

LEETON SHIRE COUNCIL

Ordinary Council Meeting - Wednesday, 25 March 2015

ITEM 3 RECLASSIFICATION OF PUBLIC LAND - 14 YANCO AVENUE, LEETON

RECORD NUMBER	15/65
RELATED FILE NUMBER	EF10/431
AUTHOR	Manager Planning & Environment

INTRODUCTION

The purpose of this report is to obtain a Council resolution to reclassify 14 Yanco Avenue, Leeton from community land to operational land.

COMMENT

At its meeting dated 29 October 2014 Council resolved to prepare a planning proposal to correct minor errors within Leeton Local Environmental Plan 2014 as well as to provide for rural industrial subdivision and for the rezoning 12-14 Yanco Avenue, Leeton.

Council purchased 14 Yanco Avenue on 19/12/2007 from MT Curran for \$110,000. The property was marketed for \$120,000 and valued at \$95,000. Council had previously considered the potential purchase at its meeting of 22 August 2007.

Originally 12 & 14 Yanco Avenue, Leeton were purchased by the Council as part of a proposed land bank to facilitate economic development in Leeton. Ideas for its development included a fast food outlet and a rice interpretative centre. These redevelopment options have failed to eventuate and the Council has decided to seek the rezoning and sale of the land for residential purposes.

The planning proposal has been prepared and submitted to the NSW Department of Planning & Environment and Council is currently awaiting their response.

In order to proceed with the reclassification of Lot 15, Section 57, DP 758606 - 14 Yanco Avenue, Leeton it is necessary for a specific Council resolution. Council cannot deal with public land that is community land. Apparently 14 Yanco Avenue was never subject to a resolution of the Council to change the classification of the land from community land to operational land to allow the sale of the land, whereas 12 Yanco Avenue had been classified as operational.

RELATIONSHIP TO INTEGRATED PLAN

17A - Actively seek suitable business investment opportunities for our area
17F - Reinforce existing economic areas through land zoning

FINANCIAL IMPACT STATEMENT

The reclassification of 14 Yanco Avenue, Leeton from community land to operational land will enable the land to be disposed of and developed commensurate with adjacent residential development. Public exhibition of the planning proposal including any public hearing for the reclassification will include details of the purchase history for transparency purposes and public accountability purposes.

CONSULTATION

The reclassification proposal has involved internal consultation with Council's Director of Environmental & Community Services, Acting Director Corporate Services/Finance Manager and Council's Property Co-ordinator.

RECOMMENDATION

It is recommended that:

1. Council reclassify Lot 15, Section 57, DP 758606 - 14 Yanco Avenue, Leeton from community land to operational land.
2. The General Manager be authorised to sign all required documentation on behalf of Council relating to this matter.

ATTACHMENTS

There are no attachments for this report.