Act and Regulation, and Council is now free to negotiate with any parties, including a single party on an exclusive dealing basis.

Risk Management

The risks are minimal since the contract documentation is designed to recognise and minimise Council's financial and probity risks.

Guiding Sustainability Principles

The following guiding sustainability principles are relevant to this issue:

- Compliance with all statutory and probity requirements.

OPTIONS

1. Enter into the exclusive dealing arrangement as requested by IGA.
2. Advise IGA that Council awaits their final firm offer but will not enter into an exclusive dealing arrangement.
3. Not proceed with negotiations with any parties.

Option 1 is recommended.

FINANCIAL IMPLICATIONS

Unknown at this stage.

Stuart McPherson
GENERAL MANAGER

Prepared by: Stuart McPherson
Section: General Manager
Attachment: Nil

Committee:	CIVIL & CORPORATE
Section:	General Manager
Date:	12 July 2011

Item:	13.125/11	MACLEAN CAR PARK (CENTENARY DRIVE) SALE OR LEASE
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CONFIDENTIAL ATTACHMENT & ATTACHMENT

In Committee Mr Donges declared a non-pecuniary interest but remained in the Chamber to answer questions.

MOTION

Toms/McKenna

That the Committee move into Confidential Closed Session in order to discuss confidential commercial information from Woolworths.

The A/General Manager advised, in accordance with Section 10A (2)(d)(i) of the Local Government Act 1993, that as the matter comprises information of a commercial and confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it, that the matter be discussed in a closed meeting.

Voting recorded as follows:

For: Councillors Toms, McKenna, Williamson, Simmons, Dinham

Against: Nil

Meeting went into closed session with the press and public excluded at 2.51 pm.

MOTION

Williamson/McKenna

That the Committee move out of Confidential Closed Session.

Voting recorded as follows:

For: Councillors Toms, McKenna, Williamson, Simmons, Dinham

Against: Nil

Meeting resumed in open session with the press and public included at 3.16 pm.

REPORT SUMMARY

To report the outcome of the car parking assessment study undertaken for IGA, the Company proposing the purchase of portion of the Council's car park in Centenary Drive, Maclean.

OFFICER'S RECOMMENDATION

That:

- a) The Wakefield Planning report, on the Planning Study of the supermarket site in Maclean, May 2011, be received and noted.
- b) Council accepts that there will be a loss of public car parking spaces that will require a car parking replenishment strategy in Maclean Central Business District.

- c) Council's Solicitor be instructed to prepare a contract for the sale of the proposed 3,750 sq m lot, for the attention of IGA.
- d) Action be now taken to subdivide the proposed 3,750 sq m site from the Centenary Drive Car Park, as previously identified and reported to the Council, and that action also be now taken to initiate the rezoning of the land to suitable Business zoning.
- e) Woolworths Limited, and any other party expressing interest in purchasing the site be advised that the Council has accepted the offer from IGA and is proceeding with that proposed purchaser as provided herein.

MOTION

Toms/Dinham

That the matter be deferred pending legal advice regarding the implication of accepting an alternative offer from that of IGA or reverting to fresh tenders and any other pertinent matters and the matter be brought back to Council on 19 July 2011.

Voting recorded as follows:

For: Councillors Toms, Dinham

Against: Councillors Simmons, Williamson, McKenna

MOTION declared LOST

RECOMMENDATION BY COMMITTEE

Williamson/McKenna

That:

- a) The Wakefield Planning report, on the Planning Study of the supermarket site in Maclean, May 2011, be received and noted.
- b) Council accepts that there will be a loss of public car parking spaces and that a car parking replenishment strategy for Maclean Central Business District be brought back to the Council investigating the option for replacing the loss of car parking spaces.
- c) Council's Solicitor be instructed to prepare a contract for the sale of the proposed 3,750 sq m lot, for the attention of IGA.
- d) Action be now taken to subdivide the proposed 3,750 sq m site from the Centenary Drive Car Park, as previously identified and reported to the Council, and that action also be now taken to initiate the rezoning of the land to suitable Business zoning.
- e) Woolworths Limited, and any other party expressing interest in purchasing the site be advised that the Council has accepted the offer from IGA and is proceeding with that proposed purchaser as provided herein.
- f) Legal advice be sought regarding accepting an alternative offer to the IGA offer to be tabled at the Council meeting, 19 July 2011.

- g) Council require a Development Application for a supermarket be submitted by IGA within 3 months of the rezoning approval.

Voting recorded as follows:

For: Councillors Williamson, Simmons, McKenna, Dinham

Against: Councillor Toms

MOTION was declared CARRIED.

Mr Rob Donges, Deputy General Manager Civil & Corporate, declared a non pecuniary interest in this item. He remained in the Chambers to answer questions if required but did not express any opinions.

**COUNCIL RESOLUTION – 13.125/11
(Crs Williamson/Toms)**

That:

- a) **The Wakefield Planning report, on the Planning Study of the supermarket site in Maclean, May 2011, be received and noted.**
- b) **Council accepts that there will be a loss of public car parking spaces that will require a car parking replenishment strategy for Maclean Central Business District to be brought back to Council.**
- c) **Council's Solicitor be instructed to prepare a contract for the sale of the proposed 3,750 sq m lot, for the attention of IGA.**
- d) **Action be now taken to subdivide the proposed 3,750 sq m site from the Centenary Drive Car Park, as previously identified and reported to the Council, and that action also be now taken to initiate the rezoning of the land to suitable Business zoning.**
- e) **Woolworths Limited, and any other party expressing interest in purchasing the site be advised that the Council has accepted the offer from IGA and is proceeding with that proposed purchaser as provided herein.**
- f) **Council require a Development Application for a supermarket be submitted by IGA within 3 months of the rezoning approval.**

Voting recorded as follows:

For: Councillors Williamson, Howe, McKenna, Simmons, Hughes, Toms and Dinham

Against: Councillors Tiley and Comben

BACKGROUND

On 17th May 2011, the Council resolved:

MOTION – 13.093/11

(Crs Williamson/Simmons)

That:

- 1. Council, in principle, accepts the offer of \$2.5m by IGA with the nominated purchaser being Metcash or a subsidiary or nominee of Metcash for 3,750m² freehold site, conditional on the company undertaking its car parking needs analysis and a report presented to Council on the matter of car parking replacement and that the report be concluded within 6 weeks. If the current offer is not accepted within 6 weeks Council offer the same terms and conditions to other parties.*
- 2. A 10% deposit be paid on exchange of contracts.*
- 3. Settlement be effected within 60 days after the later of either the subdivision and rezoning approvals.*
- 4. The Development Application for the supermarket be submitted to Council within 6 months of the date of rezoning approval. Should this not occur Council has the option of re-purchasing the site at the original sale price.*
- 5. The purchaser or any future party is required to incorporate strong linkage to the main street into the design of the supermarket to the satisfaction of Council and that this be reflected in the Development Application submitted to Council. Council considers this integral to the development and will form part of the assessment of the Development Application.*
- 6. Council agree or acknowledge that a legally binding relationship is not created until the company and the Council execute a contract to create the relationship and that this agreement by the Council is not to be assumed to be an agreement to sell, subdivide or rezone the subject land or to issue a development approval in connection with it.*

The MOTION was put and declared CARRIED on the casting vote of the Mayor.

Voting recorded as follows:

For: Councillors Williamson, Simmons, McKenna and Hughes

Against: Councillors Tiley, Comben, Toms and Dinham

This decision was conveyed to the Company (IGA) along with an invitation to proceed with the proposed assessment of car parking needs in the Maclean CBD, particularly in the vicinity of the Council's car park in Centenary Drive.

Subsequently, the Company has provided a copy of the Parking Study undertaken on its behalf, by Wakefield Planning, in May 2011.

In short, the Wakefield report considers that parking available in the public car park and on the private land adjacent to the public car park, will be adequate after the development of a supermarket of up to 2,000 sq m.

The methodology employed in the study was to intensively examine the car parking demands, available spaces, and turnover of spaces, on two days in May 2011.

The study is probably of greater value to the principal for whom it was written, than as a document upon which future car parking decisions can be made by the Council. The Terms of Reference for the Study were not included.

The Wakefield study is included in the attachments to this report.

ISSUES

The issue is and has always been the proposed sale of the public land for private use, and the impact that the loss of that portion of the public land and the car parking spaces on it, will have on the community.

In my report to the May meeting I invited the Council's attention to this very matter. If the Council proceeds with the subdivision and sale of the 3,750 sq m site it will need to set aside a portion of the proceeds of the sale, and I suggested 50%, for the replenishment of the car parks lost. This replenishment process will be a medium term proposition and will be supported by developer contributions and other council sources over that term. In fact the Council may see the replacement of the lost car parking spaces as the highest local priority, and apply the whole of the proceeds of the sale to that purpose.

FURTHER EXPRESSION OF INTEREST

Councillors will be aware that other parties initially expressed interest in the site although no alternative offer was made. One Company apparently remains interested and approached the Mayor and General Manager in late June seeking a meeting following which it proposed to make an offer on the site.

Since the preparation of the substantive portion of the report two additional important items of correspondence have been received.

Firstly, IGA has written (5th July) confirming its offer to purchase the site and proposing, again, that the purchase by it would be conditional on the "Council granting a DA approval for the development of an (sic) full line supermarket of no less than 2,000 sq m in area." Further, the Company proposes that "Council is to provide the purchaser with a contamination report signed by an accredited auditor which states that the site is suitable for its proposed use. Any contaminated material located on the property, including asbestos or other hazardous materials, is to be removed prior to settlement and at the vendor's cost."

The General Manager advised the Company's representative that he considered it unlikely that the Council would agree to these two conditions. However, he indicated that the Council would likely grant sufficient reasonable access to the Company, of the site, to assess the geotechnical conditions and the nature and extent of any contaminants in situ.

Secondly, Woolworths Limited has written, requesting the matter be dealt with as strictly confidential, (31st July in error-received 1st July enclosed as a confidential attachment), and submitted a firm offer to purchase the 3,726 sq m site, subject to conditions.

The decision by the Council in May followed an extensive period where tenders were invited and ultimately rejected, where further expressions of interest were invited, when discussions with the various interested parties were undertaken and after which offers to purchase were invited, albeit for an undefined period. Representatives of several interested firms, including Woolworths Limited, have consistently been apprised of the proposed sale or lease of the land.

The Woolworths Limited offer appears to have been encouraged by the IGA offer, and the progress that the Council has made with the negotiations, and the imminence of this report being dealt with by the Council. The Council is entitled to advise Woolworths that it intends to proceed with the negotiations with IGA and that in the event that those negotiations do not produce the Council's desired result, further offers would be considered at that time by the Council.

HISTORY

It is appropriate to reflect on the recent history of the matter. Public tenders were invited for the purchase or lease from the Council, of a lot up to 3,750 sq m. On legal advice, the February meeting decided not to accept any of the tenders but to invite fresh submissions and enter negotiations with any or all of the parties interested in the lease or purchase of the site. These brief details were reported in the May report on the subject matter.

The Council sought and accepted specialist legal advice on the procedure to be adopted, partly in view of the multiple interests that the Council has in the subject site, and as means of ensuring public confidence in the process and any outcomes.

I propose that Council's Solicitors who have previously advised the Council on this matter, be instructed to proceed with the preparation of a contract for sale for the attention of IGA.

Further, that the process of the subdivision of the 3,750 sq m site be commenced, along with the rezoning of the land to a business zoning.

CONSULTATION

The proposal has received wide publicity through journalists' observations and public commentary. Internal staff sections have had involvement in the brief assessment of the capabilities of the various intersections, the geotechnical investigations, the identification of the various infrastructure of the council and other agencies and the development of the car park to this point.

SUSTAINABILITY ASSESSMENT

Summary Statement

Locating a supermarket adjacent to the existing CBD has long been recognised as a desirable outcome for the future vitality and viability of the Maclean commercial centre. It could open up opportunities for re-investment and re-development, although that won't necessarily happen as a consequence of the adoption of the recommendations herein. It is appreciated, however, that this report relates to a specific piece of real estate adjacent to the CBD and that to some people the conversion of public land to private ownership, at any price, will not be justified.

Ecology

The principle of proceeding with the conversion of the public land to private ownership, at a satisfactory price, and with other proposed safeguards, has no ecological impact. However, the overarching objective – to ensure the continued vitality and viability of the Maclean shopping precinct, certainly has an ecological consideration.

Economic

The economic viability of the CBD in Maclean would be a positive economic outcome. Additionally, the sale price of the land and the other conditions proposed to be included in the contract, should protect the public's interests in the land and the surrounding location.

Social & Cultural

The CBD is the natural gathering place for communities and Maclean is certainly no exception. The proposal would ultimately tie the shopping, dining and social future of Maclean to the CBD, which should be positive.

Human Habitat & Infrastructure

The loss of the public car parking spaces is a negative impact. The Council will need to commit to their replacement over the short to medium term. Additional heavy truck movements in the vicinity of the new supermarket will have a detrimental impact on public infrastructure, including the car park surface, intersections and the roads network in Maclean. These impacts will need to be ameliorated by additional investment by the Council in the stabilisation and potentially reconstruction of the car park and potentially reconfiguration of intersections. These matters would be considered much more comprehensively in the Development Application for the supermarket.

Governance

The Council has been at pains to ensure probity and process issues were carefully observed during the dealing with this matter. There had been extensive community consultation in the past, and the DA consideration will also provide additional consultation opportunities in the future. Specialist legal advice has been sought, obtained and been followed.

OPTIONS

1. Accept the Car Parking Study outcomes and recommendations, and proceed with the various preparations of the land for sale.
2. In view of the car parking study's revelations, decline the opportunity to sell the land.

Option 1 is recommended.

FINANCIAL IMPLICATIONS

Proceeds of the sale of the land will be an adequate return on the community's equity in the site, and will provide for the progressive replenishment of the car parking provision over the short and medium term.

Stuart McPherson
GENERAL MANAGER

Prepared by:	Stuart McPherson
Section:	General Manager
Attachment:	Wakefield Study
Confidential Attachment:	Letter from Woolworths Ltd.

Committee:	CIVIL & CORPORATE
Section:	Civil & Corporate
Date:	11 October 2011

Item:	13.205/11	REPLACEMENT PARKING OPTIONS FOR MACLEAN CBD
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ATTACHMENTS & CONFIDENTIAL ATTACHMENT**REPORT SUMMARY**

Presents a preliminary investigation of options for providing replacement carparking within the Maclean CBD on public and private land.

OFFICER'S RECOMMENDATION

That:

1. Council note the preliminary information on the potential for additional on-street parking within Maclean CBD.
2. Council engage an independent consultant to negotiate possible sale with the owners of the private sites identified in the confidential attachment in the order identified, and a report be bought back to Council prior to any offer of purchase.
3. Should no suitable private sites be available the matter be reported back to Council with a view to proceeding with detailed investigations of an above ground carpark.

RECOMMENDATION BY COMMITTEE

Simmons/McKenna

That the Officer's Recommendation be adopted.

Voting recorded as follows:

For: Councillors Williamson, Simmons, Dinham, McKenna
Against: Nil

**COUNCIL RESOLUTION – 13.205/11
(Crs Simmons/Toms)**

That

1. Council note the preliminary information on the potential for additional on-street parking within Maclean CBD.
2. Council engage an independent consultant to negotiate possible sale with the owners of the private sites identified in the confidential attachment in the order identified, and a report be bought back to Council prior to any offer of purchase.
3. Should no suitable private sites be available the matter be reported back to Council with a view to proceeding with detailed investigations of an above ground carpark.

Voting recorded as follows:

For: Councillors Williamson, Comben, Dinham, Howe, Simmons, Tiley and Toms
Against: Nil

BACKGROUND

Council has resolved to proceed with the sale of 3,750m² of the carpark to Metcash (IGA) for the purpose of developing a supermarket.

The area to be sold is located immediately north of the central section of Cameron Park and currently contains 142 spaces. Prior to a reconfiguration in 2009 this section contained 98 spaces. IGA will provide 100 spaces with is 33 more than required, leaving an acknowledged shortfall of 109.

Council, at its meeting on 20 September 2011, considered a report exploring limited options for the replacement of some or all of the spaces on public land (Cameron Park and rear of Maclean Library), several privately owned sites and combinations of both.

Council resolved to exclude Cameron Park green space from consideration while supporting use of the rear of Maclean Library (21 spaces).

This paper now looks at various options for providing the remaining shortfall, after taking into account the 21 spaces on the Library site, of 88 spaces.

ISSUES**1. Public Road Reserves**

Map 1 shows the road network in the immediate vicinity of the carpark and indicates:

- Road Reserve Width (RRW) - Property boundary to property boundary
- Sealed Width (SW) - Kerb to kerb width
- Trafficable Width (TW) - Travel lanes width, excluding on-street parking and cycleways
- Length

1.1 Potential Sites - The subject roads and their applicable dimensions are:**Centenary Drive**

	<i>Southern Section</i>	<i>Northern Section</i>	<i>Current Parking Arrangements</i>
• RRW	7.2m	7.2m	No parking on western side; some parallel on eastern side
• SW	8.0m	8.0m	
• TW	8.0m	5.5m	
• Length	250m		

Argyle Street (Centenary Drive to McLachlan Street)

		<i>Current Parking Arrangements</i>
• RRW	10.0m	No parking on both sides
• SW	6.7m	
• TW	6.7m	
• Length	93m	

McLachlan Street (Argyle Street to Alexander Street)

		<i>Current Parking Arrangements</i>
• RRW	13m	Parking on western side; 7 90° spaces adjacent to Rotary Park on eastern side, no parking for remainder of eastern side
• SW	8m	
• TW	6m	
• Length	92m	

Alexander (Stanley Street to Woodford Street)

	<i>Southern Section</i>	<i>Northern Section</i>	<i>Current Parking Arrangements</i>
• RRW	22.0m	22.0m	Parallel parking on both sides
• SW	9.7m	13.5m	
• TW	9.7m	8.5m	
• Length	217m		

Stanley Street (Alexander Street to Centenary Drive)

		<i>Current Parking Arrangements</i>
• RRW	20m	Parallel parking eastern side; parallel on western side.
• SW	12m	
• TW	7m	
• Length	80m	

1.2 On-Street Parking Arrangements – Dimensions

All on-street parking in this study is considered 'medium turnover' – required 2.5m space width.

60° Parking 2-way Traffic (see Diagram 1)

60° Parking:	5.1m
Manoeuvring + 1 lane:	4.9m
Second Lane:	3.5m
Total Width:	13.5m

60° Parking 1-way Traffic (see Diagram 1)

60° Parking:	5.1m
Manoeuvring + 1 lane:	4.9m
Total Width:	10.0m

Parallel Parking Both Sides, 2-way Traffic

Parking:	3.0m	x2
Lanes:	3.5m	x2
Total Width:	13.0m	

Parallel Parking 1 Side, 2-way Traffic

Parking:	3.0m	
Lanes:	3.5m	x2
Total Width:	10.0m	

Parallel Parking 1 Side, 1-way Traffic

Parking:	3.0m	
Lanes:	3.5m	
Total Width:	6.5m	

1.3 Public Road Reserve Options**Centenary Drive**

Potential additional parking:	Nil
Reasons:	8m wide parallel parking currently provided on eastern side but not wide enough for parallel parking on both sides (10m) or 60° parking on one side (10m)

Argyle Street

Potential additional parking: 15 parallel spaces along southern side (adjacent to pool)
Reasons: 6.7m wide can convert to 1 way west to east from carpark entrance to McLachlan Street (93m); too narrow for parallel on both sides (10m) or 90° on 1 side (10m) as a footpath will need to be provided in the 10m wide road reserve

McLachlan Street

Potential additional parking: 3 90° spaces adjoining and encroaching onto Rotary Park, plus 3 parallel along western side adjacent to bowling club (total = 6)
Reasons: Not practical to convert to 1-way, 8m sealed width can be widened to 10m to allow parallel parking plus additional 90° in Rotary Park

Alexander Street

Potential additional parking: 6 parallel spaces on southern side opposite bowling club
Reasons: Piping of drain in this section will provide sufficient width for parking and existing cycleway

Stanley Street

Potential additional parking: Nil
Reasons: 12m wide; could accommodate additional 10 spaces (18 60° on northern side (replacing 8 parallel) if 1-way but not practical.

Total Additional Spaces: 27

2. Construction of Multi-Level Above Ground Carpark

The southern section of the carpark (see map) has an area of approximately 4,000m² (40m x 100m) and contains 104 spaces.

An option available to Council is to construct a single level concrete carpark above part of the existing ground level parking.

If the rear of the Library (21 spaces) and additional on-street parking (27 spaces) are provided, there is a remaining shortfall of 61 spaces (109-48).

Construction of the carpark will result in the loss of around 20 existing spaces due to ramp and column spacing (6 metres between columns results in 3m wide spaces rather than current 2.5m). Eighty (80) spaces require 1,680m² upper deck, with an estimated cost of \$2.5m (more precise cost estimate to be provided by a structural engineer).

CONSULTATION

Staff from Operations, Civil Strategic and Environment and Open Space Sections were consulted and contributed technical data. A consultant structural engineer is providing the cost estimate for the multi-level carpark.

SUSTAINABILITY ASSESSMENT**Summary Statement**

Council has expressed its support for the replacement of all public carparking spaces that would be lost if the sale of a portion of the Maclean carpark proceeds. This report provides a preliminary investigation into options for providing those replacement spaces within the specific parameters set by Council.

Ecology

N/A

Economic

All options come at a cost and actual costs will be refined as the favoured option emerges and detailed designs and costings can be prepared. Balanced against these costs is the economic impact on the Maclean CBD of the potential loss of existing carparking spaces.

Social & Cultural

N/A

Human Habitat & Infrastructure

Replacement of any lost spaces is viewed as critical in maintaining an adequate level of carparking infrastructure in Maclean CBD.

Governance

All options involve considerable expenditure of public funds and Council's guidance is critical in these circumstances.

OPTIONS

1. That Council note the preliminary information on the potential for additional on-street parking within Maclean CBD.
2. That Council engage an independent consultant to negotiate possible sale with the owners of the private sites identified in the confidential attachment in the order identified, and a report be bought back to Council prior to any offer of purchase.
3. That should no suitable private sites be available the matter be reported back to Council with a view to proceeding with detailed investigations of an above ground carpark.

Options 1, 2 and 3 are recommended.

FINANCIAL IMPLICATIONS

Difficult to ascertain until a likely option has emerged and can be fully costed.

Rob Donges

DEPUTY GENERAL MANAGER – CIVIL & CORPORATE

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Section:	Civil & Corporate
Attachments:	Map & Diagram
Confidential Attachment:	Options on Privately-Owned Sites