

9.5 PROPOSED SALE AND DEVELOPMENT OF THE VELODROME – FILE NO LF6602

DIRECTORATE: PLANNING AND COMPLIANCE
AUTHOR: Sylvia Elliott, Commercial Property Officer
Reference: Item 8.3 to Ordinary Council 15 December 2015 - Minute No. 369/15
Item 8.2 to Ordinary Council 25 August 2015 - Minute No. 209/15
Item 9.6 to Ordinary Council 16 December 2014 - Minute No. 404/14

1 ANNEXURES ATTACHED

3 CONFIDENTIAL ENCLOSURES ENCLOSED

RECOMMENDATION

That in relation to the report “Proposed Sale and Development of the Velodrome”, Council:

- (i) receive and note the report;*
- (ii) authorise the preparation of a Planning Proposal for the rezoning of the Tamworth Velodrome;*
- (iii) resolve to forward the planning proposal to the Department of Planning and Environment requesting a Gateway Determination in accordance with Sections 55 and 56 of the Environmental Planning and Assessment Act 1979; and*
- (iv) upon receipt of a Gateway Determination the Planning Proposal will be placed on public exhibition.*

SUMMARY

Council, at its Ordinary Meeting 16 December 2014, adopted the recommended funding strategy for the Northern Inland Centre of Excellence which includes the sale of the velodrome site in Peel Street, Tamworth.

Council, at its Ordinary Meeting 25 August 2015, authorised the submission of the appropriate applications to subdivide Lot 73 DP 1107041 to create a separate title for the velodrome site.

Council, at its Ordinary Meeting 15 December 2015, authorised the sale of the velodrome site by calling for Expressions of Interest from the public and using a proposed plan of subdivision to broaden the range of opportunities for interested parties to consider. This report provides Council with an assessment of the submissions of interest received, together with a recommendation on whether to pursue the sale of the land.

This report also seeks a resolution of Council to amend the *Tamworth Regional Local Environmental Plan (TRLEP) 2010* in relation to the parcel of land identified as the Tamworth Velodrome, as shown on the **ATTACHED** map, refer **ANNEXURE 1**, to allow for future commercial development.

COMMENTARY

Council opened the public process calling for Expressions of Interest (EOI) in the sale and development of the Tamworth Velodrome 30 January 2016. The calling period closed at 11:00am Tuesday, 16 March 2016. Notices were placed in the

Northern Daily Leader, the *Sydney Morning Herald* and *Tenderlink*, and Council issued seven sets of EOI documents in response to enquiry.

Although strong enquiry was received from a number of parties, a single submission was the subject of detailed discussion offering the most likely prospect of reaching agreed terms for a possible sale.

Following these detailed discussions it is not proposed to proceed further with the expression of interest on the basis that the proposed development does not reflect Councils aspirations for this important site.

Council will proceed to seek potential purchasers for the site and may undertake a further expression of interest process for the sale and development of the velodrome site.

It is recommended that Council also progress the subdivision and rezoning of the land.

Under the *Tamworth Regional Local Environmental Plan 2010* (TRLEP 2010), the site is zoned *RE1 – Public Recreation*. The aim of the Planning Proposal is to rezone part of Lot 73 DP 1107041 to *B3 – Commercial Core*. A minimum lot size will not apply to the land, however a floor space ratio of 4:1 will be introduced.

A number of investigations have been undertaken in relation to the subject site including servicing (water, sewer and stormwater), traffic modelling and flood investigation. The investigations have determined that the proposed changes are a suitable use of the land.

Public exhibition of the documents will provide the community with the opportunity to comment on the proposed zoning change. The mapping of the proposed land zoning, minimum lot size and floor space ratio for the subject site is **ENCLOSED** for the information of Councillors, refer **CONFIDENTIAL ENCLOSURES 1, 2 and 3** respectively.

In order to amend the TRLEP 2010, Council is required to submit the Planning Proposal to the Department of Planning and Environment (the Department) for a Gateway Determination. The proposal has been written in accordance with the Department's 'A Guide to preparing Local Environmental Plans' and 'A Guide to preparing Planning Proposals'. It is also supported by relevant servicing investigations, traffic modelling and flooding information which will also be forwarded to the Department.

(a) Policy Implications

Nil

(b) Financial Implications

There is no current budget allocation for the rezoning of the land. It is therefore recommended that costs for the rezoning of the land be borne by the Property Acquisition and Development Reserve.

(c) Legal Implications

Nil

(d) Community Consultation

The public exhibition process invites the community to comment on the proposed zone change to the subject land.

FOR ACTION

ORDINARY COUNCIL

13/12/2016

TO: Commercial Property Officer (Sylvia Elliott)

Subject: Proposed Sale and Development of the Velodrome
Target Date: 27/12/2016
File Reference LF6602 190362/2016

Notes:

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MOTION

Moved Cr Webb/Cr Wilson

That in relation to the report “Proposed Sale and Development of the Velodrome”, Council:

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- (iii) resolve to forward the planning proposal to the Department of Planning and Environment requesting a Gateway Determination in accordance with Sections 55 and 56 of the Environmental Planning and Assessment Act 1979; and
- (iv) upon receipt of a Gateway Determination the Planning Proposal will be placed on public exhibition.

400/16 RESOLVED

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