

ITEM 8. LAND CLASSIFICATION - 44 BOURKE ROAD ALEXANDRIA

FILE NO: S104977

SUMMARY

In 2012, Council resolved to acquire 44 Bourke Road, Alexandria to, in part, fulfil land requirements for the future East-West Relief Route linking the Green Square Town Centre to the inner west via Bowden Street, and to provide a trunk drainage corridor extending from Epsom Road to Alexandra Canal.

Council also resolved to publicly notify a proposed resolution to classify this land as operational under the Local Government Act 1993. The operational classification will facilitate road construction, including subdivision to dedicate the road, and enable divestment or amalgamation of any surplus land as required.

The Local Government Act 1993 requires the Council to notify its proposed resolution to classify and subsequently resolve to classify the land within 90 days of transfer. The property acquisition was completed on 23 December 2015 and the proposed resolution to classify the land was publicly notified on 19 January 2016 for a period of 31 days. As of the date of release of this report, no submissions have been received.

This report recommends Council resolve to classify the land as operational.

RECOMMENDATION

It is resolved that Council classify 44 Bourke Road, Alexandria (being land comprised in certificate of title, folio identifier 37/817055) as operational land in accordance with section 31 of the Local Government Act 1993.

ATTACHMENTS

Attachment A: Identification Plan

Attachment B: Public Notice

BACKGROUND

1. On 30 July 2012, Council resolved to acquire 44 Bourke Road, Alexandria to, in part, fulfil land requirements for the future East-West Relief Route linking the Green Square Town Centre to the inner west via Bowden Street, and to provide a trunk drainage corridor extending from Epsom Road to Alexandra Canal. The property acquisition was completed on 23 December 2015.
2. The timely delivery of infrastructure is critical to the success of the Green Square Town Centre, and drainage and flood management has repeatedly been identified as a major risk for realising the Green Square Town Centre.
3. Similarly, the planning for Green Square, including the Transport Management and Accessibility Plan, has recognised that east-west connections are equally as important as north-south connections.
4. To support Green Square's population growth and transport requirements, the City has preserved the connection from Geddes Avenue in the town centre to Bowden Street in the inner west. The proposed public road extends from Geddes Avenue in the Green Square Town Centre, crossing Botany Road to meet O'Riordan Street, and continuing westward to join Bourke Road linking with Bowden Street.
5. The new road corridor will, in part, provide an additional stormwater drainage relief route for underground pipes, as well as overland flows from the Green Square Town Centre through to Alexandra Canal in high intensity rainfall events.
6. To facilitate road construction works, including subdivision to dedicate the road, and enable divestment or amalgamation of any surplus land, the land must be classified as operational.

RELEVANT LEGISLATION

7. The following sections of the Local Government Act 1993 are relevant and have been satisfied:
 - (a) section 25 requires all public land to be classified as either community or operational;
 - (b) section 31(2) permits Council to resolve to classify land prior to or within three months after its acquisition of the land;
 - (c) section 34 requires public notice to be given of classification or reclassification by Council resolution; and
 - (d) section 34(3) requires the public notice to specify a period of not less than 28 days during which submissions may be made to the Council.

PUBLIC CONSULTATION

8. Public notification of the proposed resolution to classify the land was given on 19 January 2016 for a period of 31 days to close on 18 February.

9. As of the date of release of this report, no submissions have been received.

AMIT CHANAN

Director City Projects and Property

Nicholas Male-Perkins, Senior Development Manager