

ANNEXURE B

ADELONG RECLASSIFICATION SITE COUNCIL REPORT AND RESOLUTION

REPORT NUMBER: DES 1
SUBJECT: Sale of Council Land - Adelong (.)
REPORT AUTHOR: John Maxwell
RESPONSIBLE MANAGER: J Maxwell

PURPOSE OF REPORT: To advise Council of an Expression of Interest to purchase Council land at Adelong and to recommend disposal of the land.

KEY ISSUES

1. The land in question is currently surplus to Council needs
2. One of the lots is currently classified as Community Land and will require reclassification to Operational Land to enable Council to sell the land.
3. Process of reclassification

BUDGET IMPACTS

nil, any costs would be offset from the sale of the land

SOCIAL IMPACTS

nil

ENVIRONMENTAL IMPACTS

nil

OPERATIONAL PLAN IMPACTS

The reclassification process will require staff time from the Planning Department and the reclassification process will require a public hearing chaired by an independent person, which would likely be planning staff from the City of Wagga Wagga.

INTRODUCTION

Council owns two parcels of land on the northern side of Adelong these being:

Assessment No. 294-2	Lot 1 DP 361209 – area 0.277 Ha (Community land)
Assessment No. 664-0	Lot 1 DP 409950 – area 0.285 Ha (Operational land)

These lots have access from the intersection of Snowy Mountains Highway and Lynch Street.

Lot 1 DP 361209 is an unformed road reserve containing a decommissioned concrete tank that was part of the Adelong town water supply infrastructure, and some connecting water mains. This tank was decommissioned about 30 years ago and has no use in the Adelong water supply. This lot will have a building entitlement after the Gazettal of the Tumut LEP 2012.

Lot 1 DP 409950 is an irregular shaped lot, the larger portion of which is located on a rocky outcrop covered in trees, this lot is within Rural Zoning and has no building entitlement.

DIRECTOR ENGINEERING SERVICES REPORTS

Council staff have received an expression of interest from an adjoining landowner to purchase the land.

BACKGROUND

Assessment 294-2 is classified under the *Local Government Act 1993* as 'Community Land' and as such cannot be disposed of unless it is reclassified as 'Operational Land'.

Assessment 664-0 is classified as Operational land.

Reclassification from Community to Operational land by a LEP

The Division of Local Government (DLG) Practice Note 1, 2000 (Public Land Management) sets out the procedure for reclassification of land. A summary of the procedure is as follows:

Most community land will need to be reclassified through an LEP. The procedures under the EP&A Act will apply to the making of the LEP, but in addition, a public hearing under section 68 of the EP&A Act must be held (s.29). The procedures for public hearings are set out below.

In relation to LEPs that will reclassify land, the Department of Planning & Infrastructure (DoPI) has advised that the Council should state in its s.54 notification to the DoPI under the EP&A Act that the proposed draft will reclassify land.

Council must also indicate the purpose of the draft LEP (to reclassify land) when it forwards its submission to the DoPI under s.69.

If the draft LEP proposes to reclassify public land and also extinguish any restrictions, trusts, etc, applying to the land then further procedures are required as explained below.

Public Hearing into the reclassification of land under s.68, EP&A Act.

When a public hearing is required, council must appoint a person that is independent of council to preside at the hearing. Specifically, that person must not be a councillor or employee of the council, nor have held either of those positions in the last 5 years.

The report by the person presiding at the hearing must be made public within 4 days of being received by the council.

Tumut Shire Council has a reciprocal arrangement with the City of Wagga Wagga in regard to utilisation of planning staff for the purpose of Public Hearings.

COMMENTS

The land has no practical use to Council and if sold to the interested party would not remove access to other freehold lots.

COUNCIL SEAL REQUIRED

Yes

RECOMMENDATION

That the Council

1. Approve the sale of Council lands, being Lot 1 DP 361209 and Lot 1 DP 409950 Adelong.
2. Proceed to reclassify land - Lot 1 DP 361209 from Community Land to Operational land in accordance with the usual processes under EP&A Act, including a public hearing under s.68 EP&A Act (s.29(1)).
3. Obtain a valuation for the land and adopt a sale price.
4. Affix Councils seal to relevant documentation
5. Divide the proceeds of the land sale equally between the Water Fund and General Fund.

ATTACHMENTS

1. Map of subject lands



DES 6 - Sale of Council Land - Adelong

PURPOSE OF REPORT: To advise Council of an Expression of Interest to purchase Council land at Adelong and to recommend disposal of the land.

749 RESOLVED that the Council;

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2. Proceed to reclassify land - Lot 1 DP 361209 from Community Land to Operational land in accordance with the usual processes under EP&A Act, including a public hearing under s.68 EP&A Act (s.29(1)).

3. Obtain a valuation for the land and adopt a sale price.

4. Affix Councils seal to relevant documentation
Cr M Isselmann/Cr S Bulger

AMENDMENT PUT that the proceeds of the land sale be allocated to the Adelong Pool Project.
Cr J Hayes/Cr P Cross

AMENDMENT PUT AND CARRIED

750 RESOLVED that the proceeds of the land sale be allocated to the Adelong Pool Project.
Cr J Hayes/Cr P Cross

TUMUT SHIRE COUNCIL		
FILE No	Ass # 182-1	
SCAN No		
DOC ID		
RECEIVED 13 SEP 2012		
OFFICER	ACTION	INFO
MAYOR		
GM		✓
CORP SERV.		
DEV & ENVIR		
ASSETS	✓	
FINANCE		
SWS		
Dialina		✓

43 Kings Road

Vaucluse NSW 2030

Tuesday September 4, 2012

Mr. Bob Stewart,
The General Manager,
Tumut Shire Council,
76 Capper Street,
Tumut NSW 2720

Dear Mr. Stewart,

Re: Assessment No. 182-1

101 Lynch Street, Adelong

I had preliminary discussions yesterday with John Maxwell, Manager Assets & Design and Dialina Da Costa, Town Planner, and a Sydney architect, Belinda Smith, regarding the Council owned community classified land and water tank in Adelong. Our property has been recently purchased, and borders this land.

We are extremely interested in purchasing the now redundant water tank and adjoining land. We are proposing to build a new residence that incorporates the water tank and council land in a sustainable way. The Architect, Belinda Smith, holds a Master of Architecture Degree, has a specific interest in adaptive reuse, and has won a number of architectural awards in both an academic and professional capacity.

My husband and I have a history in the area, and wish our new generations to use the property into the future. We wish to centre the design around the granite boulders on the site, as I am a stone sculptor whose 3 ton work was permanently installed and landscaped in Botany Park by Botany Council, Sydney, in 1998.

We feel that the project will enhance the village of Adelong, provide a unique architectural contribution to the area, and employ local contractors. The community classified land seems unlikely to be safely used by residents and now appears to be surplus to Council's requirements.

We would greatly appreciate the opportunity to purchase the land and tank on the basis of an independent valuation together with a cover of costs in decommissioning the tank site and adjusting the zoning.

We have prepared a report to provide Tumut Council with a greater understanding of how we would approach the new residential design incorporating the water tank. We will contact Council shortly to confirm our Expression of Interest has been successfully received however please do not hesitate to contact us should you have any queries in the meantime.

We look forward to hearing from you,

Yours sincerely,


Sheri J McEvoy

0402077290

Belinda Smith
SMT Studio

Qualifications

Master of Architecture, University of Technology, Sydney, Australia
Bachelor of Arts in Architecture, University of Technology, Sydney, Australia
Bachelor of Design in Interior Design, University of Technology, Sydney, Australia

Awards

Royal Australian Institute of Architects
NSW Architects Registration Board

RAIA NSW Chapter Award
Byera Hadley Travelling Scholarship

Australian Institute of Architects, QLD - State Awards 2010 for:
Building Complex at Patrick Berth 10 Autostrad Terminal, Port of Brisbane
[in collaboration with Fiala Ooi Architects, Sydney]

State Commendation – Commercial Architecture
Commendation for Steel Architecture
Regional Commendation – Brisbane – Commercial Architecture

Memberships

Australian Institute of Architects
Emergency Architects Australia

Professional Experience

Sept 2008 – current 2012	self employed Architect & Interior Designer University of Technology, Sydney, Tutor– Interior Design Voluntary professional - Emergency Architects Australia
June 2008 – Jan 2010	Self employed – Interior Design / Architecture Newsletter Editor
Aug 2006 – Feb 2007	European Professional Experience; Architectural Industrial Project team, TUDelft, The Netherlands, Student exchange program
Aug 2002 - Sept 2008	Senior Interior Designer, Architectural, Design and Environmental Companies
Dec 2001 – July 2002	International architectural research



**EXPRESSION OF INTEREST FOR PURCHASE OF
TUMUT SHIRE COUNCIL WATER TANK & LAND**

101 LYNCH STREET, ADELONG

Prepared by
SMT studio

Submitted to
TUMUT SHIRE COUNCIL
September 2012

SMT studio
Ph 0408 170 488
bayman.arch@gmail.com

INTRODUCTION

The recently purchased property of Sheri McEvoy and Henry Boot at 101 Lynch Street, Adelong is located within the boundaries of the area covered by the Tumut Local Environmental Plan 2011.

The property sits entirely within Zone RU5 and as such is classified as 'Village'. The adjacent council lots we are seeking to purchase currently fall across two zones. The redundant water tank lot is zoned RU5 with the slope behind zoned RU1 'Primary Production'. We understand that the land is currently classified as Council Community land and that the water tank is no longer in use.

SITE ANALYSIS

The existing property currently has a small residence in need of repair, a farm shed, a small garden shed and open grassed slopes with the primary point of vehicle access from Lynch Street. In the near future we will be proposing to build another residence on the property to the top of the hill adjacent to the water tank accessed also from Lynch Street. The hill top offers spectacular views across both Adelong Village to the north and east, and surrounding farmlands to the south and west including the Adelong Cemetery and the second Council water tank. There is, we believe, an important visual relationship and connection between the tanks.

While seeking to maximise the views offered by the hilltop we remain aware that any proposed structure will be located on open and elevated land and as such will be looked upon by the village below. Our proposal will be for a site sensitive and sustainable design solution that minimises bulk and impact on the land. The proposed location for the new residence is on the boundary with the council property and adjacent to the water tank [refer aerial image below]. The purchase and conversion of the water tank would offer an extraordinary and unique opportunity to incorporate this beautiful structure into our residence giving it purpose and new life.

There is no intention of developing the site further or subdividing the property once the new residence is complete. The desire is to maintain it as open natural space for future generations of the family to enjoy.

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development is for a low impact sustainable residence, for single residential use only, incorporating the redundant Council water tank.



[Source: aerial and lot image courtesy of Tumut Shire Council]

DESIGN OBJECTIVES

Sustainable development

The adaptive reuse of the now redundant Council water tank we believe is the most responsible design solution for the future of this structure through the reuse of not only the building form but the embodied energy within it. Indeed adaptive reuse of unused industrial sites and infrastructure has been embraced and encouraged throughout Australia and internationally as a positive environmental solution to construction. We consider this proposal as an opportunity for Tumut Shire Council to present itself as supporting architecturally innovative and environmentally focussed design with the added benefit of raising capital to put back into the local community.

The new residence connecting with the water tank we propose to construct from locally sourced materials and timbers where possible and with local workforce, again to minimise environmental impact and maximise the benefit to the Adelong community.

Once complete, the residence incorporating the tank will offer great opportunity for ongoing environmentally sustainable living. In addition to proposed water tanks, for rainwater collection and reuse, and photovoltaics for generating energy; the hilltop location allows for ample natural light, cross breezes and ventilation for cooling in summer with the thermal mass of the concrete tank assisting with both cooling in summer and heating in winter providing an energy efficient home for the future.

Integration of form and character, natural topography, bulk and scale in keeping with surrounding development

The proposed new residence and water tank conversion will be a low impact solution with both house and landscaping designed around the natural topography and granite clusters. All significant rocky outcrops, trees, boulders and landscape features will be retained and emphasised. Any small rock clusters requiring removal will be incorporated into the new residence and landscaping. The natural topography, granite forms and water tank we consider the heroes of the design and our response will be a carefully sculptured solution that respects these unique elements and the character of the landscape.

We consider this land and outlook to be uniquely beautiful and take very seriously the responsibility of sympathetic and environmentally sustainable architecture. As such the proposal is for low scale and not 'status driven' development which will ensure any visual impact on existing public and private views and vistas from Adelong village and surrounding valleys is minimised.

Public Interest

Adelong is a town rich in cultural heritage. The ruins at Adelong Falls, the gold mining history, and the National Trust of Australia classified buildings all contribute to its ongoing attraction to historians and tourists alike. Together with its location on the Snowy Mountains Highway tucked between Gundagai, Batlow, Tumut and Wagga Wagga, it can be anticipated that it will continue to flourish as a regional town for both residents and tourists.

The now redundant Council water tank is located on a prime hilltop and is visible from both the Adelong village and the Snowy Mountains Highway approach on arrival. We consider the water tank to have played its own critical role in Adelong's history and with respect to that history and to the structure itself seek to revitalise and breathe new life into it. The residence will become a home to three generations of a family with a long history in the region and to future generations to follow.

We consider the reuse and adaption of the water tank to make a positive social and economic impact in the locality with no negative impact to either natural or built environments.

PRECEDENTS

In recent years silos and industrial sites once used for storage in urban environments have been adapted to provide innovative and sustainable housing in rapidly growing areas. There has been a steady increase in this emerging design trend and a positive response from both Councils and communities. Tank and silo conversions however have not just been limited to large scale apartment complexes in major cities but have been embraced by single residential owners seeking to adopt innovative and environmentally sustainable ways of living.

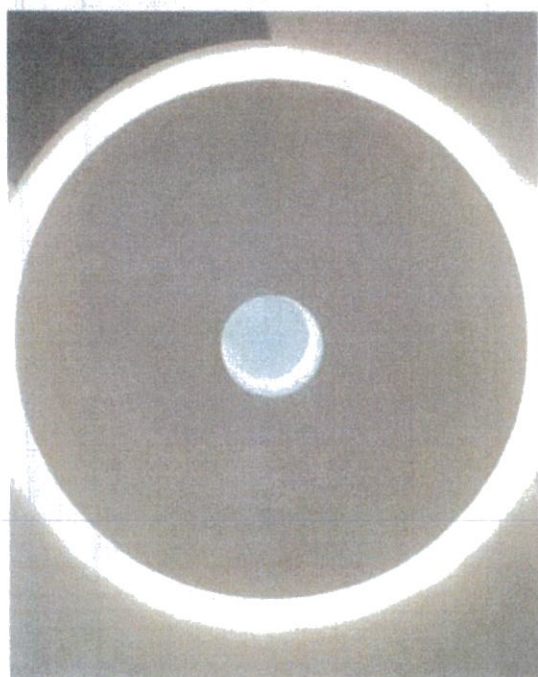
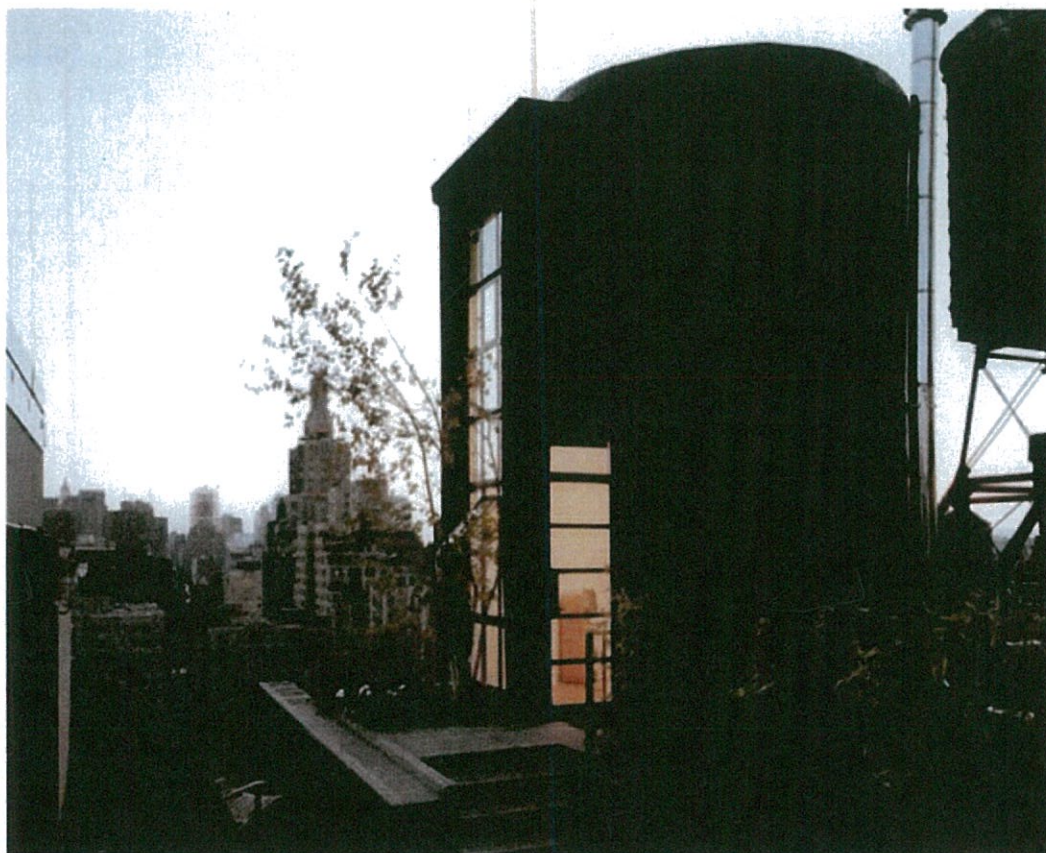
We hope Tumut Shire Council will not only support our proposal to purchase and convert the redundant Water tank and land but will be encouraged and engaged with the possibilities and future of this exciting proposal.



Woning Moereels Apartments by Jo Crepain of Crepain Binst Architecture — Antwerp, Belgium



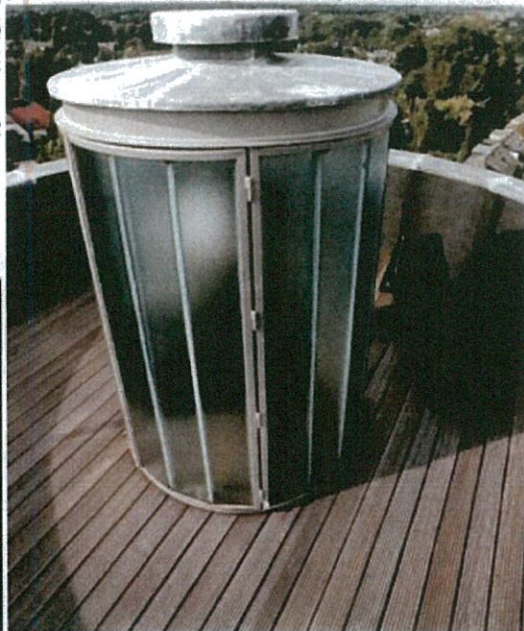
Umbau Wasserturm by Madako Group — Essen, Germany



Tank House by Brian Messana — New York, New York



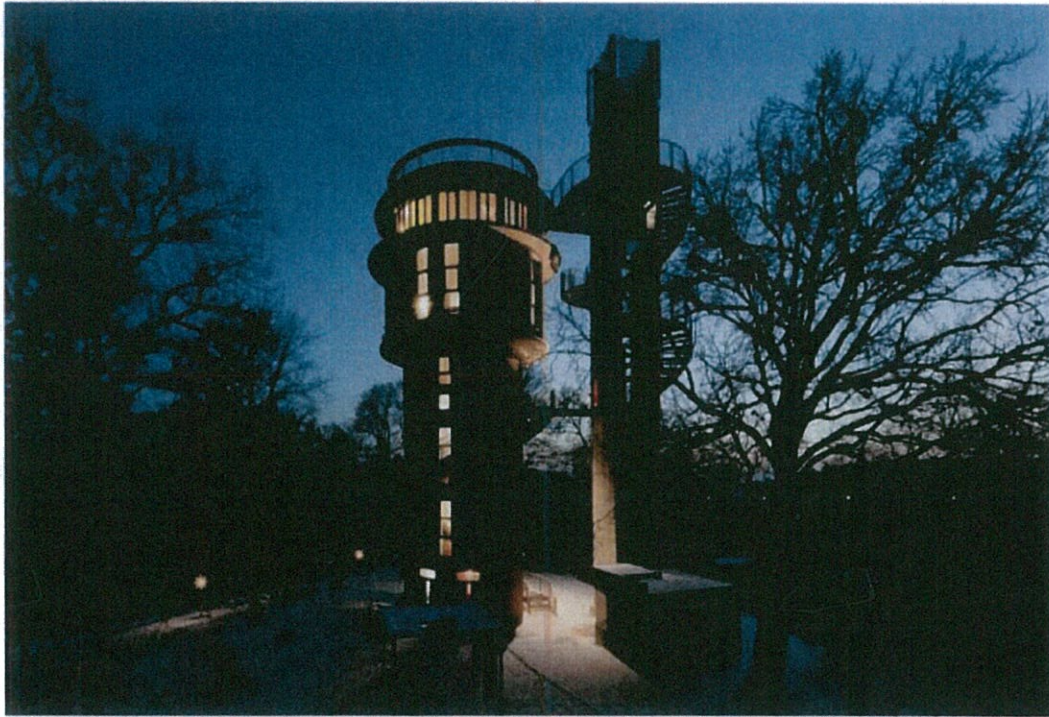
Water Tower Rental by Tom Dixon — London, England



Water Tower House by Zecc Architecten — The Netherlands



Chateau d'Eau by Bham Design Studio — Steenokkerzeel, Belgium



Biorama — Joachimsthal, Germany



Jægersborg Water Tower by Dorte Mandrup Arkitekter ApS — Gentofte, Denmark



Monte Silo House, Woodland, Utah