



**HUON VALLEY
COUNCIL**

LAND STRATEGY



Version: *This Strategy is a review and replacement of the Land Strategy, July, 2011 adopted by Council 18 January, 2012 by resolution No. 21.001/12*.*

August 2017

Adopted by Council at its ordinary meeting of 27 September 2017 by resolution No. 20.046/17*

PUBLIC VERSION

This Public Version of the Strategy does not include proposals for the Council to acquire land or an interest in land or for the disposal of land or specific commercial details for or matters relevant to the business or commercial affairs of third parties that are properly considered by Council in Closed part of a Council meeting in accordance with regulation 15(2)(e) of the Local Government (Meeting Procedures) Regulations 2015.

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¹ Specific third party details and Closed Council matters have been removed for the purposes of the Public Version of the Strategy.

^{1A} Information has been updated where changed since adoption of the Strategy.

² This Appendix has been excluded from the Public Version of the Strategy. Whilst properties may be separately identified in various Strategies the Council must ensure that it is not subject to any commercial disadvantage as a result of the information.

³ Specific third party details and Closed Council acquisition matters have been excluded from this section.

1. EXECUTIVE SUMMARY

Context

Huon Valley Council is responsible for the acquisition, operation, maintenance, renewal and disposal of an extensive range of physical assets.

These assets include land, buildings & structures, parks & recreation areas, roads & car parks, footpaths/kerbs and walking tracks, drainage systems, and associated operating assets and provide service essential to our community's quality of life.

This Strategy addresses the Council's Land asset portfolio now and into the future.

Whilst land is a distinct asset of the Council it is managed and considered in a different manner to other assets. As such this Strategy, whilst is considered to be a Strategic Asset Management Plan in relation to Land, differs from other Strategic Asset Management Plans of the Council.

Strategy Objective?

This Strategy is aimed at ensuring that the Council maximises use of its land, obtains a return on its capital investment, to providing development opportunities and returns to the community whilst retaining funding for future strategic land purchases.

This strategy recognises that land is a valuable asset and should not be used to fund recurrent or capital expenditure rather any funds received from the disposal of land no longer required by the Council ought, as a matter of first principle be retained for the purpose of future strategic land purchases.

There are though exceptions to the rule, which are specifically addressed within the Strategy, where funds may be directed toward capital improvement or specific projects which are considered to be a specific benefit to the community that cannot otherwise be funded within the Council's new Asset Programs.

The Next Steps

The actions resulting from this asset management plan are to implement the recommendations as set out in the Appendices.

2. ASSET MANAGEMENT STRATEGY

2.1 Asset Management System

Asset management enables an organisation to realise value from assets in the achievement of organisational objectives, while balancing financial, environmental and social costs, risk, quality of service and performance related to assets.

An asset management system is a set of interrelated and interacting elements of an organisation to establish the asset management policy and asset management objectives, and the processes, needed to achieve those objectives. An asset management system is more than a 'management information system'. The asset management system provides a means for coordinating contributions from and interactions between functional units within an organisation.

The asset management system includes:

- The asset management policy
- The asset management objectives
- The strategic asset management plan
- The asset management plans, which are implemented in
 - Operational planning and control
 - Supporting activities
 - Control activities
 - Other relevant processes.

2.1.1 Asset Management Policy

The asset management policy sets out the principles by which the organisation intends applying asset management to achieve its organisational objectives. Organisational objectives are the results the organisation plans to achieve, as documented in its Strategic Plan. Council's adopted asset management policy is available from the website <https://drive.google.com/file/d/0BzULIslhVdqfVWJMbG9rdTZUVHM/view>.

2.1.2 Asset Management Objectives

The primary objectives of this Strategy are to ensure that all Council land is considered for strategic use and purpose (now and into the future), that benefits from land not required by the Council can flow to the community and that the Council can be in a position to buy land in the future for strategic purposes.

2.1.3 Strategic Asset Management Plan

This Strategy encompasses Land.

The strategic asset management framework incorporates strategies to achieve the asset management objectives. The strategies are developed in the following steps:

- Identification and Inventory of Council Land
- Categorisation of Council Land
- Value of Council Land
- Identification of land related costs
- Assessment of Council Land
- Recommendations for Council Land
- Identification of Management Responsibility for Council land
- Establishing principles for the Council disposing of land and dealing with funds arising from the Strategy

2.2 What Assets do we have?

2.2.1 Land Assets

The Council owns some 191 titles of land which are included in 116 Parcels of valued land (PID's).

The Council also owns some 612 Road and footway titles.

2.2.2 Asset Valuations

The value of the Council land covered in this plan as at 1 August 2017* is as follows:

Land Value	\$14,236,083
Capital Value	\$33,544,500
Annual Assessed Value	\$ 1,677,534

Number of properties (PIDs) by location are as follows:

Location	Property No.	Land Area (HA)
Abels Bay	4	.4349
Castle Forbes Bay	1	1.2
Charlotte Cove	1	.0481
Crabtree	3	123.1817
Cradoc	2	1.6162
Cygnets	18	398.5651
Dover	9	12.1347
Eggs and Bacon Bay	2	1.1423
Franklin	7	1.0168
Geeveston	18	85.1424
Glen Huon	3	4.2078
Huonville	23	47.745

Location	Property No.	Land Area (HA)
Judbury	2	2.892
Lymington	2	6.352
Mountain River	2	2.9512
Pelverata	2	1.3771
Port Huon	3	4.3279
Ranelagh	5	11.2093
Randalls Bay	1	23.58
Southbridge	1	4.211
Southport	3	11.728
Surges Bay	3	5.7407
Upper Woodstock	1	181

*Values and areas currently reflect some TasWater land and will be adjusted on completion of all transfers.

Table 2.2: Assets covered by this Plan

LAND TYPE	LAND AREA (HA)
Ordinary Land*	823.99
Public Land*	104.5824
Trust land	3.23
Road/Road Widening Land	Not Assessed
TOTAL	931.8024

Table 2.2 Assets covered by this Plan as at 1 August 2017

* Indicative Only as valuations include part Public land titles and Part ordinary land classification in some properties.

2.2.3 Roads and Footways

This Strategy does not include land owned by Council for the purposes of roads or road widening or footways, unless those roads are contained on other land titles or some clarity of road/land boundary is required.

Road or footway titles are not assigned any value from the Valuer-General although they are prescribed a value for the purposes of depreciation and this is reflected in Council's financial statements.

Whilst not specifically covered in this Strategy there are legacy issues associated with these titles which requires a policy position.

Historically not all road or footway titles were transferred to Council as part of a development, rather they often remained in the name of the original subdivider. The issues are usually identified in finalisation of estates, when a person sells land or when Council undertakes investigations into ownership of some roads (and those for road widening). The matter is often brought to the attention of the Council by way of Solicitors writing to the Council to offer the transfer of the title to the Council usually subject to the Council meeting the registration costs.

There is currently no policy guidance for Officers as to how to deal with these offers.

The dedication as a road or footway is a dedication to the public (since the *Local Government Act 1962*) and as such Council ownership is not essential. It is though considered appropriate to have the titles in the Council's name where the road or footway is maintained by the Council.

The following policy position is recommended:

That, on receipt of an offer, or upon a Council review of titles, the Council will accept an executed transfer of a road, road widening or footway title where the title contains or directly relates to a local highway maintained by the Council in accordance with the Local Government (Highways) Act 1982 or a footway maintained by the Council. Council will accept responsibility for payment of registration of the transfer funded from the funds within the Land Strategy fund.

2.2.4 Leases

This Strategy excludes land under lease and/or licence to the Council from other parties.

The Strategy however may identify land that is unallocated that is suitable to be leased to third parties. Subject to disposal of unallocated land, this may form the basis for calling of expressions of interest in accordance with the Council's *Lease Policy, Gov-Corp 007*.

2.3 Our Assets and their management

2.3.1 Asset Values

The land assets covered by this strategic asset management plan are shown in Table 2.3.1.

Table 2.3.1: Assets covered by this Plan

Asset Class/Category	Total Current Replacement Cost	Current Value	Annual Asset Consumption
Land	\$14,236,083	\$14,236,083	1.0
TOTAL	\$14,236,083	\$14,236,083	1.0

LAND TYPE	LAND VALUE (\$)
Ordinary Land*	\$7,656,583
Public Land*	\$6,314,500
Trust land	\$265,000
Road/Road Widening Land	Not Assessed
TOTAL	\$14,236,083

* Indicative Only as valuations include part Public land titles and Part ordinary land classification in some properties. Values are subject to adjustment factors for rating purposes. Adjustment factors are not included in this Strategy.

2.3.2 Asset Condition

Asset condition ratings do not apply to land. The condition rating is assessed on the current use of the land.

Asset condition is only noted in the land assessment and does not form an integral component of the land strategy unless specifically relevant to individual land.

2.3.3 Lifecycle Costs

Lifecycle costs (or whole of life costs) are the average annual costs that are required to sustain the service levels over the longest asset life. Lifecycle costs include operations and maintenance expenditures plus asset consumption (depreciation). Life cycle costs can be compared to lifecycle expenditure to give an indication of sustainability in service provision.

Lifecycle expenditures include operations and maintenance expenditures (excluding depreciation) plus capital renewal expenditure. The capital renewal component of lifecycle expenditure can vary depending on the timing of asset renewals.

Ownership of land incurs direct cost to the Council by way of Land Tax and liability arising from boundary fences. These need to be considered in a budgetary context for land.

Land Tax Liability for Council Land in 2016/2017 was \$102,526.82.

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Under the *Boundary Fences Act 1908* Council is not required to contribute to fencing alongside any road or any land that is generally open to the public (although Council may for any strategic reason make such a contribution if it considers it appropriate to do so).

Council is however responsible for contributing 50% to all other boundary fences. There is no separate budget provision and, as a general matter, boundary fences, while an asset, are not assessed for purpose of any separate asset management plan.

Requests for boundary fence contributions do not occur very often but Council properties do border a large number of properties and requests do occur from time to time and have to be paid for from a relevant budget.

As part of the *Land Strategy, July 2011* it was considered appropriate to cover boundary fence contributions to make available a funding pool of \$7,500 per annum with any amount not spent to be carried forward to the next financial year and “topped up” as necessary to the \$7,500 amount. It was recommended as follows:

It is recommended that unless fencing is undertaken as part of a specific project or development, a budget allocation be provided from the operational budget of \$7,500 per annum toward boundary fencing contributions and that any amount not spent in any given year be carried forward to the next year and the amount be allocated in the next financial year to bring the total allocation in that year to \$7,500.

This was not adopted as part of the budget at the time.

It is considered that any boundary fence contribution required under the *Boundary Fences Act 1908*, if not funded from the operational budget as previously determined, be funded from the Land Strategy funds. The following is therefore recommended:

Boundary fence contributions required under the *Boundary Fences Act 1908* are to be funded from the Land Strategy funds unless fencing is undertaken as part of a specific project or development or otherwise provided for within an existing budget allocation.

Costs such as power, water, sewer are considered to be recurrent operational costs which directly link to the budget for the activity occurring on the land.

Other costs of ownership include any works required for fire hazard abatement including removal of vegetation as may be required under legislation.

Opportunities for cost offsets or revenue considered as part of this Strategy and the former *Land Strategy, July 2011* being:

- Carbon offsets
- Conservation Covenants
- Lease/Licence of Council land

Carbon Offsets

This was considered as part of the first Strategy.

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The principle associated with use of land as carbon offsets was reforestation of land that has previously been converted to another use and the carbon stored through this process can be offset against carbon emissions of the Council or sold to other entities for a return to the Council and the offset is used by that entity's emissions.

To be able to use Council land for these purposes the first principle for consideration is that, consistent with the *Kyoto Protocol*, the land that was previously forested must have been converted to another use prior to 31 December, 1989.

The land was reviewed and it was considered that no Council owned land was eligible for carbon offsets. There was also no carbon tax applicable and as such no benefit from carbon offset.

Whilst there are no legislative requirements associated with carbon neutrality it will be an independent consideration of the Council how it seeks to offset carbon. Having reviewed the "National Carbon Offset Standard, Version 3.0", there is no particular benefit considered from retaining existing Council land for carbon offsets that may occur in the future.

Conservation Covenants

The State Government runs the private land conservation program.

This program includes provision for a private landowner (which includes a Council) to manage defined areas specifically with respect to important natural values of their properties which include under reserved natural vegetation communities, freshwater values, threatened species and geoconservation areas.

Covenants are placed on the land under the *Nature Conservation Act 2002*, are in perpetuity or registered for a fixed term and are registered on the title to the land. The land must be at least 10ha in size and have some recognised qualities.

Along with protection associated with Conservation covenants there are benefits available for land tax relief (Section 19A of the *Land Tax Act 2000* provides that the area the subject of a covenant is exempt), and there may be support for funding for environmental works.

The protected areas and private land program is currently not accepting new applications.

Lease/Licence

Some land owned by the Council is not used for Council purposes but is leased or licenced by a third party group or organisation for the benefit of the community.

Leases are governed by the *Lease Policy, Gov-Corp 007*. This sets out the level of rental and other costs payable by and responsibility of Lessors.

Due to the nature of the use and the application of the Council's lease or licence rentals do not reflect a full market return for the use of Council land but can be considered as part of

the community services contribution. Lease and licence fees are considered as part of the general budget.

Examples of groups and organisations for which leases/licence are provided at a low rental include: Far South Community Association (Dover Online Centre), Dover Community Workshop Inc (Mens Shed), Cygnet Mens Shed (Mens Shed), Huon Arts Exhibition Group (Office and associated Gallery), Huon Archery Club (Esplanade, Huonville), Huon Valley Theatre Company (Shed, Esplanade, Huonville), Cygnet Riding Club (Club grounds), Huon Hoofbeats (Club grounds), Huon FM (Old Fire Station, Geeveston), Huon Agricultural Society (Showgrounds).

Examples of leases for commercial activities include Bendigo Bank, (Former Esperance Council Offices, Leslie Vale Landscape and Gravel Supplies (Esplanade, Huonville), Parks and Wildlife (Depot at Skinner Drive, Huonville) and Education Department (Geeveston Library).

There are also some grazing leases from time to time including on land at Crabtree, Ranelagh and Huonville.

In discussions in relation to adoption of the *Lease Policy, Gov-Corp 007*, the issue of making available vacant land for lease was raised. This can be considered as a consequence of this Strategy in relation to unallocated land that is retained by the Council.

2.3.4 Asset Management Indicators

An asset management objective is to provide the services that the community needs at the optimum lifecycle cost in a financially sustainable manner. There are no specific applicable Asset Management Indicators for land.

The purpose of this Strategy is to identify land which is:

- required for strategic purposes of the Council (and is subsequently developed under the relevant Asset Management Plan);
- surplus to Council's strategic requirements and available for disposal; and,
- required for future strategic purposes of the Council and may be subject to future acquisition.

2.3.5 Opportunities and Risks

Any specific opportunities and risks applicable to any land are noted in the assessment in Appendix 2 where applicable.

2.3.6 Strategy Outlook

As noted in 2.3.4 this Strategy identifies land:

- required for Council's strategic purposes;
- surplus to Council's requirements and available for disposal; and,
- required for future strategic purposes.

2.4 Where do we want to be?

2.4.1 Community Expectations

The fundamental expectation of the Council is that it manages its assets prudently and in the interests of the community.

A number of recommendations within this Strategy may require community engagement to progress and provide the best return to the community.

3. LEVELS OF SERVICE

3.1 Consumer Research and Expectations

With respect to provision of Council land, customer expectations will change from time to time depending on factors such as changing population (whether ageing, “immigration” or “emigration”) which will place different or less demands for Council property.

The Council’s response to these changes will determine whether or not acquisition of further Council land is required or, where land is no longer used an assessment can then be undertaken as to whether or not it is surplus to the Council requirements or can be used for another purpose.

Whilst not dealt with in this Strategy it is a principle that Council land will be reviewed as required when circumstances change such that current use has ceased and no immediate use has been identified for the land with a view to determining a strategic use for the land or whether or not the land should be disposed of.

3.2 Legislative Requirements

Council has to meet many legislative requirements including Australian and State legislation and State regulations.

This Strategy is prepared to, *inter alia*, consider proposals for the Council to acquire land or an interest in land or for the disposal of land and is a Strategy that is properly considered by Council in Closed part of a Council meeting in accordance with regulation 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.

To the extent possible, however, as much of this Strategy will be made in public, at least to inform the community of the Council’s direction in relation to land. It will though be carefully ensured that Council’s commercial position is not prejudiced and that third parties to proposals are also not prejudiced. Opportunities in respect to specific land, however, may be subject to formal community engagement.

A number of legislative provisions relate to Council owned land which are summarised as follows:

Description	Legislative Reference
As a general power Council may acquire, hold, dispose of or otherwise deal with property	Section 20 <i>Local Government Act 1993</i>
Council may purchase or lease land for any	Section 175 <i>Local Government Act</i>

purpose of which it considered to be of benefit to the Council of the community	1993
<p>Council may acquire land in accordance with the <i>Land Acquisition Act 1993</i> including:</p> <ul style="list-style-type: none"> • establishment of, or extension to, its public offices; • establishment of, or extension to, a works depot, pound, plant nursery or child care centre; • establishment of, or extension to, public land; • the establishment of, or extension to – <ul style="list-style-type: none"> - any education and care service premises, within the meaning of the Education and Care Services National Law (Tasmania), other than any premises for a family day care service, within the meaning of that Law; or - a child care centre within the meaning of the <i>Child Care Act 2001</i>; • establishment or realignment of a highway or local highway, as defined by section 3 of the <i>Local Government (Highways) Act 1982</i>; • establishment of, or the provision of access to: <ul style="list-style-type: none"> - a stormwater reticulation system, drainage system, handling system, disposal facility system or pump station; and - a waste management facility, waste disposal site or waste transfer station; • undertaking of work, or the provision of access for the undertaking of work, for the prevention, control or mitigation of a flood; • establishment and operation of a quarry for the extraction, processing and storage of rock, crushed rock, gravel or sand for council works. 	Section 176 <i>Local Government Act 1993</i> & Regulation 37 <i>Local Government (General) Regulations 2015</i>
Council may sell, lease, donate, exchange or otherwise dispose of land owned by it.	Section 177 <i>Local Government Act 1993</i>
<p>The following types of land owned by Council are classified as public land:</p> <ul style="list-style-type: none"> • A public pier or jetty • Any land that provides health, recreation, amusement or sporting facilities for public use • Any public park or garden • Any land acquired under s.176 for the purpose of establishing or extending public 	Section 177A <i>Local Government Act 1993</i>

<p>land</p> <ul style="list-style-type: none"> Any land shown on a subdivision plan as public open space under the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i> Any other land the Council determines is public land Any other prescribed land or class of land. The General Manager is to keep lists or maps of all public land 	
Council may sell, lease, donate, exchange or otherwise dispose of public land only subject to a public consultation process which may be subject to appeal to the Appeals Tribunal	Sections 178 & 178A <i>Local Government Act 1993</i>
Council may lease public land for less than 5 years without undertaking public consultation	Section 179 <i>Local Government Act 1993</i>
Council may hold land on Trust	Section 181 <i>Local Government Act 1993</i>
Council may, as part of a subdivision, require an owner to set aside land for the provision of public open space (space for public recreation or public gardens or for similar purposes)	Part 3 <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>
Council may take a cash payment in lieu of provision of public open space, such payment is to be held on trust for the acquisition or improvement of land for public open space for the benefit of the inhabitants of the municipal area	Section 117 <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>
Council has responsibility to contribute toward boundary fences (excluding roads and public places)	<i>Boundary Fences Act 1908</i>

Copies of the relevant legislation are included in Appendix 6.

The following Acts, Codes and Standards relate to land generally in respect of responsibility for maintenance or approvals for and regulation of use and development:

Tasmania Wide:

- Local Government Act 1993*
- Local Government (Building and Miscellaneous Provisions) Act 1993*
- Land Use Planning and Approvals Act 1993*
- Environmental Management and Pollution Control Act 1994*
- Boundary Fences Act 1908*
- Building Act 2016.*

Huon Valley Wide

- Huon Valley Council by-laws
- Huon Valley Interim Planning Scheme 2015*

Council will also be responsible in respect of certain land owned by it (not otherwise public land) for maintaining vegetation as provided in the *Neighbourhood Disputes About Plants Bill 2017* when it comes into force.

3.3 Levels of Service

Land is a distinct asset in that, from a management perspective, issues such as levels of service and maintenance are determined by the use of the land for which other asset management plans and specific strategies are developed.

This Strategy therefore does not provide for specific levels of service.

The strategy relies on core information such as identification and collation of value of Council owned land and recognises legislative provisions that relate to Council owned land.

3.4 Duties and Responsibilities

3.4.1 Duties of Users

The Council generally maintains land in a state suitable for its purpose.

Users of Council land are to comply with rules and requirements which may be specifically set out in relation to that land or covered generally under Council By-laws such as the *Council Land and Recreational Facilities By-law 2017*, the *Roads (Local Highways) By-law 2014* and the *Waste Management By-law 2012*.

3.4.2 Responsibility of adjoining landowners

Adjoining landowners can have an impact on Council land by unauthorised use or creation of entries onto Council land.

The Council has By-law provisions to deal with these instances where known and it is appropriate to take action.

Adjoining landowners will have responsibility to construct fences wholly at their cost in some circumstances and contribute to fencing in others.

3.4.3 General Council landowner responsibility

The Council, as every private landowner, has certain responsibilities in respect to its land including, but not limited to:

- To not allow a public nuisance to occur on the land including keeping the land in a healthy condition and free from bushfire hazards.
- To not allow a private, civil nuisance, to occur on the land impacting on an adjoining landowner.
- To ensure that weeds on the land are contained and dealt with.
- To remove vegetation where required by legislation.
- To contribute to boundary fencing as required.

The first 4 items are dealt with as part of the day to day management and operation of land for Council purposes.

The fifth item is discussed in Section 2.3.3.

4. FUTURE DEMAND

4.1 Demand Drivers

Drivers affecting demand include population change, changes in demographics, seasonal factors, climate change, vehicle ownership rates, consumer preferences and expectations, government decisions, technological changes, economic factors, agricultural practices, environmental awareness, etc.

4.2 Demand Forecast

The requirement for newly owned Council land and the improvement or development of existing Council land is often the result of urban development within the municipal area.

4.3 Demand Impact on Assets

Factors that impact on future demand for land include technology changes and economic factors but the biggest influence on the requirement for the Council to own land is population growth.

With the increase in population to the region and additional development of infrastructure the demand on the public open space and potentially for other Council services (thus further land being required) will increase.

Summary of potential impacts on service delivery (Demand for land)

Factor	Current position	Future position	Impact on service
Population	16,199 (2016 ABS)		Population growth will largely be supported by gifted assets to the Council
Higher density developments	Large allotments	Smaller allotments	Areas provided for public open space
Customer preference	Unimproved Open Space	Playgrounds, walking tracks, seats, other improvements	Additional asset to maintain, additional funding required to create

4.4 Demand Management Plan

Demand for land will be provided through other plans or strategies such as land taken as a result of subdivisions for public open space also by way of application of funds accumulated from public open space contributions towards acquisition of new land.

Development of Town plans and Structure plans will also identify land which is considered to be strategically desirable to be in Council ownership should funds become available.

Land currently identified in plans or strategies for possible purchase are set out in Appendix 4. Not included in the Public Version of the Strategy.

This Strategy is based upon a review of Council land on a “Fit for purpose basis”. The Council will therefore not use currently owned land simply because of ownership, rather land will be considered on its suitability and appropriateness for the intended use or purpose. Where the land is not considered to be suitable then it is disposed of or used for other purposes. Land can then be purchased for the specific intended use as funded from the Land Strategy fund.

4.5 Asset Programs to meet Demand

New land assets required to meet growth will be acquired free of cost from land developments and constructed/acquired by the organisation. New assets constructed/acquired by the organisation are discussed in Section 5.5.

These land assets must be able to be used by the Council for the required purpose.

This land will be included in the Council’s land register and the value of the land will be reflected as an asset in the Council’s financial statements.

With the acquisition of these land assets comes the requirement to maintain them and ongoing funding. This funding requirement must be considered when creating budgets for land maintenance and operation programs as part of other asset management plans or strategies. With respect to public open space. This can include use of cash-in-lieu of public open space contributions maintained in accordance with section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

5. LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how the Council plans to manage and operate the assets at the agreed levels of service (defined in Section 3) while optimising life cycle costs.

5.1 Background Data

5.1.1 Physical parameters

The assets covered by this Strategy are shown in Tables 2.2 and 2.3.1.

5.1.2 Asset capacity and performance

The objective of the Strategy is to assess Council owned land to enable informed decisions to be made on appropriate use and future management of land and disposal of land that is no longer required or suitable for the Council’s purposes.

Usually it is practice for development of criteria for assessment of an asset’s capacity and performance.

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Due to the variety of uses of Council land it is not considered practical to establish specific criteria to undertake an assessment however an assessment of Council land will consider the following matters:

- Current use/lack of use of the land
- Reason for purchase where known
- Any management plans or strategies for the land
- Location of land and any environmental issues
- Management responsibility for the land

For the purposes of this Strategy the following assessment process was undertaken:

- Review of the *Land Strategy, July 2011*
- Review of Council's Title's database
- On-site inspection of Council land, where required only
- Consideration of Council decisions relating to land where known
- Consideration of any existing or draft plan or strategy relating to land
- Review of legislative requirements.
- Collation of current valuation details

5.1.3 Land Classification

The classification is outlined below:

LAND CLASSIFICATION	DEFINITION
Public Land	As defined under section 177A of the <i>Local Government Act 1993</i>
Trust Land	As held under section 181 of the <i>Local Government Act 1993</i>
Road/Road Widening	Land set aside for road/road widening purposes as a result of a subdivision, transfer or acquisition for public vehicle use
Footway	Land set aside for footway purposes as a result of a subdivision, transfer or acquisition for public pedestrian use, usually providing linkages from a residential area to open space or business areas
Operational – (Depot/Quarry)	Land used as a Council depot or operating quarry
Children's Services	Land used for child care and related centres
Retirement Village	Land used for the purposes of a retirement village within the meaning of the <i>Retirement Villages Act 2004</i> related functions that is not otherwise classified as Public Land.
Medical Centre	Land owned by the Council used for or in relation to a Medical Centre or doctor's surgery, not necessarily Council owned.
Visitor Information Centre	Land used for the purposes of a Council operated Visitor Information Centre.
Car Parks	Land used for the purposes of a public car park
Stormwater	Land used for stormwater treatment or reticulation
Cemetery	Land used for cemetery purposes
Waste Management	Land used for current operating waste

	management facilities, waste transfer sites
Office/Service Buildings	Land used for Council administration purposes
Other	Land used for purposes not otherwise categorised includes vacant unused land

As discussed, Road/Road Widening and Footways are not dealt with as part of this strategy.

5.2 Infrastructure Risk Management Plan

Other than those specified in Appendix 2 in respect to specific pieces of land, a risk assessment has not been undertaken in respect to the land.

Risk will be generally assessed as part of any existing use and the strategy or plan overarching that use.

Risk assessments will be undertaken in respect to specific properties which may have issues and where the Council may wish to dispose of the land (former tip sites for example). In those instances formal assessments may be required to address environmental, health and planning requirements.

5.3 Routine Operations and Maintenance Plan

This strategy does not provide for routine operations or maintenance plans for land unless there are already specific identified actions.

Routine maintenance of land will be undertaken as part of any existing use and the strategy or plan overarching that use.

5.4 Renewal/Replacement Plan

Renewal and replacement expenditure is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original or lesser required service potential. Work over and above restoring an asset to original service potential is upgrade/expansion or new works expenditure.

Unless specifically identified for a property, this strategy does not provide for renewal or replacement of land which will be determined based on use and any relevant strategy or plan.

5.5 Creation/Acquisition/Upgrade Plan

The basic principle will be that at any given time there may be a demand within the community for the Council to provide a service for which it does not currently have land available and as such land is to be acquired for that purposes. These will be considered at the time and cannot be addressed in this Strategy.

Development of Town plans and Structure plans will also identify land which is considered to be strategically desirable to be in Council ownership should funds become available.

Land currently identified in plans or strategies for possible purchase are set out in Appendix 4. Not included in the Public Version of this Strategy.

5.6 Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation.

Land may be sold pursuant to the legislative powers specified earlier in this strategy.

Depending on the classification of the land the Council may be required to undertake public consultation, create easements over land, undertake subdivisions or boundary adjustments, undertake works or identify land for specific purposes and ensure that approvals etc are obtained for the purpose the land is to be sold and ensure that it is developed for that purpose.

It is a principle of this Strategy that where the opportunity presents and there can be demonstrated return to the community, the Council will, in specific circumstances, be prepared to act as a developer to achieve desirable outcomes.

5.7 Service Consequences and Risks

Unless specified in Appendix 2 in respect of a specific piece of land, there are no particular service consequences or risks associated with decisions in relation to land.

6. FINANCIAL SUMMARY

This section contains the financial requirements resulting from all the information presented in the previous sections of this asset management plan. The financial projections will be improved as further information becomes available on desired levels of service and current and projected future asset performance.

6.1 Financial Indicators and Projections

There are no specific financial indicators or projections in respect of Land unless otherwise stated in this Strategy.

6.2 Funding Strategy

6.2.1 Identification of Purpose

To ensure that un-necessary cost burdens are not created for the Council it is important for the Council to identify uses for Council land or, where surplus investigate disposal to ensure an efficient and strategic ownership of land.

Depending on the use or purpose for which land is owned it is managed under the relevant budget so it is essential that any budget allocations for activities properly take into account associated land costs.

6.2.2 Action Plan

This Strategy includes recommendations in relation to Council property for:

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- Nil – This means no action land be retained and managed in accordance with any relevant strategy or plan
- Disposal of surplus land
- Undertaking of subdivision or boundary adjustment of land to enable better title configurations or to provide formally for existing utilities such as road and sale of whole or part of land.

Actions will be reflected in the Summary of Recommendations in Appendix 2 and in the summary of Council Resolution in Appendix 5 which will be undertaken over time as funding allows and identified strategic imperatives are met.

6.2.3 Action funding

Putting into effect the Strategy will require funding to undertake necessary studies, subdivisions etc required to dispose of land.

There are 2 funding avenues within the Council's budget associated with the purchase of land depending on the purpose of the purchase or acquisition:

- Public Open Space funds received under the *Local Government (Building and Miscellaneous Provisions) Act 1993* which can be applied for the purposes of acquiring further public open space as public land.
- A specific budget allocation set aside for the purpose of purchasing land for identified use or development which will be funded from disposal of land arising from this Strategy.

The recommendation from the *Land Strategy, July 2011* was as follows:

It is recommended that all monies from land sales be separately accounted for the purposes of covering costs associated with the implementation of the Land Strategy for the purchase, acquisition or development of land identified for strategic purposes.

This was confirmed in the resolution adopting the Strategy and is proposed to continue.

Where required, property purchases may be deficit from Land Strategy funds provided that the funds can be recovered from disposal of land where this occurs, Some funding may be required where land is to be purchased in the future depending upon the project.

Funding from land sales may be directed to other projects or activities such as the examples provided within this Strategy.

As of the date of this Strategy the Land Strategy fund is in deficit due to recent land purchases.

6.3 Valuation Forecasts

General valuations are undertaken on Council land by the Valuer-General in accordance with the requirements of the *Valuation of Land Act 2001*.

Valuations are provided as part of the Property Identification Number (PID) which is prescribed by the Valuer-General and a PID may contain more than one certificate of title.

Land as an asset does not come with annual depreciation costs as with other assets but the value of land at any given time is subject to the prevalent market factors and a sale price can be far above or below the provided valuation of the land.

Independent market valuations of Council land may be obtained from time to time usually associated with consideration of disposal of land. These valuations are used as a basis for disposal of land as provided under the *Local Government Act 1993*.

6.4 Key Assumptions made in Financial Forecasts

Unless otherwise specified in this Strategy there are no specific financial forecasts in relation to Land.

6.5 Forecast Reliability and Confidence

As noted in section 6.4 above there are no specific financial forecasts in relation to land.

7. PLAN IMPROVEMENT AND MONITORING

7.1 Improvement Program

Improvements to Council owned land will generally arise out of specific plans and strategies developed for the use of the land and will only be identified as part of this Strategy by exception.

7.2 Monitoring and Review Procedures

The priority from this Strategy is to implement the recommendations. This will be supported by annual implementation and progress reports to the Council.

There will be circumstances that arise from time to time that are not anticipated by this Strategy and these will be considered on their merits.

7.3 Performance Measures

The effectiveness of this plan can be measured by the following:

- Progress on implementation of recommendations
- Consolidation of Council landholdings to those required for current or future use on a strategic basis for Council purposes and to meet community demand or expectations.

8. REFERENCES

Huon Valley Council, Strategic Plan 2015-2025

Huon Valley Council, Long Term Financial Plan

Huon Valley Council, Community Plan 2020

Huon Valley Council, Council Meeting Minutes

Huon Valley Council, Huon Valley Interim Planning Scheme 2015

Huon Valley Council, Arve Road Site Development Strategy

Huon Valley Council, Geeveston Heritage Park Master Plan

Huon Valley Council, Burtons Reserve Site Development Plan

Huon Valley Council, Calvert Park Master Plan

Huon Valley Council, Cygnet Town Plan

Huon Valley Council, Draft Huon Lawn Cemetery Master Plan

Huon Valley Council, Huonville/Ranelagh Town Structure Plan

Huon Valley Council, Dover Town Plan

Huon Valley Council, Esperance Multi Purpose Health Centre Site Development Plan

Huon Valley Council, Franklin Town Plan

Huon Valley Council, Draft George Street Site Development Strategy

Huon Valley Council, Huon Valley Accommodation Prospectus

Huon Valley Council, Huon Valley Township Walking Track Strategy

Huon Valley Council, Huonville Recreation Ground Management Plan and Master Plan

Huon Valley Council, Liddells Road/Rocky Creek Land Use Investigations and Options Paper

Huon Valley Council, Rehabilitation Plan for Disused Quarry Site at Randalls Bay Road, Randalls Bay

Huon Valley Council, Site Management Plan Black Gum Forest Remnant Flood Road, Huonville

Huon Valley Council, Shipwrights Point Master Plan

Huon Valley Council, Shipwrights Point Regatta Ground Charitable Trust Deed February 2010.

Huon Valley Council, 19 Bay View Road, Dover, Site Development Strategy

APPENDIX 1

SCHEDULE OF COUNCIL PROPERTIES

PID	CT	ADDRESS	TOWNSHIP	DESCRIPTION	LAND SIZE HA	LAND CLASSIFICATION	RESPONSIBLE DEPARTMENT	CAPITAL VALUE	LAND VALUE	AAV	LAND TAX
5254886	154302/1	Huon Highway/Scotts Road	Geeveston	Kermandie Recreation Ground	12.16	Public Land	Community Services	\$400,000	\$625,000	\$25,000	\$5,096.15
7099605	153356/1	4542 Huon Highway	Geeveston	Vacant land alongside Kermandie River	0.9556	Public Land	Infrastructure Services/Community Services	\$105,000	\$105,000	\$4,200	
5252944	169564/2	4552 Huon Highway	Geeveston	Vacant Land adjoining Kermandie Oval and Portion of old Esperance Council Depot	0.8081	Operational-Depot/Quarry	Infrastructure Services/Community Services	\$82,500	\$135,000	\$5,400	\$1,092.03
3307294	105111/7 137358/1 114648/1, 26712/1	15 Church Street	Geeveston	Former Esperance Council Offices and Geeveston Town Hall, (Geeveston Town Hall Co Visitor Information Centre and Bendigo Bank), Car Park and Honeywood Lane access to Arve Road	0.5939	Other/Car Park	Infrastructure Services/Community Services	\$340,000	\$900,000	\$64,180	\$3,494.50
5254368	236401/1	11 Church Street	Geeveston	Geeveston Library	0.0223	Other	Infrastructure Services	\$33,000	\$115,000	\$9,200	
7217157	25734/6	Brady Street	Geeveston	Honeywood Homes Independent Living Units Retirement Village	0.1861	Retirement Village	Community Services	\$140,000	\$625,000	\$46,176	\$1,834.61
3202732	33878/1 104839/1 124253/1 154347/1 33584/1 33858/1 64488/2	7 Brady Street	Geeveston	Heritage Park and Geeveston Community Centre,	7.9192	Public Land/Other	Community Services	\$390,000	\$625,000	\$25,000	
3251323	166532/1 201282/1	Hill Street/Kent Street	Geeveston	Vacant land and old quarry site	26.305	Other	Unallocated	\$180,000	\$180,000	\$7,200	\$2,912.08
1793233	127554/1	Huon Highway	Geeveston	Open space land and walkway	0.258	Public Land	Community Services	\$10,000	\$10,000	\$400	
2208956	33882/2	58 Kent Street	Geeveston	Former scout hall, old swimming pool and tennis court site, open paddock and dog exercise area and Memorial Drive roadway	2.6	Public Land	Community Services	\$160,000	\$215,000	\$8,600	
7099533 7099517	137937/1	10 Memorial Drive	Geeveston	RSL Club, Bowls Club, Car Park and Memorial Drive	0.6608	Other	Community Services	\$240,000	\$860,000	\$56,760	\$3,203.29
5257139	33891/1	School Road/Huon Highway	Geeveston	Big Log Park	0.0582	Public Land	Community Services	\$57,500	\$57,500	\$2,300	

5257390	30054/1	10 School Road	Geeveston	Huon FM Broadcast Centre	0.0804	Other	Infrastructure Services	\$34,000	\$57,500	\$2,700	\$436.81
1625432	118129/1	19 Arve Road	Geeveston	Geeveston Medical Centre	0.1328	Medical Centre	Community Services	\$87,500	\$260,000	\$24,050	\$1,164.83
5250527	33854/1 84488/1	Fourfoot Road	Geeveston	Vacant land former quarry site	4.037	Other	Unallocated	\$39,000	\$39,000	\$1,560	
7175970	21211/3	Huon Highway	Geeveston	Vacant, grazing land	24.867	Other	Unallocated	\$215,000	\$235,000	\$9,400	Nil
5258000	20103/1 20103/2	70 Hermons Road	Geeveston	Geeveston Waste Transfer Site	3.498	Waste Management	Environment and Development Services	\$55,000	\$65,000	\$2,600	\$728.02
5267599	72784/15	61 Station Road	Dover	Vacant land	0.0812	Other	Unallocated	\$95,000	\$95,000	\$3,800	\$1,223.07
5264523	118809/1	Huon Highway	Dover	Dover Cenotaph and Park Area	0.2125	Public Land	Community Services	\$100,000	\$100,000	\$4,000	
3264431	108741/1 160861/1 34238/2, 34238/3 50172/1	15 Chapman Avenue	Dover	Car Park, Independent Living Units, Retirement Village, Dover Old School, Dover Community Workshop, Telstra Exchange, Dover Child Care Centre, Dover Tennis Courts and the Dover Skate Park	2.339	Public Land/Retirement Village	Community Services	\$320,000	\$1,350,000	54,810	\$655.22
5263184	243584/1	19 Bay View Road	Dover	Doctor's and Nurses Residence	0.3815	Medical Centre	Community Services	\$245,000	\$390,000	\$23,348	\$3,188.73
5264531	33874/1	6980 Huon Highway	Dover	Toilet block and tourist information sign	0.1265	Public Land	Community Services	\$43,000	\$97,500	\$3,900	
5264881	226275/1	Huon Highway/Macnaghten Road	Dover	Former Dover Sports Centre complex, now vacant land	2.037	Other	Infrastructure Services	\$225,000	\$225,000	\$9,000	\$2,970.32
7795539	46446/11 46446/12	7235 Huon Highway	Dover	Dover oval and clubrooms	3.355	Public Land	Community Services	\$150,000	\$245,000	\$9,800	
5261816	153073/1	48 – 62 Cemetery Road	Dover	Dover Cemetery	2.115	Cemetery	Community Services	\$57,500	\$57,500	\$2,300	
7142511	153074/2	53 Cemetery Road	Dover	Dover Waste Transfer Site	1.487	Waste Management	Environment and Development Services	\$80,000	\$120,000	\$4,800	\$1,092.03
5271280	230839/1	8606 Huon Highway	Southport	Southport Community Centre	9.763	Public Land	Community Services	\$135,000	\$370,000	\$14,800	\$87.36
7634049	41296/1	Huon Highway	Southport	Former Southport Waste Disposal Area	1.538	Other	Unallocated	\$46,000	\$50,000	\$2,000	\$582.42
2206600	138795/1	260 Kingfish Beach Road	Southport	Southport Boat Ramp and Jetty Car Park	0.427	Public Land/Car Park	Community Services	\$52,500	\$52,500	\$2,100	
3357646	168575/1	4345 Huon Highway	Port Huon	Shipwrights Point Regatta Ground	3.23	Trust Land	Community Services	\$265,000	\$335,000	\$13,400	
5249323	57988/1 57988/19	Palmers Road	Port Huon	Playground park adjoining vacant land	0.2023	Public Land	Community Services	\$80,000	\$80,000	\$3,200	
2826295	151537/2	4421 Huon Highway	Port Huon	Port Huon Sports Centre	0.8956	Public Land	Community Services	\$110,000	\$925,000	\$37,000	\$1,820.05
5260370	153353/1	19 Esperance Coast	Surges Bay	Surges Bay Cemetery	0.5817	Cemetery	Community Services	\$32,000	\$32,000	\$1,280	

		Road									
2271787	153361/1	70 Esperance Coast Road	Surges Bay	Surges Bay Recreation Ground	2.742	Public Land	Community Services	\$87,500	\$105,000	\$4,200	\$1,164.83
2271779	33879/1	72 Esperance Coast Road	Surges Bay	Surges Bay Hall and Recreation Ground	2.417	Public Land	Community Services	\$90,000	\$310,000	\$12,400	
1853531	33890/1	Castle Forbes Bay Road	Castle Forbes Bay	Former Castle Forbes Bay Weir	1.2	Other	Unallocated	\$23,000	\$23,000	\$920	\$239.97
1448886	30982/10	Hannah Close	Eggs & Bacon Bay	Public Open Space	0.6	Public Land	Community Services	\$130,000	\$130,000	\$5,200	
5862435	55788/21	41 Esplanade Road	Eggs & Bacon Bay	Eggs & Bacon Bay Open Space Area	0.5423	Public Land	Community Services	\$85,000	\$115,000	\$4,600	
2852733	153775/1	Randalls Bay Road	Randalls Bay	Former quarry site and vacant land	23.58	Other	Unallocated	\$120,000	\$120,000	\$4,800	\$1,820.05
2250919	140186/2	8243 – 8247 Channel Highway	Cradoc	Cradoc Community Hall, Barbeque Area, Open Space and Toilets	0.3982	Public Land	Community Services	\$57,500	\$270,000	\$10,800	
5853870	231539/1	50 Cemetery Road	Cradoc	Cradoc Cemetery	1.218	Cemetery	Community Services	\$52,500	\$52,500	\$2,100	
7254265	217248/1	Cygnat Coast Road	Lymington	Vacant Land	3.67	Other	Unallocated	\$100,000	\$100,000	\$4,000	\$1,456.04
7254257	154775/1	Cygnat Coast Road	Lymington	Vacant Land	2.682	Other	Unallocated	\$49,000	\$49,000	\$1,960	
7252411	197848/1	3 George Street	Cygnat	Independent Living Units Retirement Village	0.1048	Retirement Village	Community Services	\$87,500	\$460,000	\$35,880	\$1,208.51
7830242	106267/3	14 George Street	Cygnat	Cygnat Medical Centre and Vacant Land	2.467	Medical Centre/Other	Community Services/Unallocated	\$110,000	\$900,000	\$81,000	\$1,441.48
7672344	106267/7	8 George Street	Cygnat	Vacant Land	0.2746	Other	Unallocated	\$135,000	\$135,000	\$5,400	\$1,689.01
2036840	135234/1	20 Golden Valley Road	Cygnat	Former Cygnat Depot site and vacant land	2.058	Operational-Depot/Quarry	Infrastructure Services	\$270,000	\$400,000	\$14,800	\$3,640.10
5848895	225355/1	16 Charlton Street	Cygnat	Burton's Reserve	7.197	Public Land	Community Services	\$105,000	\$210,000	\$8,400	
2901283	153300/11	Thorp Street	Cygnat	Public Open Space	0.5247	Public Land	Community Services	\$27,000	\$27,000	\$1,080	\$364.01
3307286	241380/1 35309/1 35308/1 36366/1	4 Slab Road	Cygnat	Access to Cygnat Camping Ground, Cygnat Recreation Ground and Open Space alongside Garthfield Avenue and Cygnat Riding Club Equestrian Centre	6.7165	Public Land/Other	Community Services	\$220,000	\$825,000	\$33,000	\$2,504.39
2173175	10239/2	Garthfield Avenue	Cygnat	Vacant land and walking track alongside Agnes Rivulet	0.0757	Public Land	Community Services	\$5,000	\$5,000	\$200	
1932424	131992/1	19 Louisa Street	Cygnat	Cygnat Sports Centre	0.0639	Public Land	Community Services	\$82,500	\$1,400,000	\$56,000	\$364.01
5851832	27867/7	35 Mary Street	Cygnat	Loongana Park	0.5201	Public Land	Community Services	\$105,000	\$185,000	\$7,400	
5851824	120506/1 120506/2	33 Mary Street	Cygnat	Loongana Park	0.0706	Public Land	Community Services	\$120,000	\$120,000	\$4,800	
7898984	249559/1	14 Mary Street	Cygnat	Former Port Cygnat	0.2684	Public Land	Community Services	\$150,000	\$675,000	\$34,500	\$2,184.06

	196887/1			Council Offices, Cygnet Town Hall and adjoining laneway							
1853566	104864/1	Mary Street	Cygnet	Road and car park behind Cygnet Town Hall	0.164	Car Park	Infrastructure Services	\$32,000	\$32,000	\$1,280	\$349.45
5851859	228181/1	39 Mary Street	Cygnet	Cygnet War Memorial	0.0412	Public Land	Community Services	\$55,000	\$55,000	\$2,200	
3139155	162601/101	2 Lourdes Rise	Cygnet	Harvey Park	0.0852	Public Land	Community Services	\$31,000	\$31,000	\$1,240	
3376185	169532/29	15 Silver Hill Road	Cygnet	Public Open Space	0.1284	Public Land	Community Services	\$30,000	\$30,000	\$1,200	
5856967	218487/1	83 Tobys Hill Road	Cygnet	Cygnet Waste Transfer Site	3.035	Waste Management	Environment and Development Services	\$75,000	\$125,000	\$5,000	\$946.43
3147833	206997/1	Lot 1 Wylies Road	Cygnet	Agnes Weir Catchment Protection	374.77	Other	Unallocated	\$450,000	\$450,000	\$18,000	
	231472/1										
	232356/1										
	233772/1										
	35314/1										
	35314/2										
	34314/3										
	35314/4										
	35315/1										
	35315/3										
	70071/2										
70071/3											
70071/4											
3011733	157687/2	Lot 2 Flood Road	Huonville	Skidders Creek Walking Track and vacant grazing land	11.46	Public Land	Community Services/Unallocated	\$230,000	\$230,000	\$9,200	
3147876	80352/1	28 Scenic Hill Road	Huonville	Former quarry site	1.5964	Operational- Depot/Quarry	Infrastructure Services	\$120,000	\$120,000	\$4,800	
	80352/2										
	83928/1										
	83930/3										
	84442/1										
7815560	101823/1	Scenic Hill Road	Huonville	Scenic Hill Quarry	1.157	Operational- Depot/Quarry	Infrastructure Services	\$130,000	\$130,000	\$5,200	\$1,892.85
1884581	130935/1 114540/11	The Esplanade	Huonville	Vacant Land, Huon Archers & Leslievale Landscape & Gravel Supplies	6.228	Other	Unallocated	\$390,000	\$410,000	\$16,400	\$4,950.54
7863933	19056/1	Flood Road	Huonville	Vacant Land and Black Gum Site	5.114	Other	Community Services	\$135,000	\$135,000	\$5,400	
5691197	22192/1	14 Sale Street	Huonville	Council Depot and Skinner Drive Car Park	2.426	Operational- Depot/Quarry/Carpark	Infrastructure Services	\$210,000	\$775,000	\$33,410	\$2,912.08
1744802	113854/1	Skinner Drive	Huonville	Car Park and Bus Shelter	0.09	Carpark	Infrastructure Services	\$145,000	\$145,000	\$5,800	\$1,980.22
3203356	135828/10 157686/2 157686/1	67 Main Street	Huonville	Walton Park	0.0327	Public Land	Community Services	\$39,000	\$39,000	\$1,560	

5688078	55312/4	27 Main Street	Huonville	Vacant Land	0.0502	Other	Unallocated	\$225,000	\$225,000	\$9,000	\$2,912.08
5688051	199096/1	23-25 Main Street	Huonville	Visitor Information Centre and Car Park	0.1042	Visitor Information Centre/Carpark	Legal & Governance Services/Infrastructure Services	\$210,000	\$480,000	\$94,000	
7700018	13197/1	Main Street	Huonville	Car Park	0.4236	Carpark	Infrastructure Services	\$420,000	\$525,000	\$21,000	\$5,824.17
	141140/2										
	31372/1										
	81468/11										
5687809	153362/1 86756/1	40 Main Street	Huonville	Huonville Town Hall, Council Offices and Chambers	0.1287	Public Land/Offices/Service Buildings	Infrastructure Services	\$140,000	\$1,500,000	\$60,000	\$1,849.17
3032497	160459/1	40A Main Street	Huonville	Council Offices and Huon Valley Community Health Centre	0.4234	Office/Service Buildings	Infrastructure Services	\$310,000	\$2,050,000	\$127,220	\$5,110.71
1455453	142945/99	Off Sale Street, Hampton Court, Crofton Court, Burwood Street	Huonville	Open space and Skinner Creek Walking Track	1.3155	Public Land	Community Services	\$105,000	\$115,000	\$4,600	
	155727/100										
	35595/103										
	36178/104										
	44670/98										
44670/99											
5692309	7295/13	Tutton Avenue	Huonville	Vacant Open Space	0.346	Public Land	Community Services	\$27,000	\$27,000	\$1,080	
2604561	142945/97	Lot 97 Burwood Street	Huonville	Open Space Access Track	0.0613	Stormwater	Infrastructure Services	\$27,000	\$27,000	\$1,080	
2752695	131692/1	33 Main Street	Huonville	Park at corner Wilmot Road and Main Street, Huonville	0.0377	Public Land	Community Services	\$140,000	\$140,000	\$5,600	
7464262	126804/1	40-72 Wilmot Road	Huonville	Huonville Recreation Ground Complex	10.5237	Public Land	Community Services	\$575,000	\$3,400,000	\$136,040	\$771.70
	214076/1										
	31216/1										
	31225/2										
2723763	131997/3 145351/1	Wilmot Road	Huonville	Public Open Space	0.4697	Public Land	Community Services	\$27,000	\$27,000	\$1,080	
5693141	116383/1	Wilmot Road	Huonville	Vacant land alongside Huon River	0.602	Public Land	Community Services	\$52,500	\$52,500	\$2,100	
3206549	136315/2	2 Heron Street	Huonville	Huonville Children's Services Centre, Exit and Storage	0.4355	Childrens Services	Community Services	\$240,000	\$825,000	\$78,750	\$1,092.03
	138907/1										
5701076	63594/38	16 Frankcomb Street	Huonville	Vacant Open Space Land	0.1576	Public Land	Community Services	\$39,000	\$39,000	\$1,560	
3251307	165625/1	422 Glen Huon Road	Huonville	Huon Valley Lawn Cemetery	4.56	Cemetery	Community Services	\$170,000	\$200,000	\$8,000	
5702538	67391/1 235895/1	841 Glen Huon Road	Glen Huon	Glen Huon Hall, Toilets, Car Park, Park, Playground and Barbeque Facilities	0.6351	Public Land	Community Services	\$55,000	\$500,000	\$20,000	\$218.41
7199745	198062/1	14 Watsons Road	Glen Huon	Glen Huon Recreation Ground	1.911	Public Land	Community Services	\$82,500	\$120,000	\$4,800	
7199710	207966/1	110 Seventh Day Road	Glen Huon	Vacant Land, Former Glen Huon Tip Site	1.6617	Other	Unallocated	\$82,500	\$82,500	\$3,300	\$1,092.03
1843579	131147/1	1273 Glen Huon Road	Judbury	Judbury Recreation Ground, Upper Huon	1.456	Public Land	Community Services	\$180,000	\$380,000	\$15,200	\$65.52

				Community Centre and Calvert Park							
5700110	200299/1 230908/1	114 Forest Hill Road	Judbury	Vacant Land, Former Judbury Tip Site and Quarry Site	1.436	Other	Unallocated	\$24,000	\$24,000	\$960	\$364.01
1853785	31222/1	New Road	Franklin	Weir	0.5405	Other	Unallocated	\$19,000	\$19,000	\$760	\$262.09
1853793	24399/1	New Road	Franklin	Weir	0.1513	Other	Infrastructure Services	\$11,000	\$11,000	\$440	\$87.36
1853849	231485/1	New Road	Franklin	Vacant Land	0.0337	Other	Unallocated	\$10,000	\$10,000	\$400	\$101.92
3327658	138670/1 138670/2 167441/1 31223/1 Deed 27/834	3388 Huon Highway	Franklin	Palais Theatre	0.1613	Public Land	Community Services	\$95,000	\$250,000	\$10,000	\$1,164.83
5707080	31223/10	3388 Huon Highway	Franklin	Palais Theatre Car Park	0.0397	Public Land/Car Park	Community Services	\$57,500	\$57,500	\$2,300	\$771.70
3389541	168823/1	3388 Huon Highway	Franklin	Land to the rear of the Palais Theatre	0.064	Public Land	Community Services	\$20,000	\$20,000	\$800	
3493875	172402/1	3388 Huon Highway	Franklin	Land to the rear of the Palais Theatre Car Park	0.0263	Public Land	Community Services	\$10,000	\$10,000	\$400	
5696166	66375/1	27 Rocky Creek Road	Crabtree	Former Flouridation Plant - Rocky Creek Water Scheme	0.0133	Other	Unallocated	\$5,000	\$30,000	\$1,200	\$72.80
3163059	158114/3 162971/1 168351/1 168351/2 252686/2	Rocky Creek Road/Liddells Road	Crabtree	Vacant bushland and paddocks	118.4894	Other	Unallocated	\$390,000	\$400,000	\$16,000	\$5,969.77
3004218	154424/1	Lot 1 Liddells Road	Crabtree	Rocky Creek Weir Protection area	4.679	Other	Unallocated	\$55,000	\$55,000	\$2,000	
5689118	153355/1	263 Mountain River Road	Mountain River	Mountain River Hall	0.2732	Public Land	Community Services	\$62,500	\$320,000	\$12,800	\$873.62
5689062	214399/1	236 Mountain River Road	Mountain River	Mountain River Recreation Ground	2.678	Public Land	Community Services	\$130,000	\$135,000	\$5,400	\$1,747.25
5699316	226449/1 123108/4	49 Marguerite Street	Ranelagh	Ranelagh Showgrounds	5.3165	Public Land	Community Services	\$145,000	\$775,000	\$31,010	\$968.27
2266654	139886/1 166814/106	40 Marguerite Street	Ranelagh	Ranelagh Soldiers Memorial Hall and Car Park	0.1039	Public Land	Community Services	\$65,000	\$330,000	\$13,200	\$873.62
5693686	101301/1	25 Agnes Street	Ranelagh	Ranelagh Village Green	1.1092	Public Land	Community Services	\$55,000	\$55,000	\$2,200	
3396119	169563/2	187A Wilmot Road	Ranelagh	Vacant Land adjoining Sewer Lagoons/Helen Street access to Kayak Platform	4.468	Other	Unallocated	\$200,000	\$200,000	\$8,000	\$4,368.12
3307278	23737/5 23992/4	86 Agnes Street	Ranelagh	Ranelagh Playground and Park Area	0.2117	Public Land	Community Services	\$87,500	\$97,000	\$3,900	
2148332	126703/12	Lot 12 Goodwins Road	Upper Woodstock	"Lords" Quarry	181	Operational-Depot/Quarry	Infrastructure Services	\$240,000	\$240,000	\$9,600	

1689698	153351/1	1239 Pelverata Road	Pelverata	Pelverata Hall and Car Park	1.175	Public Land	Community Services	\$87,500	\$200,000	\$8,000	
7134685	211484/1	1237 Pelverata Road	Pelverata	Land adjoining Pelverata Hall	0.2021	Public Land	Community Services	\$120,000	\$120,000	\$4,800	
7280949	134806/1	2899 Huon Highway	Southbridge	Southbridge Waste Transfer Station	4.211	Waste Management	Environment and Development Services	\$240,000	\$320,000	\$12,800	\$3,276.09
5866225	15147/53	8 Charlotte Cove Road	Charlotte Cove	Charlotte Cove Boat Ramp and Jetty Access and Car Park	0.0481	Public Land	Infrastructure Services/Community Services	\$100,000	\$100,000	\$4,000	
2174135	9118/31	Sandrock Loop	Abels Bay	Open Space	0.0356	Public Land	Community Services	\$10,000	\$10,000	\$400	
2174151	9118/32	Sandrock Loop	Abels Bay	Open Space	0.0997	Public Land	Community Services	\$21,000	\$21,000	\$840	
2174127	9118/33	Sandrock Loop	Abels Bay	Open Space	0.0972	Public Land	Community Services	\$21,000	\$21,000	\$840	
7418514	28146/10 28146/11 28146/12 28146/13	Abels Bay Road	Abels Bay	Portions of open space	0.2024	Public Land	Community Services	\$42,000	\$42,000	\$1,680	
					931.8024			\$14,236,083	\$33,544,500	\$1,677,534	\$102,526.82

APPENDIX 2

LAND ASSESSMENT

PID: 5254886

LOCATION: HUON HIGHWAY/SCOTTS ROAD, GEEVESTON

Title Reference(s): 154302/1
Land Size: 12.16ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Recreation/Light Industrial
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Kermandie Recreation Ground

Value:

Land Value	Capital Value	AAV
\$400,000	\$625,000	\$25,000

Assessment:

This land contains the Kermandie Recreation Ground as well as an area of bushland part of which is currently zoned Light Industrial.

The bushland is identified as being part of a *eucalyptus ovata* threatened vegetation community so vegetation offsets may be required for any future development depending upon relevant planning scheme requirements.

The land is classified as public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land was purchased by Council as part of the Crown Land Assessment Classification Project and was purchased with the possibility of facilitating a future light industrial park in the Geeveston area.

Opportunities for development of the land can be considered along with an appropriate subdivision as demand requires.

The recreation ground will be subject to any relevant Park or Recreation Area Strategy.

Recommendation:

- 1. Retain the light industrial zone of portion of the land in the new Huon Valley Tasmanian Planning Scheme.**
- 2. Retain the land not required for recreational purposes for future opportunities for development of part of the land as a light industrial area and undertake any necessary subdivision and disposal of that part of the land as required.**

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PID: 7099605

LOCATION: 4542 HUON HIGHWAY, GEEVESTON

Title Reference(s): 153356/1
Land Size: 9556m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Public Land
Responsible Department: Infrastructure Services/Community Services



Land Description:
Vacant Land alongside Kermandie River

Value:

Land Value	Capital Value	AAV
\$105,000	\$105,000	\$4,200

Assessment:

This land is vacant land alongside the Kermandie River at the 'Gateway' to Geeveston but contains a portion of the former Geeveston Depot site. This is now used for occasional storage purposes in conjunction with the adjoining land in C/T 169564/2.

The land is public land pursuant to S.177A(1)(c) any public park or garden.

The land was transferred to Council through the Crown Land Assessment Classification Project subject to a reversionary covenant, that is, the land is to be used for the permitted use as open space and public utility and cannot be used for another purpose or sold without the permission of the Minister.

The land will otherwise be operated in accordance with requirements of Infrastructure Services as a temporary storage area and in relation to any Parks or Recreation Area Strategy.

Recommendation:

Nil

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PID: 5252944

LOCATION: 4552 HUON HIGHWAY, GEEVESTON

Title Reference(s): 169564/2
Land Size: 8081 m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Public Purposes
Land Classification: Operational – Depot/Quarry
Responsible Department: Infrastructure Services/Community Services



Land Description:

Vacant Land adjoining Kermandie Oval and Portion of old Esperance Council Depot

Value:

Land Value	Capital Value	AAV
\$82,500	\$135,000	\$5,400

Assessment:

This land is partly developed land adjoining the Kermandie Oval land and contains a portion of the former Geeveston Depot on the Northern side of the Highway.

The land is separated by the Huon Highway with one portion adjoining the Kermandie Oval Land.

The land is retained for use as part of the old Depot site as well as in conjunction with the adjoining vacant land at the 'Gateway' to Geeveston.

Recommendation:

Nil

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PID: 3307294

LOCATION: 15 CHURCH STREET, GEEVESTON

Title Reference(s): 105111/7, 137358/1, 26712/1 and 114648/1
Land Size: 5939m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Local Business
Land Classification: Other/Car Park
Responsible Department: Infrastructure Services/Community Services



Land Description:

Former Esperance Council Offices and Geeveston Town Hall, (Geeveston Town Hall Co Visitor Information Centre and Bendigo Bank), Car Park and Honeywood Lane access to Arve Road

Value:

Land Value	Capital Value	AAV
\$340,000	\$900,000	\$64,150

Assessment:

This land was formerly used as the Esperance Council Offices and Geeveston Town Hall (former PID 2125181).

The building is part leased for the purposes of Bendigo Bank and to the Geeveston Town Hall Company Limited (GTHCo) for operation of the Hall space and a Visitor Information Centre.

It is considered that there are opportunities for greater utilisation of the former Geeveston Town Hall building particularly to ensure the viability of GTHCo and being responsible for future management of the land.

For the purposes of this Strategy, consideration is therefore given to the land at 11 Church Street (PID 52543358) currently leased to the Education Department for a Library and at School Road (PID 5257390) currently leased to Huon FM. Both of these properties are not required for Council purposes and are recommended for disposal. As part of this Strategy it is recommended discussions occur with both entities and GTHCo with a view to becoming tenants at the Town Hall. Council would then be able to consider allocation of funds from the sale of the land and the Land Strategy funds toward the relocations. If GTHCo were then to take over the whole building (including Bendigo lease) then the building and GTHCo has a viable future.

The land also contains the main Geeveston car park along with the Community Car Garage, public toilets, and Honeywood Land access to Arve Road.

The land is considered to be required for its current purposes subject to any specific strategy or proposals in respect of the building.

Recommendation:

- 1. Discussions occur with Huon FM, the Education Department and GTHCo in respect to relocation of the respective tenancies to the Geeveston Town Hall***
- 2. In the event that Huon FM and/or the Education Department agree to relocate to the Geeveston Town Hall funds from the sale of the land that is currently leased by them and the Land Strategy may be considered to be applied to works required on the Town Hall.***

PID: 5254368

LOCATION: 11 CHURCH STREET, GEEVESTON

Title Reference(s): 236401/1
Land Size: 223m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Local Business
Land Classification: Other
Responsible Department: Infrastructure Services



Land Description:
Geeveston Library

Value:

Land Value	Capital Value	AAV
\$33,000	\$115,000	\$9,200

Assessment:

This land contains the Geeveston Library and is leased to the Education Department.

The building does not have any other identified purpose for the Council other than to retain ownership to facilitate provision of library services to Geeveston.

The recommendation in the previous Strategy was:

No action but a review of the land is to be undertaken should it cease to be used for Geeveston Library purposes.

It is considered that there is no specific strategic basis for the Council to retain ownership of the building. It is being leased at a commercial rental as determined by the Valuer-General's Department and can be made so available for a prospective owner who can also then take responsibility for maintenance of the building structure.

It will be recommended for sale with a first offer to the Education Department (the Crown).

Recommendation:

- 1. To dispose of the building with first offer to the Education Department (the Crown) at an independent valuation otherwise be placed on the market for sale with the lease in place.***
- 2. In the event that the Education Department agree to relocate to the Geeveston Town Hall funds from the sale of the land that is currently leased by them and the Land Strategy may be considered to be applied to works required on the Town Hall.***

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PID: 7217157

LOCATION: BRADY STREET, GEEVESTON

Title Reference(s): 25734/6
Land Size: 1861m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Local Business
Land Classification: Retirement Village
Responsible Department: Community Services



Land Description:
Honeywood Homes Independent Living Units Retirement Village

Value:

Land Value	Capital Value	AAV
\$140,000	\$625,000	\$46,176

Assessment:

This land is used for the purposes of provision of Independent Living Units for Honeywood Homes as a retirement village within the meaning of the *Retirement Villages Act 2004*.

The land is required for its current use and will be managed in accordance with a relevant Aged Care Strategy or alternatively considered in respect of Council delivery of retirement villages to the community.

Recommendation:

Nil

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PID: 3202732

LOCATION: 7 BRADY STREET, GEEVESTON

Title Reference(s): 33878/1, 104839/1, 124253/1, 154347/1, 33584/1, 33858/1, 64488/2

Land Size: 7.9192ha

Planning Scheme: Huon Valley Interim Planning Scheme 2015

Planning Zone: Open Space/Village

Land Classification: Public Land/Other

Responsible Department: Community Services



Land Description:

Heritage Park and Geeveston Community Centre

Value:

Land Value	Capital Value	AAV
\$390,000	\$625,000	\$25,000

Assessment:

This land forms Heritage Park in the Centre of Geeveston and includes land from School Road to Arve Road to Brady Street with a walking track linkage through an adjoining title (currently under lease) to the Huon Highway. This property is an amalgamation of a number of PIDs: 525256, 2930754, 7299711, 1966376 and 1830348.

The land contains a number of facilities for the community including: Heritage Park, Geeveston Community Centre, bike riding facility, playground, RV dump point, barbeque area, Platypus Park, walkway and open space along the Kermandie River. The land is currently being developed in accordance with the Geeveston Heritage Park Master Plan with installation of skybridge play equipment, new public toilets. An enclosed dog exercise area (within the meaning of the *Dog Control Act 2000*) is currently being considered for the area formerly used by the Tasmanian Trail.

The majority of the land is public land pursuant to S.177A(1)(c) any public park or garden and S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use specifically CT's 33878/1, 104831/1, 154347/1, 133584/1 and 33858/1.

Two titles (C/T 64488/2 and C/T 124253/1) are not public land and were purchased by the Council to facilitate future tourism or education related development. Both titles are zoned Village to assist with facilitating this purpose. The land has previously been identified to be developed for Motel Accommodation and had been included in the Council's Accommodation Prospectus and subject to a feasibility study. Despite being marketed to investors through a number of means including Chinese trade delegations there has been no interest in that development due to the value of the investment required. Council will be undertaking consultation for running a private RV site at this location and this decision will be progressed separately to this Strategy. It is noted that the Geeveston Community have regularly requested RV camping in this area.

The land should otherwise be developed in accordance with the *Geeveston Heritage Park Master Plan* and is required for that purpose.

Recommendation:

1. *The land in Certificates of Title 64488/2 and 124253/1 continue to be considered for development for tourism accommodation opportunities.*

PID: 3251323

LOCATION: HILL STREET/KENT STREET, GEEVESTON

Title Reference(s): 201282/1 and 166532/1
Land Size: 26.305ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Other
Responsible Department: Unallocated



Land Description:

Vacant land and old quarry site

Value:

Land Value	Capital Value	AAV
\$180,000	\$180,000	\$7,200

Assessment:

This land is contained in 2 titles. The land is the hill to the east/south east of Geeveston rising above Kent Street (formerly in PID 5256259) and contains 2 former quarry sites.

A portion of the land within the large quarry at the top of the hill of an area 3000m² was acquired by TasWater for the purposes of a reservoir for the Huon Valley Regional Water Scheme.

The land contains a eucalyptus ovata community but has area for development.

The land has been identified for possible location for a walking track network under the *Huon Valley Township Walking Track Strategy*.

The land generally has no use or purpose other than that for walking tracks acknowledging the threatened vegetation community and backdrop to Geeveston it is considered future tenure of the land be investigated with provisions of covenants such as a conservation and the like to protect it as the backdrop to Geeveston.

Subject to appropriate covenants and retention of possible walking track locations consideration of an appropriate title layout be made for disposal of a large portion of the land.

Recommendation:

Dispose of the land.

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PID: 1793233

LOCATION: HUON HIGHWAY, GEEVESTON

Title Reference(s): 127554/1
Land Size: 2580m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space and Public Walkway
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Open Space Land and Walkway

Value:

Land Value	Capital Value	AAV
\$10,000	\$10,000	\$400

Assessment:

This land contains a walkway and small area of open space alongside Kermantie River accessing from the Huon Highway.

The land is public land pursuant to S.177A(1)(c) any public park or garden.

The land adjoins the RSL land and could be associated in any possible resolution of tenure with respect to PID 7099533.

Recommendation:

Nil

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PID: 2208956

LOCATION: 58 KENT STREET, GEEVESTON

Title Reference(s): 33882/2
Land Size: 2.6ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Village
Land Classification: Public Land
Responsible Department: Community Services



Land Description:

Former Scout Hall, old swimming pool and tennis court site, open paddock, dog exercise area and Memorial Drive roadway

Value:

Land Value	Capital Value	AAV
\$160,000	\$215,000	\$8,600

Assessment:

This land contains the former Scout Hall, the old swimming pool centre, the old tennis court site, an open paddock currently leased to Geeveston Community Centre (GeCo) for the Scrubby Farm Project, the dog exercise area (not used or maintained) and Memorial Drive.

This land is public land in that it has previously provided facilities under S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

By a Council decision Resolution No. 17.025/10 at its meeting of 23 June 2010, Council resolved to consider the land as a potential location for a caravan site in the proposed draft *Sporting Precinct Concept Plan for Geeveston*.

The Dog Exercise Area is declared pursuant to the *Dog Control Act 2000* but is not maintained or used and consideration is being given to a formal area being declared in Heritage Park.

The Dog Exercise Area has been replaced by a new exercise area in Heritage Park declared pursuant to the *Dog Control Act 2000*.

Part of the former Swimming Pool site is subject to a permit for use for the Tasmanian Trail (relocated from Heritage Park).

The recommendation under the previous strategy was:

Future use and retention of the land be considered in accordance with the proposed draft Sporting Precinct Concept Plan for Geeveston including potential for use for a caravan site.

This planning had not progressed to any extent.

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Upon review there is no strategic purpose for Council ownership for the land. Any previous purpose has been wholly superseded with development of Heritage Park.

The former scout hall is not required for Council purposes.

The land is zoned Village and would require subdivision to create a formal road reservation for Memorial Drive. Action can be undertaken to remove the land from the Public Land list and dispose of accordingly.

Under the current Scheme lots must be a minimum 600m² but not exceed 1000m². There is no performance criteria so subdivision will be limited to create a formal road title in the first instance.

The new Tasmanian Planning Scheme does not have a maximum lot size so it is proposed to further subdivide the lots into two either side of Memorial Drive under that Scheme ready for disposal.

Any possible disposal of the land would be subject to community consultation generally and in accordance with Section 178 of the *Local Government Act 1993*.

As the land is classified as Public Land it is considered that any funds from the sale of the land ought be considered in the same manner as if it were a public open space contribution and applied under section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

Recommendation:

- 1. Undertake a subdivision of the land under the current Scheme to create a formal Memorial Drive Road title.**
- 2. Undertake a subdivision under the Tasmanian Planning Scheme to create two saleable lots either side of Memorial Drive.**
- 3. Dispose of the titles having undertaken a sale of public land process.**
- 4. Net funds received from the sale of land are to be considered in accordance with section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993.**

PID: 7099533 and 7099517

LOCATION: 10 MEMORIAL DRIVE, GEEVESTON

Title Reference(s): 137937/1
Land Size: 6608m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Village
Land Classification: Other
Responsible Department: Community Services

Land Description:
RSL Club, Bowls Club, car park and Memorial Drive

Value:

Land Value	Capital Value	AAV
\$240,000	\$860,000	\$56,760



Assessment:

This land contains part of the RSL Club and car park, part of the Bowls Club and Bowls Clubhouse and car park and also Memorial Drive Road.

As a result of the dual occupation, the land is valued in two PID's and are combined for the purposes of this assessment as they appear in the single title.

Council has historically been approached in relation to the transfer of the land to the RSL and the Bowls Club respectively.

Pursuant to Council decisions made by Resolution Number 21.012/10 at the Council meeting 14 April 2010 Council has resolved to investigate the issues of the community facilities and potential amalgamation of the Geeveston RSL Club and the Geeveston Bowls Club, and subject to outcomes of the investigation and funding of a proposed draft *Sporting Precinct Concept Plan for Geeveston*.

Council land in PID 1793233 may also be considered as part of this process.

In any event, a road title will be required to be retained for Memorial Drive should any subdivision be required.

The recommendation of the previous Strategy was:

Recommendation:

Review the tenure of the land, including title layout and subdivision, dependant on the outcome of discussions between the Geeveston RSL and Bowls Club as to their future and in response to the proposed draft Sporting Precinct Concept Plan for Geeveston

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The Sporting Precinct Plan did not progress past discussion stage with the relevant parties.

Concerns that the Bowls Club had in relation to costs under the lease agreement (entered into originally with the Esperance Council as with the RSL) were considered in 2016 and dealt with by bringing the Club into line with the *Lease Policy, Gov-Corp 007*.

The RSL issue may depend on further development of their land for a proposed RV site.

It is likely that the current situation will remain for some time and may be discussed again in the future if there is an imperative to do so and it is proposed that there be no action with respect to this land at this time.

Recommendation:

Nil

PID: 5257139

LOCATION: SCHOOL ROAD/HUON HIGHWAY, GEEVESTON

Title Reference(s): 33891/1
Land Size: 582m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Big Log Park

Value:

Land Value	Capital Value	AAV
\$57,500	\$57,500	\$2,300

Assessment:

This land contains the Big Log Park area.

The land is public land pursuant to Section 177A(1)(c) any public park or garden.

The park is currently used and should continue to be used and maintained in accordance with any Parks or Recreation Area Strategy.

Recommendation:

Nil

PID: 5257390

LOCATION: SCHOOL ROAD, GEEVESTON

Title Reference(s): 30054/1
Land Size: 804m2
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Village
Land Classification: Other
Responsible Department: Community Services



Land Description:
Huon FM Broadcast Centre

Value:

Land Value	Capital Value	AAV
\$34,000	\$57,500	\$2,700

Assessment:

This land contains the old Fire Station which is under lease to Huon FM to operate its Broadcasting Centre.

The land does not have any strategic value to Council other than it allows for Huon FM to continue to undertake its broadcasting activities from Geeveston. The land is leased for that purpose.

The building is not in good condition and there have been ongoing issues associated with safety and occupancy concerns. It is considered that the standard of the building for current purposes and the need to comply with legislation creates a liability for the Council as well as a burden for Huon FM as Lessee.

Part of the land had been licenced to GeCo for a community garden.

It is appreciated that the use of the building is a benefit for the community however, on balance, it is considered more appropriate to sell the building as it is and work with Huon FM to identify and secure long term premises. A grant may be considered from the funds of the sale of the property for this purpose.

Recommendation:

- 1. *Dispose of the land. Work with the current Lessee.***
- 2. *Opportunities may be considered in conjunction with the Geeveston Town Hall.***

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PID: 1625432

LOCATION: 19 ARVE ROAD, GEEVESTON

Title Reference(s): 118129/1
Land Size: 1328m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Community Purpose
Land Classification: Medical Centre
Responsible Department: Community Services



Land Description:
Geeveston Medical Centre

Value:

Land Value	Capital Value	AAV
\$87,500	\$260,000	\$24,050

Assessment:

This land contains the Geeveston Medical Centre.

The land is required for its current purpose and was developed in 2008 when Council purchased the land for that purpose and took over the Geeveston Doctor Services.

Any future for the land would therefore be in conjunction with a review of the Council provision of Medical

Recommendation:

Nil

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PID: 5250527

LOCATION: FOURFOOT ROAD, GEEVESTON

Title Reference(s): 33854/1 and 84488/1
Land Size: 4.037ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Other
Responsible Department: Unallocated



Land Description:

Vacant, former quarry site

Value:

Land Value	Capital Value	AAV
\$39,000	\$39,000	\$1,600

Assessment:

This land contains a former quarry site that has not been used for many years.

The land is contained within two titles and has access from Fourfoot Road via a right of way.

The land is significant in that it provides the northern backdrop to Geeveston arising from the Kermandie River and is currently wooded.

The land has previously been identified as surplus and at its meeting of 14 September 1998, Council resolved to sell the land.

Council again resolved to sell the land at its ordinary meeting of 12 December 2012.

The land is subject to Scenic Landscape Overlays under the Interim Planning Scheme. Specific protections are not considered to be necessary.

The Council has recently purchased the adjoining land in CT 21211/3 and PID 7175970. This purchase facilitates the removal of the Hill RJ Road Bridge from the Council's Bridge Inventory.

Application is currently being assessed for adhesion of all three titles.

Whether or not that proceeds or the land is sold separately will depend upon options for the new Geeveston land.

Update: Consideration has been given to adhesion of all three titles, however the proposal does not meet the requirements for an adhesion order under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

Recommendation:

- 1. Dispose of the land in conjunction with the land in PID 7175970.***
- 2. For the purposes of recommendation 1, if the properties are adhered then works may be undertaken to construct a physical access through to the land in PID 7175970.***

PID: 7175970

LOCATION: HUON HIGHWAY, GEEVESTON

Title Reference(s): 21211/3
Land Size: 24.867ha
Planning Scheme: Huon Valley Interim
Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Other
Responsible Department: Unallocated



Land Description:
Vacant, grazing land

Value:

Land Value	Capital Value	AAV
\$215,000	\$235,000	\$9,400

Assessment:

The land was purchased in 2017 for the purpose of removal of Hill RJ Road Bridge.

Purchase of the land also potentially facilitates disposal of the adjoining land in PID 5250527. Application is currently being assessed for adhesion of all three titles.

Update: The proposal does not meet the requirement for an adhesion order under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

There may be options for resale of the land on its own provided that suitable conditions and transfer of responsibility for the bridge can be maintained.

Recommendation:

Dispose of the land in conjunction with the land in PID 5250527 and with the option of ownership and responsibility of access and the bridge to be transferred to any new owner.

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PID: 5258000

LOCATION: 70 HERMONS ROAD, GEEVESTON

Title Reference(s): 20103/1 and 20103/2
Land Size: 3.498ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Utilities
Land Classification: Waste Management
Responsible Department: Environment and Development Services



Land Description:
Geeveston Waste Transfer Site

Value:

Land Value	Capital Value	AAV
\$55,000	\$65,000	\$2,600

Assessment:

This land is used for the Geeveston Waste Transfer Site and was formerly a waste disposal site.

The land is subject to an Environmental Protection Notice issued by the Director of the Environment Protection Authority under the *Environmental Management and Pollution Control Act 1994*.

The land is required for its current purposes until such time as any future assessment or impacts of a Waste Management Strategy.

Recommendation:

Nil

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PID: 5267599

LOCATION: 61 STATION ROAD, DOVER

Title Reference(s): 72784/15
Land Size: 812m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: General Residential
Land Classification: Other
Responsible Department: Unallocated



Land Description:

Vacant Land

Value:

Land Value	Capital Value	AAV
\$95,000	\$95,000	\$3,800

Assessment:

This land was purchased for the purposes of demolition of the house to improve the Station Road/Kent Beach Road junction.

The house was removed and the roadworks completed. A large portion of the lot remains as balance land and is not required for road purposes.

The Dover Township Committee had previously identified a portion of the land bordering both Station Road and Kent Beach Road for a depth of approximately 10 metres from Station Road that could be developed as a pocket park possibly to commemorate the 150th anniversary of Dover. This proposal did not progress.

Council at its ordinary Council meeting of 18 January 2012, considered sale of the land and resolved to retain portion of the land for road and park purposes and sale of the balance to an adjoining land owner.

Council again resolved to sell the land at its ordinary meeting of 12 December 2012 subject to retention of a portion of the land for road lot purposes.

The future of the land has been considered as a roadside park but this was not supported by the community at the time and is not considered to be practical due to lack of car parking and footpath access. The location on the corner is also not desirable in the circumstances of Dover.

Whilst the lot is narrow it is considered that it could be sold for a small residence. It will therefore be recommended to sell the land (subject to formalisation of a road title).

Funds from the sale of the land may be considered by the Council for acquisition of land within Dover that is considered for the benefit of the community.

Recommendation:

- 1. Undertake a subdivision of the land to formalise a road title.**
- 2. Dispose of the balance of the land.**
- 3. Council may consider use of net funds received from the sale of land to be made available for land acquisition within Dover as identified for the benefit of the community.**

PID: 5264523

LOCATION: HUON HIGHWAY, DOVER

Title Reference(s): 118809/1
Land Size: 2125m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Dover Cenotaph and Park Area

Value:

Land Value	Capital Value	AAV
\$100,000	\$100,000	\$4,000

Assessment:

This land contains the Dover Cenotaph and adjoining park land.

The land is classified as public land under S.177A(1)(c) any public park or garden.

The land is currently used for its purpose and is to be managed in accordance with any relevant Park or Recreation Strategy.

Recommendation:

Nil

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PID: 3264431

LOCATION: 15 CHAPMAN AVENUE, DOVER

Title Reference(s): 50172/1, 34238/2, 34238/3,160861/1
and 108741/1

Land Size: 2.3390ha

Planning Scheme: Huon Valley Interim Planning Scheme
2015

Planning Zone: Community Purpose

Land Classification: Public Land/Retirement Village

Responsible Department: Community Services

Land Description:

Car Park, Independent Living Units, Retirement Village,
Dover Old School, Dover Community Workshop, Telstra
Exchange, Dover Child Care Centre, Dover Tennis Courts
and the Dover Skate Park



Value:

Land Value	Capital Value	AAV
\$320,000	\$1,350,000	\$54,810

Assessment:

The land is contained within a number of titles (formerly in PID 5267329) and is a multi-use property including:

- Independent Living Units Retirement Village
- Dover Childcare Centre
- Dover Tennis Courts and Dover Skate Park
- Dover Old School and old fire station

The property previously included the Esperance Multi Purpose Health Centre which was transferred to Huon Eldercare in 2013.

Along with a classification as Retirement Village the land is generally classified public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use. Specifically in relation to CT 160861/1 and 108741/1.

As a part of the multi-use of the property the Dover Old School is leased to the Far South Community Centre, the older Fire Station (plus extensions thereof) is leased to the Dover Community Workshop for operation of a Men's Shed and Telstra leases an area for the Dover Telephone Exchange.

Part of this land is used for the purposes of provision of Independent Living Units as a retirement village within the meaning of the *Retirement Villages Act 2004*.

The land is required for its current use and will be managed in accordance with Council delivery of retirement villages to the community.

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Part of the land has been identified for the location of a new Medical Centre for Dover. This has not yet progressed.

The land is generally subject to the *Esperance Multi Purpose Health Centre Site Development Strategy* and its current use will continue in accordance with that strategy, any other Strategy relating to management of skate parks and Child Care Centres or be determined in respect of Council direction in relation to delivery of retirement villages.

Recommendation:

Nil

PID: 5263184

LOCATION: 19 BAY VIEW ROAD, DOVER

Title Reference(s): 243584/1
Land Size: 3815m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: General Residential
Land Classification: Medical Services
Responsible Department: Community Services



Land Description:
Doctor's and Nurses Residence

Value:			
Land Value	Capital Value	AAV	
\$245,000	\$390,000	\$23,348	

Assessment:

This land contains the dwelling used for doctors and nurses residences and was purchased from the Crown in 1999 for the benefit of retention for a Dover Doctor.

It can be required for doctors or nursing or other residents in the area and is considered required for its current purposes subject to any relevant Health Strategy.

The premises can be available for rental during periods when it is not required for Council use.

There may be opportunities for development at the rear of the lot as it fronts Chapman Avenue for possible unit type development although the land is steep.

A Site Development Strategy was developed for the land in 2008 but did not progress.

Any other use for the site including disposal will depend upon the Council's delivery of medical services to the Dover community.

Recommendation:

Nil

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PID: 5264531

LOCATION: 6980 HUON HIGHWAY, DOVER

Title Reference(s): 33874/1
Land Size: 1265m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Toilet Block and Tourist Information sign

Value:

Land Value	Capital Value	AAV
\$43,000	\$97,500	\$3,900

Assessment:

This land contains the Dover toilet and tourist information sign with a small area of park land and garden.

The land is public land pursuant to S.177A(1)(c) any public park or garden.

The land is currently required for its purposes and will be managed in accordance with any relevant Toilet Strategy or Parks and Recreation Strategy.

Recommendation:

Nil

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PID: 5264881

LOCATION: HUON HIGHWAY/ MACNAGHTEN ROAD, DOVER

Title Reference(s): 226275/1
Land Size: 2.0370 ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Low Density Residential
Land Classification: Other
Responsible Department: Infrastructure Services



Land Description:

Former Dover Sports Centre Complex now vacant land

Value:

Land Value	Capital Value	AAV
\$225,000	\$225,000	\$9,000

Assessment:

This land formerly contained the Dover Sports Centre Complex up until 2005.

Following this time Council resolved to relocate the Sports Centre to the Dover High School and the land was to be sold to fund Council's costs of the relocation. This is currently in a reserve deficit and any funds from the sale would extinguish that deficit.

By Council Resolution 17.038/05 at its meeting of 14 September 2005 Council resolved to formally sell the land:

That:

- a) *The report on the sale of the "Dover Sports Centre" land be received and noted.*
- b) *Pursuant to section 178 of the Local Government Act 1993, Council resolves to sell the "Dover Sports Centre" land at at Huon Highway, Dover and more particularly comprised and described in Certificate of Title Volume 226275 Folio 1.*
- c) *The mode of sale be by public auction at a value not less than valuation, however in the absence of a sale of the land at public auction the land to be sold by private treaty as determined by the General Manager.*
- d) *The General Manager be authorised to undertake any action necessary to effect the sale and transfer of the land in accordance with this resolution including undertaking a rezoning or subdivision of the land prior to sale.*

The land formerly was public land, however, the proposed sale of the land was approved following an appeal to the Resource Management Appeal Tribunal in 2006.

The land was zoned public purpose under the *Esperance Planning Scheme 1989* and subsequent to that decision the Council sought a rezoning of the land to residential to

allow the sale to be effected. The rezoning was refused by the, then, Resource Planning and Development Commission.

The land is now zoned Low Density Residential under the *Huon Valley Interim Planning Scheme 2015* in line with recommendation 1 of the previous Strategy.

Recommendation:

Dispose of the land in accordance with Council's resolution.

PID: 7795539

LOCATION: 7235 HUON HIGHWAY, DOVER

Title Reference(s): 46446/11 and 46446/12
Land Size: 3.355ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Recreation
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Dover Oval and Clubrooms

Value:

Land Value	Capital Value	AAV
\$150,000	\$245,000	\$9,800

Assessment:

This land contains two titles over which is constructed the Dover Oval and the Oval Clubrooms.

This land is public land pursuant to Section 177A(1)(b) that any land that provides health, recreation, amusement or sporting facilities for public use.

The land is currently used for the provision of sporting facilities for Dover.

Recommendation:

Nil

PID: 5261816

LOCATION: 48-62 CEMETERY ROAD, DOVER

Title Reference(s): 153073/1
Land Size: 2.115ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Community Purpose
Land Classification: Cemetery
Responsible Department: Community Services



Land Description:
Dover Cemetery

Value:

Land Value	Capital Value	AAV
\$57,500	\$57,500	\$2,300

Assessment:

This land contains the Dover Cemetery which is managed by Council.

The land was transferred to Council as part of the Crown Land Assessment Classification Project and is subject to a reversionary clause, that is, the land is reserved for the permitted purpose of a cemetery and cannot be used for another purpose or sold without the permission of the Minister.

The land will be managed in accordance with any relevant Cemetery Strategy.

Recommendation:

Nil

PID: 7142511

LOCATION: 53 CEMETERY ROAD, DOVER

Title Reference(s): 153074/2
Land Size: 1.487ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Utilities
Land Classification: Waste Management
Responsible Department: Environment and Development Services



Land Description:
Dover Waste Transfer Site

Value:

Land Value	Capital Value	AAV
\$80,000	\$120,000	\$4,800

Assessment:

This land contains the Dover Waste Transfer Site.

The land was transferred to the Council as part of the Crown Land Assessment Classification Project and is subject to a reversionary clause, that is, a permitted purpose for use as a waste disposal site and cannot be used for another purpose or sold without permission of the Minister.

The land will be managed in accordance with any relevant Waste Management Strategy.

It is noted that a tee from a hole on the adjoining golf course was placed on the land and the recommendation in the previous Strategy was:

Recommendation:

That a lease be formalised in respect of the tee for the golf course.

Subsequent discussions occurred with the Golf Club following adoption of the Council's *Lease Policy, Gov-Corp 007*. The Club have since advised that they no longer wish to progress the lease due to the costs to be incurred. The tee is to be removed.

Recommendation:

Nil

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PID: 5271280

LOCATION: 8606 HUON HIGHWAY, SOUTHPORT

Title Reference(s): 230839/1
Land Size: 9.763ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Environmental Living
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Southport Community Centre

Value:

Land Value	Capital Value	AAV
\$135,000	\$370,000	\$14,800

Assessment:

This land contains the Southport Community Centre Hall and Recreation Ground as well as a vegetated area and walking track.

The land is classified as public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

While there is 10.55ha of land which requires to be managed, a walking track has been developed on the balance land and there is no opportunity for any sale of the land other than by way of boundary adjustment. The land is managed by the Southport Community Centre Management Committee.

There have been recent discussions with the Tasmanian Fire Service regarding a proposal to relocate the fire station building to the site with a lease of the land. This will be progressed separately through Council however it is considered that the use is compatible with the land.

The land is zoned Environmental Living which will not be continued in the new Tasmanian Planning Scheme. It is therefore considered to review the zone for most appropriate whether Community Purpose, Open Space or Recreation.

The land will be managed in accordance with any relevant Hall or Park or Recreation Area Strategy.

Recommendation:

- 1. Consider appropriate zone for the land in the new Tasmanian Planning Scheme such as Community Purpose, Open Space or Recreation.**
- 2. Consider the lease of a portion of the land to the Tasmania Fire Service for the Southport Fire Station.**

PID: 7634049

LOCATION: HUON HIGHWAY, SOUTHPORT

Title Reference(s): 41296/1
Land Size: 1.538ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Other
Responsible Department: Unallocated



Land Description:
Former Southport Waste Disposal Area

Value:

Land Value	Capital Value	AAV
\$46,000	\$50,000	\$2,000

Assessment:

This land was used as the former Southport Waste Disposal Area until 2004.

The land is currently vacant and has been slowly revegetating following clean up works undertaken on the site.

Whilst the land is used from time to time by Infrastructure Services for temporary storage of dumping of vegetation, the land is generally considered to be surplus to Council requirements, however, there are restrictions on possible development due to former use of the site and whether or not it can be sold for house purposes.

In the recommendation in the previous Strategy, it was considered appropriate to consider options for disposal of the land with a report required from a suitably qualified person in relation to possible development opportunities and contamination of the site. Whilst this has not been acted upon this is considered appropriate to remain as the recommendation.

Recommendation:

That a report be obtained from a suitably qualified person in relation to possible development opportunities and contamination on the site taking into account the relevant provisions of the Planning Scheme and the land be considered for disposal having considered those matters.

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PID: 2206600

LOCATION: 260 KINGFISH BEACH ROAD, SOUTHPORT

Title Reference(s): 138795/1
Land Size: 0.4270ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Public Land/Car Park
Responsible Department: Community Services
Land Description:
Southport Boat Ramp and Jetty Car Park



Value:

Land Value	Capital Value	AAV
\$52,500	\$52,500	\$2,100

Assessment:

This land was acquired in 2003 as public land and is used as the car park in conjunction with the Southport Boat Ramp and Jetty on the adjoining Crown Land.

This land is considered appropriate for its current purpose and will be managed in accordance with any relevant Marine Facilities Development Strategy.

Recommendation:

Nil

PID: 3357646

LOCATION: 4345 HUON HIGHWAY, PORT HUON

Title Reference(s): 168575/1
Land Size: 3.230 ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Trust Land
Responsible Department: Community Services



Land Description:
Shipwrights Point Regatta Ground

Value:

Land Value	Capital Value	AAV
\$265,000	\$335,000	\$13,400

Assessment:

This land is the Shipwrights Point Regatta Ground and is subject to the *Shipwrights Point Regatta Ground Charitable Trust Deed February 2010*, (formerly PID 5251933).

The land is not to be sold in accordance with the Trust, however, a boundary adjustment previously occurred to resolve encroachment issues with the adjoining land of Huon Aquaculture in then PID 5252020.

The land is subject to various access licences for the Huon Yacht Club as well as one for consideration of installation of a private sewer pipe.

The land will otherwise be developed in accordance with the *Shipwrights Point Master Plan*.

Recommendation:

Nil

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PID: 5249323

LOCATION: PALMERS ROAD, PORT HUON

Title Reference(s): 57988/1 and 57988/19
Land Size: 2023m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: General Residential
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Playground Park adjoining vacant land

Value:			
Land Value	Capital Value	AAV	
\$80,000	\$80,000	\$3,200	

Assessment:

This land contains the Port Huon playground and park area.

It is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

There is a portion of the land which is not developed for the purpose of a park or playground. This portion of land is currently vacant but could be used for car parking.

It is noted that there has been recent subdivisional and house construction in the immediate Port Huon area off Palmers Road and the playground will continue to have use subject to a relevant Playground Strategy.

The focus on Shipwrights Point highlights the need to further develop the land and the closure of Palmers Road to through traffic has improved safety and access to the area. This area will continue to see residential development.

The recommendation in the previous Strategy was:

Recommendation:

Consider the vacant portion of the land in CT 57988/19 for disposal or for use for construction of a residence to lease to doctors.

This is no longer considered to be relevant given current arrangements with the provision of Medical Services and, in the event land was required for doctor residence, it would be appropriate to consider purchase of the right land rather than use existing land.

Recommendation:

Nil

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PID: 2826295

LOCATION: 4421 HUON HIGHWAY, PORT HUON

Title Reference(s): 151537/2
Land Size: 8956m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Village
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Port Huon Sports Centre

Value:

Land Value	Capital Value	AAV
\$110,000	\$925,000	\$37,000

Assessment:

This land contains the Port Huon Sports Centre and car park and a small area of remnant bushland. Access to the Centre is via a right of way from Percy Street.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The Centre is currently used and the future land and Centre would be otherwise subject to a review of its operations. Work is underway to expand the car park and and relocate the access.

Recommendation:

Nil

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PID: 5260370

LOCATION: 19 ESPERANCE COAST ROAD, SURGES BAY

Title Reference(s): 153353/1
Land Size: 5817m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Cemetery
Responsible Department: Community Services



Land Description:
Surges Bay Cemetery

Value:

Land Value	Capital Value	AAV
\$32,000	\$32,000	\$1,280

Assessment:

This land contains the Surges Bay Cemetery which is a Council cemetery.

The land was transferred to Council as part of the Crown Land Assessment Classification Project and is subject to a reversionary clause, that is, to be used for the permitted purpose for a cemetery and cannot be used for another purpose or sold without permission of the Minister.

Management of the cemetery will be in accordance with any relevant Cemetery Strategy.

Recommendation:

Nil

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PID: 2271787

LOCATION: 70 ESPERANCE COAST ROAD, SURGES BAY

Title Reference(s): 153361/1
Land Size: 2.742ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Surges Bay Recreation Ground

Value:

Land Value	Capital Value	AAV
\$87,500	\$105,000	\$4,200

Assessment:

This land contains half of the Surges Bay Recreation Ground which is also contained on the adjoining Council PID of 2271779.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land was transferred to the Council as part of the Crown Land Assessment Classification Project and is subject to a reversionary clause, that is, to be used for the permitted purpose of an oval and cannot be used for another purpose or sold without permission of the Minister.

The land is otherwise managed in accordance with any Parks or Recreation Area Strategy.

Recommendation:

Nil

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PID: 2271779

LOCATION: 72 ESPERANCE COAST ROAD, SURGES BAY

Title Reference(s): 33879/1
Land Size: 2.417ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Residential
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Surges Bay Hall and Recreation Ground

Value:		
Land Value	Capital Value	AAV
\$90,000	\$310,000	\$12,400

Assessment:

This land contains the Surges Bay Hall and Recreation Ground.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land is currently required for its current purpose and is to be managed in accordance with any relevant Hall, Parks or Recreation Area Strategy.

Recommendation:

Nil

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PID: 1853531

LOCATION: CASTLE FORBES BAY ROAD, CASTLE FORBES BAY

Title Reference(s): 33890/1
Land Size: 1.2ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Other
Responsible Department: Unallocated



Land Description:
Former Castle Forbes Bay Weir

Value:

Land Value	Capital Value	AAV
\$23,000	\$23,000	\$920

Assessment:

This land contained the former Castle Forbes Bay Weir which was not included as part of the water schemes or transferred to TasWater in 2009.

The land does not have any identifiable purpose.

The land is considered to be surplus to Council requirements.

Recommendation:

Dispose of the land.

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PID: 1448886

LOCATION: HANNAH CLOSE, EGGS and BACON BAY

Title Reference(s): 30982/10
Land Size: 6000m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Public Open Space

Value:

Land Value	Capital Value	AAV
\$130,000	\$130,000	\$5,200

Assessment:

This land is public open space set aside as a previous subdivision and goes from the end of Hannah Place through to the coastal reserve.

The land is public land pursuant to S.177A(1)(e) any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

The land is undeveloped and is under vegetation and does not contain any Council infrastructure.

The land should be considered as part of Park or Recreation Area Strategy.

Recommendation:

Nil

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PID: 5862435

LOCATION: 41 ESPLANADE ROAD, EGGS and BACON BAY

Title Reference(s): 55788/21
Land Size: 5423m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Utilities
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Eggs and Bacon Bay Open Space Area

Value:

Land Value	Capital Value	AAV
\$85,000	\$115,000	\$4,600

Assessment:

This land is open space area at Eggs and Bacon Bay and contains the public toilets. The land is owned by TasWater having been transferred in its entirety in 2009.

In Council ownership, the land was public land pursuant to S.177A(1)(c) any public park or garden, and (e) any land shown on a subdivision plan as public open space that is acquired by Council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

Portion of the land is used by the Crown for the purposes of a waste water treatment plant and the recommendation in the previous Strategy was:

Recommendation:

Complete transfer of portion of land to Crown or TasWater.

As indicated it has since become apparent that the entire title was transferred to Taswater in error as part of the original transfer order in 2009. Discussions have been ongoing with Taswater to resolve the matter although there has been no successful outcome to date.

Recommendation:

Resolve title issues associated with the land including re-vesting of ownership in the Council at nominal value in conjunction with the land in PID 3004218 with the relevant portion only (and any required easement) transferred to the Crown or TasWater as appropriate.

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PID: 2852733

LOCATION: RANDALLS BAY ROAD, RANDALLS BAY

Title Reference(s): 153775/1
Land Size: 23.58ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Other
Responsible Department: Unallocated



Land Description:
Former Quarry Site and Vacant Land

Value:

Land Value	Capital Value	AAV
\$120,000	\$120,000	\$4,800

Assessment:

This land provides the backdrop to Randalls Bay.

The land originally was in two titles, one being owned by the Council (containing part of the quarry site) and the other being owned by the Crown which was the majority of the site used by the quarry. This land was purchased by Council in 2008 and adhered to the Council title to become the one title.

The quarry has been unused and surplus to the Council's requirements. The quarry has been being rehabilitated in accordance with a *Rehabilitation Plan for disused quarry site at Randalls Bay Road, Randalls Bay*. The mining lease has formally been surrendered.

The land has been identified in the Council's *Huon Valley Accommodation Prospectus* as a possible site for future eco-tourism accommodation which can be developed sympathetically with the surrounding environment. It is noted that the land contains various vegetations communities and some threatened vegetation communities under legislation.

The land is considered to be surplus to the Council's requirements and Council by the meeting of 14 September 1998 resolved to sell the land for offer as a working quarry.

The local Randalls Bay Coastcare Group has indicated a strong interest in the land and, particularly due to its environmental linkages, would like the Council to consider to sell the land for conservation purposes whether to an organisation like Tasmanian Land Conservancy. Due to the circumstances of the area there is considered to be merit in that system.

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The recommendation in the previous Strategy was:

Recommendation:

1. No action be taken in relation to the land for a period of five years subject to any interest being raised in response to the Huon Valley Accommodation Prospectus and consideration be given as to disposal of the land for conservation purposes.

2. In the event that no interest is given in the land under the first recommendation consider disposal of the land for conservation purposes including but not limited to consideration of conservation or other appropriate covenants and retention of portions of land for Council open space.

There has been no interest in the land for development purposes. In line with the previous recommendation, and 5 years having expired it will be recommended to dispose of the land.

Noting that there are some environmental aspects to the property and the interest shown in the land by the local Randalls Bay Coastcare Group it is considered appropriate to recommend a first offer at valuation to this group or an appropriate group such as Tasmanian Land Conservancy.

Recommendation:

Dispose of the land with first offer to the Randalls Bay Coastcare Group (or any appropriate conservation organisation with legal status) at independent valuation otherwise list for sale generally.

PID: 2250919

LOCATION: 8243-8247 CHANNEL HIGHWAY, CRADOC

Title Reference(s): 140186/2
Land Size: 3969m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Community Purpose
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Cradoc Community Hall, Barbeque Area, Open Space and Toilets

Value:

Land Value	Capital Value	AAV
\$57,500	\$270,000	\$10,800

Assessment:

This land contains the Cradoc Community Hall, barbeque area, open space and toilets.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land was specifically purchased for its current use following sale of the former Cradoc Hall.

The land is managed in accordance with any relevant Hall or Park and Recreation Strategy.

It is noted that the Hall contains the Cradoc Fire Station and a formal lease should be in place.

Recommendation:

Formalise a lease in respect of the Fire Station.

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PID: 5853870

LOCATION: 50 CEMETERY ROAD, CRADOC

Title Reference(s): 231539/1
Land Size: 1.218ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Community Purpose
Land Classification: Cemetery
Responsible Department: Community Services



Land Description:
Cradoc Cemetery

Value:

Land Value	Capital Value	AAV
\$52,500	\$52,500	\$2,100

Assessment:

This land contains the Cradoc Cemetery which has been included on the Tasmanian Heritage Register.

The site is understood to be managed by a local community committee and future use and operations will be subject to any future Cemetery Strategy.

Recommendation:

Nil

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PID: 7254265

LOCATION: CYGNET COAST ROAD, LYMINGTON

Title Reference(s): 217248/1
Land Size: 3.67ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Other
Responsible Department: Unallocated



Land Description:

Vacant Land

Value:

Land Value	Capital Value	AAV
\$100,000	\$100,000	\$4,000

Assessment:

This land is vacant land at Cygnet Coast Road, Lymington at Poverty Point.

The land was leased since the 1980's by the former Cygnet Canning Company (Clements and Marshall) and currently the Huon Fruitgrowers Company for apple dumping purposes. The use ceased in 2012 and the site rehabilitated.

The land has otherwise been identified as surplus to the Council's requirements and in 1998 by resolution No. 18.024/98* at its ordinary meeting of 14 September 1998, Council resolved to sell the land.

As part of the Crown Land Assessment Classification Project Council purchased the adjoining land in 2008.

The recommendation under the previous Strategy was:

Recommendation:

- 1. The land be re-zoned to a suitable zone.*
- 2. The land be disposed of subject to consideration of future use by Huon Fruitgrowers Company or its successors.*
- 3. The land be disposed of in conjunction with the adjoining land in PID 7254775 and consideration be given to any appropriate boundary adjustment and access clarification issues.*

Council subsequently reconsidered the matter as part of the *Land Strategy, July 2011* at its ordinary meeting of 12 December 2012, resolved to sell the land following re-zoning, creation or right of way and Part 5 Agreement for bushfire protection.

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The land has since been rezoned under the current scheme and is no longer required for any purpose. Bushfire protection is a matter dealt with under the *Building Act 2016*.

An issue was raised in relation to asbestos on the land allegedly from houses burnt down in the 1967 bushfires. The site was investigated for asbestos by drilling. Whilst some was found buried (it appears in accordance with guidelines) this was removed and no other asbestos was found.

The land is no longer required and recommended for disposal with any right of way necessary for the adjoining land.

Recommendation:

Dispose of the land separately from but in conjunction with the adjoining land in PID 7254775 with creation of appropriate rights of way to clarify access to both titles.

PID: 7254257

LOCATION: CYGNET COAST ROAD, LYMINGTON

Title Reference(s): 154775/1
Land Size: 2.682ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Other
Responsible Department: Unallocated



Land Description:

Vacant Land

Value:

Land Value	Capital Value	AAV
\$49,000	\$49,000	\$1,960

Assessment:

This land was formerly used for minor quarrying purposes and was purchased from the Crown as part of the Crown Land Assessment Classification Project in 2007.

The land was purchased firstly to provide a buffer and protection to the apple dumping activity being undertaken on the adjoining land in PID 7254265 with a view to sale of the land in conjunction with that PID.

The recommendation under the previous Strategy was:

Recommendation:

- 1. The land be re-zoned to a suitable zone.*
- 2. Investigations be undertaken into disposal of asbestos on the land.*
- 3. Subject to investigations, the land be disposed of in conjunction with the land in PID 7254265 and consideration be given to any appropriate boundary adjustment and access clarification issues.*

Council subsequently reconsidered the matter as part of the *Land Strategy, July 2011* at its ordinary meeting of 12 December, 2012, resolved to sell the land following re-zoning, creation of rights of way and Part 5 Agreements for bushfire protection.

The land has since been rezoned under the current scheme and is no longer required for any purpose. Bushfire protection is a matter dealt with under the *Building Act 2016*.

An issue was raised in relation to asbestos on the land allegedly from houses burnt down in the 1967 bushfires. The site was investigated for asbestos by drilling. No asbestos was found on the site.

The land is no longer required and recommended for disposal with any right of way necessary for the adjoining land.

Recommendation:

Dispose of the land separately from but in conjunction with the adjoining land in PID 7254265 with creation of appropriate rights of way to clarify access to both titles.

PID: 7252411

LOCATION: 3 GEORGE STREET, CYGNET

Title Reference(s): 197848/1
Land Size: 1048m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Village
Land Classification: Retirement Village
Responsible Department: Community Services



Land Description:
Independent Living Units Retirement Village

Value:		
Land Value	Capital Value	AAV
\$87,500	\$460,000	\$35,880

Assessment:

This land is used for the purposes of provision of Independent Living Units as a retirement village within the meaning of the *Retirement Villages Act 2004*.

The land is required for its current use and will be managed in accordance with a relevant Aged Care Strategy or alternatively considered in respect of Council delivery of retirement villages to the community.

Recommendation:

Nil

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PID: 7830242

LOCATION: 14 GEORGE STREET, CYGNET

Title Reference(s): 106267/3
Land Size: 2.467ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: General Residential/Community Purpose
Land Classification: Medical Centre/Other
Responsible Department: Community Services/Unallocated



Land Description:
Cygnet Medical Centre and Vacant Land

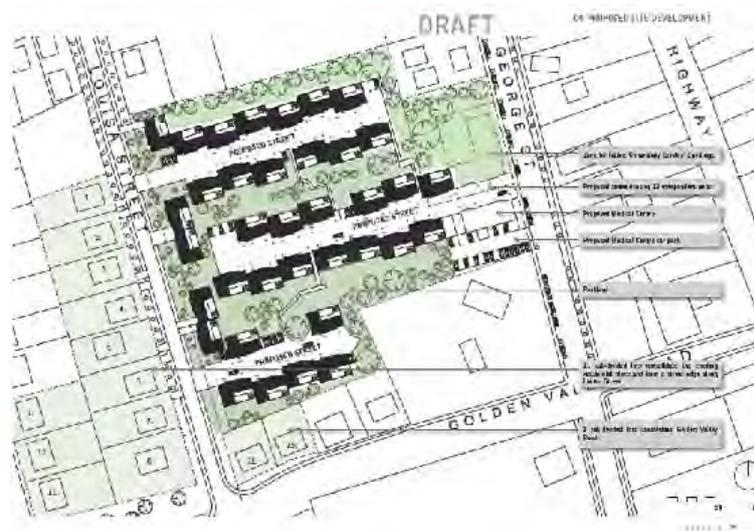
Value:	Capital Value	AAV
Land Value \$110,000	\$900,000	\$81,000

Assessment:

This land was originally the former Cygnet School Farm purchased by Council in the mid 1990's.

The land contains the Cygnet Medical Centre (now under lease to Huon Valley Health Centre Pty Ltd for a five year period). The balance of the land is vacant. Part of the land to the extent of the Medical Centre can be considered to be public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land has been identified for future development opportunities as part of the *George Street Site Development Strategy* particularly for subdivision, residential land, a Medical Centre (now constructed) and Independent Living Units to be operated as a Retirement Village.



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The recommendation in the previous Strategy was:

Recommendation:

Develop the Land in accordance with the George Street Site Development Strategy.

This has not been progressed at the time due to issues associated with traffic and stormwater arising from the density of the original design. However, it is considered appropriate to review the strategy for opportunities to have the land developed in conjunction with the land in PID 7672344 and 2036840.

As part of this it will be considered appropriate to determine title land for the Medical Centre as well as for future retirement village. The balance land can then be considered for sale for development. This land in particular provides an opportunity for the Council to realise a return to the Cygnet community which can be invested in implementing the proposals in the Cygnet Town Plan.

An example of how the land can provide opportunities is shown as follows:



Such a development could involve:

- Removal of the depot site and any rehabilitation of the land (there is land opposite the Cygnet Waste Transfer Site that can be used for depot/storage purposes and Council may sell the sheds for the purpose of removal by way of tender).
- Medium density residential lots consistent with the surrounding titles and some higher density residential lots.
- A number of high density residential lots which could be over the old depot site.
- A roadway extension of Louisa Street.

- An area of park land incorporating the creek for the benefit of the residential development surrounding the area.
- A formalised Cygnet Medical Centre title including to allow for expansion.
- An area set aside for a future Retirement Village.
- An area on George Street available for affordable Grouped House development.

Council will need to determine whether to develop the land itself or contract a third party, however, the cost of the works to the land must be sold at prices reflecting competitive neutrality. This will be subject to further investigation and consideration by Council before any final plan will be implemented.

Update: For the purposes of the Strategy the land has been identified in a recent Treasury report for an opportunity for affordable housing subject to community consultation.

The Cygnet Township Association has been undertaking its own consultation in relation to the land. Any consideration for the proposals for the land will need to be considered in context of constraints, needs and zoning and consultation undertaken by the Council.

Any actual and final proposals will be developed with community consultation and may differ from the example provided and may include all, some or none of the above considerations.

Recommendation:

1. ***Undertake a subdivision of the land to create a formalised Cygnet Medical Centre title including to allow for expansion.***
2. ***Prepare a development proposal for the land to consider the following matters:***
 - ***Removal of the depot site and any rehabilitation of the land (to include consideration of any needs for use of land opposite the Cygnet Waste Transfer Site that can be used for depot/storage purposes).***
 - ***Subdivide the land to create an optimal number of medium density residential lots consistent with the surrounding titles and high density residential lots.***
 - ***A roadway extension of Louisa Street.***
 - ***An area of park land incorporating the creek for the benefit of the residential development surrounding the area.***
 - ***An area set aside for a future Retirement Village.
An area on George Street available for affordable Grouped House development.***
3. ***Council may consider using funds received from the development for implementation of the Cygnet Town Plan for both acquisition of land and for associated capital works and improvements.***

PID: 7672344

LOCATION: 8 GEORGE STREET, CYGNET

Title Reference(s): 106267/7
Land Size: 2746m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Village
Land Classification: Other
Responsible Department: Unallocated



Land Description:

Vacant Land

Value:

Land Value	Capital Value	AAV
\$135,000	\$135,000	\$5,400

Assessment:

This land is vacant land which has historically been leased for the purposes of vegetable garden for a nearby land owner.

The land has been identified for future development opportunities as part of the *George Street Site Development Strategy* and should be developed in accordance for those purposes. It is considered that the Strategy requires review, see also PID 7830242 and 2036840. See comments in relation to the land in PID 7830242.

The land could be subject to a lease until such time as it is required.

Recommendation:

To be developed in accordance with the recommendations relating to PID 7830242.

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PID: 2036840

LOCATION: 20 GOLDEN VALLEY ROAD, CYGNET

Title Reference(s): 135234/1
Land Size: 2.058ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: General Residential
Land Classification: Operational-Depot/Quarry
Responsible Department: Infrastructure Services



Land Description:
Former Cygnet Depot Site and Vacant Land

Value:

Land Value	Capital Value	AAV
\$270,000	\$400,000	\$14,800

Assessment:

This land contains the former Cygnet Depot Site and Office and vacant land behind the houses at Donohoe Street, Cygnet. The depot is now unused.

The land has been identified for possible development as part of the *George Street Site Development Strategy*, particularly in relation to potential subdivision of land. See also PID 7672344 and 2036840. See comments in relation to the land in PID 7830242.

The land is considered to be generally surplus to the Council's requirements and is considered appropriate to be developed in accordance with the Strategy.

The former depot office building is leased to Meals on Wheels. This building is in fact not on the land and is on the road reservation. The future of this building could be considered separately.

Recommendation:

To be developed in accordance with the recommendation relating to PID 7830242.

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PID: 5848895

LOCATION: 16 CHARLTON STREET, CYGNET

Title Reference(s): 225355/1
Land Size: 7.197ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Public Land
Responsible Department: Community Services



Land Description:

Burton's Reserve

Value:

Land Value	Capital Value	AAV
\$105,000	\$210,000	\$8,400

Assessment:

This land contains the Burton's Reserve site at Cygnet.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The site is a multi-use site containing numerous buildings and facilities including Bridge Cottage (which is leased to the CWA), Weighbridge Cottage (which is leased to the Living History Museum), public toilets, old netball courts, scout hall (which is leased to the Cygnet Scouts), barbeque area, playground, open recreation area, dump point, walking tracks (nature walk) and access to footbridges across either side of Agnes Rivulet.

A skate park is to be developed on the site of the old netball courts.

The land has been managed in accordance with the Burton's *Reserve Development Plan* and there is a Burton's Reserve Management Advisory Committee.

Update: The Skate Park has now been developed. The Burton's Reserve Management Advisory Committee was disbanded in November 2017.

Recommendation:

Nil

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PID: 2901283

LOCATION: THORP STREET, CYGNET

Title Reference(s): 153300/11
Land Size: 5247m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Environmental Management
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Public Open Space

Value:

Land Value	Capital Value	AAV
\$27,000	\$27,000	\$1,080

Assessment:

This land is public open space set aside from a previous subdivision alongside Agnes Rivulet and is currently undeveloped.

The land is public land pursuant to S.177A(1)(e) any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

The land has been identified as a location for a walking track linkage between Thorp Street and Garthfield Avenue subject to purchase of adjoining land as part of the *Huon Valley Township Walking Track Strategy*.

The land will be otherwise managed in accordance with any Park or Recreation Area Strategy.

Recommendation:

Nil

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PID: 3307286

LOCATION: 4 SLAB ROAD, CYGNET

Title Reference(s): 35309/1, 35308/1, 36366/1 and 241380/1
Land Size: 6.7165ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Recreation
Land Classification: Public Land/Other
Responsible Department: Community Services



Land Description:

Access to Cygnet Camping Ground, Cygnet Recreation Ground and Open Space alongside Garthfield Avenue and Cygnet Riding Club Equestrian Centre

Value:

Land Value	Capital Value	AAV
\$220,000	\$825,000	\$33,000

Assessment:

This land contains the Cygnet Recreation Ground as well as a portion of open space park area between Garthfield Avenue and Agnes Rivulet and Hogans Paddock containing the Cygnet Riding Club Equestrian Centre currently under lease to the Cygnet Riding Club (formerly PIDs 2710145 and 7579166).

The land is part public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The recreation ground contains a number of facilities including the ground, grandstand, cricket and football club rooms, old wood chopping area and cricket nets.

An all weather cricket practice facility is constructed on the site and subject to a lease to the Slab Road Cricket Club.

The land is required for its current purposes and is managed in accordance with any relevant Park and Recreation Area Strategy.

Hogans Paddock in Certificate of Title 36366/1 is not public land. Whilst this does not have specific Council use or current strategic purpose, the fact that it adjoins the Recreation Ground provides a buffer and opportunities for future use if required. Until that time there are no issues with continuing with lease of the land.

Recommendation:

Nil

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PID: 2173175

LOCATION: GARTHFIELD AVENUE, CYGNET

Title Reference(s): 10239/2
Land Size: 757m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Public Land
Responsible Department: Community Services



Land Description:

Vacant Land and Walking Track alongside Agnes Rivulet

Value:

Land Value	Capital Value	AAV
\$5,000	\$5,000	\$200

Assessment:

This land contains a walking track and open space alongside Agnes Street Rivulet.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land was transferred to the Council as part of the Crown Land Assessment Classification Project and subject to a reversionary clause, that is, to be used for a permitted purpose of recreation and cannot be used for another purpose or sold without permission of the Minister.

Management of the land will be in accordance with any Parks or Recreation Area Strategy.

Recommendation:

Nil

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PID: 1932424

LOCATION: 19 LOUISA STREET, CYGNET

Title Reference(s): 131992/1
Land Size: 639m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Community Purpose
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Cygnet Sports Centre

Value:

Land Value	Capital Value	AAV
\$82,500	\$1,400,000	\$56,000

Assessment:

This land contains the Cygnet Sports Centre which is operated in conjunction with the adjoining Cygnet Primary School.

The land is public land pursuant to S.177A(1)(b) in the land that provides health, recreation, amusement or sporting facilities for public use.

The land is required for its current purposes subject to any relevant Strategy.

Recommendation:

Nil

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PID: 5851832

LOCATION: 35 MARY STREET, CYGNET

Title Reference(s): 27867/7
Land Size: 5201m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Loongana Park

Value:

Land Value	Capital Value	AAV
\$105,000	\$185,000	\$7,400

Assessment:

This land contains the predominate area of Loongana Park including the toilets, phone box and large playground area. This land links through to the Cygnet Car Park.

The land is public land pursuant to S.177A(1)(c) any public park or garden.

The land is considered required for its current purposes and is to be managed in accordance with any relevant Parks or Recreation Area Strategy.

Recommendation:

Nil

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PID: 5851824

LOCATION: 33 MARY STREET, CYGNET

Title Reference(s): 120506/1 and 120506/2
Land Size: 706m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Loongana Park

Value:

Land Value	Capital Value	AAV
\$120,000	\$120,000	\$7,400

Assessment:

This land contains Loongana Park and is operated in conjunction with PID 5851832 which is the land containing the large area of Loongana Park and toilets.

The land was purchased in 1999 for development alongside the existing park in PID 5851832.

The land is public land pursuant to S.177A(1)(c) any public park or garden.

The park will be developed in accordance with any relevant Park or Recreation Area Strategy.

Recommendation:

Nil

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PID: 7898984

LOCATION: 14 MARY STREET, CYGNET

Title Reference(s): 249559/1 and 196887/1
Land Size: 2684m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Local Business
Land Classification: Public Land
Responsible Department: Community Services



Land Description:

Former Port Cygnet Council Offices, Cygnet Town Hall and adjoining laneway

Value:

Land Value	Capital Value	AAV
\$150,000	\$675,000	\$34,500

Assessment:

This land contains the former Port Cygnet Council Offices and the Cygnet Town Hall.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The former offices are currently leased separately to Southern Business Services and PFLAG Tasmania respectively.

The room at the rear of the Hall is leased to the Huon Arts Exhibition Group who have their offices on site and an ancilliary gallery.

The Hall is subject to the Cygnet Town Hall Management Agreement undertaken by Southern Business Services.

The land is considered to be required for its current purposes and is to be managed in accordance with any relevant Hall Strategy.

Recommendation:

Nil

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PID: 1853566

LOCATION: MARY STREET, CYGNET

Title Reference(s): 104864/1
Land Size: 1640m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Local Business
Land Classification: Car Park
Responsible Department: Infrastructure Services



Land Description:
Road and car park behind Cygnet Town Hall

Value:

Land Value	Capital Value	AAV
\$32,000	\$32,000	\$1,280

Assessment:

The land was originally purchased for the purposes of future possible development as a road and car park.

The car park as constructed in 2013 in conjunction with adjoining land acquired for road purposes.

Recommendation:

Nil

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PID: 5851859

LOCATION: 39 MARY STREET, CYGNET

Title Reference(s): 228181/1
Land Size: 412m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Cygnet War Memorial

Value:

Land Value	Capital Value	AAV
\$55,000	\$55,000	\$2,200

Assessment:

This land contains the Cygnet War Memorial along with old gun turrets and war equipment on a small park area.

The land is public land pursuant to S.177A(1) (c) any public park or garden.

The land is required for its current purposes and managed in accordance with any Parks or Recreation Area Strategy.

Recommendation:

Nil

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PID: 3139155

LOCATION: 2 LOURDES RISE, CYGNET

Title Reference(s): 162601/101
Land Size: 852m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: General Residential
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Harvey Park

Value:

Land Value	Capital Value	AAV
\$31,000	\$31,000	\$1,240

Assessment:

This land contains Harvey Park.

The land is public land pursuant to S.177A(1)(e) any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

The land is required for its current purposes and managed in accordance with any Parks or Recreation Area Strategy.

Recommendation:

Nil

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PID: 3376185

LOCATION: 15 SILVER HILL ROAD, CYGNET

Title Reference(s): 169532/29
Land Size: 1284m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: General Residential
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Public Open Space

Value:

Land Value	Capital Value	AAV
\$30,000	\$30,000	\$1,200

Assessment:

This land contains vacant public open space, yet to be developed.

The land is public land pursuant to S.177A(1)(e) any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

The land is required for its current purposes and managed in accordance with any Parks or Recreation Area Strategy.

Recommendation:

Nil

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PID: 5856967

LOCATION: 83 TOBYS HILL ROAD, CYGNET

Title Reference(s): 218487/1
Land Size: 3.035ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Utilities
Land Classification: Waste Management
Responsible Department: Environment and Development Services



Land Description:
Cygnet Waste Transfer Station

Value:

Land Value	Capital Value	AAV
\$75,000	\$125,000	\$5,000

Assessment:

This land contains the Cygnet Waste Transfer Site on the northern part of Tobys Hill Road. There is a portion of the land on the southern side of the road which is vacant.

The vacant land to the southern side of the site would only be of any use to adjoining land owners. It may also be of Council use for depot purposes in the event of sale of the former Depot site in Golden Valley Road.

The land will be managed in accordance with any Waste Management Strategy and require rehabilitation plans for waste disposal sites.

Recommendation:

Consider use of the southern portion of the land for future depot purposes.

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PID: 3147833

LOCATION: LOT 1 WYLIES ROAD, CYGNET

Title Reference(s): 206997/1, 70071/2, 70071/3, 70071/4,
231472/1, 233772/1, 232356/1, 35315/1
35315/3, 35314/1, 35314/2, 35314/3

and

35314/4

Land Size: 374.77ha

Planning Scheme: Huon Valley Interim Planning Scheme
2015

Planning Zone: Environmental Management

Land Classification: Other

Responsible Department: Unallocated

Land Description:

Agnes Weir Catchment Protection

Value:

Land Value	Capital Value	AAV
\$450,000	\$450,000	\$18,000



Assessment:

This land was originally owned by the Council for the purpose of protection of the Agnes Weir Water Scheme Catchment.

The Weir and Treatment Plant title was transferred to TasWater, however, the balance land was not transferred at the time.

On assessment, access to the Land Titles does not exist although there is some theoretical access to a number of titles by way of reserve roads.

The land is otherwise inaccessible and includes very steep country.

The land was considered as being available for use for carbon offset however the land was identified as not being eligible.

The land is otherwise surplus to Council requirements.

The recommendation in the previous Strategy was:

Recommendation:

Investigations be undertaken in relation to disposal of the land by transfer to TasWater, sold to adjoining landowners, offered for sale generally or offered to the Crown for reservation purposes.

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Despite the nature of the land it has no strategic purpose for the Council. It is therefore appropriate to review the zone in the new Tasmanian Planning Scheme and offer for sale as per the previous recommendation.

Recommendation:

1. ***Re-zone the land to an appropriate zone in the Tasmanian Planning Scheme.***
2. ***Dispose of the land.***

PID: 3011733

LOCATION: LOT 2, FLOOD ROAD, HUONVILLE

Title Reference(s): 157687/2
Land Size: 11.46ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Public Land
Responsible Department: Community Services/Unallocated



Land Description:
Skinners Creek Walking Track and Vacant Grazing Land

Value:

Land Value	Capital Value	AAV
\$230,000	\$230,000	\$9,200

Assessment:

This land contains Skinners Creek Walking Track and also vacant grazing land and was purchased in 2009 to allow the Walking Track to proceed through to the Esplanade. Another walking track on the land through to the adjoining Council land at the corner of Flood Road was identified in the *Huon Valley Township Walking Track Strategy*.

The land is public land pursuant to S.177A(1)(d) any land acquired under S.176 for the purpose of establishing or extending public land.

Future use of the land has not currently been determined but it has been identified as a site for planting of vegetation offsets in conjunction with the adjoining Black Gum site.

The land ought be considered as part of any appropriate subdivision or boundary adjustment to allow for appropriate land title configurations noting that it joins Council properties in PID 1884581 and PID 7863933.

The land is known to be flood prone.

The land may also be required for relocation of the Channel Highway.

Frontage of the land will also be required for relocation of the Channel Highway.

The land is identified as available for lease for grazing purposes until used by Council for other purposes.

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Recommendation:

- 1. Investigations to be undertaken in relation to appropriate title configurations and use of the balance land in conjunction with adjoining Council PID's of 1884581 and 7863933.**
- 2. Part of the land be used for provision of vegetation offsets.**
- 3. Consideration be given to other uses for the land.**
- 4. Make the balance land available for lease.**

PID: 3147876

LOCATION: 28 SCENIC HILL ROAD, HUONVILLE

Title Reference(s): 84442/1, 80352/2, 80352/1, 83928/1
and
83930/3
Land Size: 1.5964ha
Planning Scheme: Huon Valley Interim Planning Scheme
2015
Planning Zone: Rural Resource
Land Classification: Operational – Depot/Quarry
Responsible Department: Infrastructure Services



Land Description:
Former Quarry Site

Value:

Land Value	Capital Value	AAV
\$120,000	\$120,000	\$4,800

Assessment:

This land contains three former quarry sites and vacant land at Scenic Hill (formerly PID 5704664)

Portion of the site had previously been identified for potential of a clean fill disposal site, however, this has not proceeded. This could be considered as part of a waste management strategy however the location with a trafficable route through a residential area along Scenic Hill Road is less than desirable. It would be of better strategic direction to purchase and use suitable land for such a site rather than simply use existing land because it is there.

The land was previously identified for development of a Management Plan when the Council purchased the adjoining quarry land contained in Certificate of Title 101823/1 (PID 7815560) in 2008 and was part of the recommendation in the former Strategy. Development of the Plan did not proceed as a rehabilitation plan was required on the adjoining PID to satisfy the requirements of Mineral Resources Tasmania and the EPA.

The land in Certificate of Title 83930/3 has previously been identified as a potential motel or accommodation site in conjunction with the abovementioned title as identified in the *Huon Valley Accommodation Prospectus*. There has been no interest shown in development of the land for those purposes. See comments on PID 7815560.

The land in Certificate of Title 83928/1 adjoins the Huonville reservoir title that was transferred to TasWater and is remote from all other titles in this PID. This land appears to be used as part of the adjoining residential land in CT 106770/2 and is accessed through the reservoir title. This land does not have any strategic value to the Council and will be recommended for disposal.

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The recommendation in the previous Strategy was:

Recommendation:

- 1. A Management Plan and Site Development Strategy be developed for the land in conjunction with the land in the adjoining PID 7815560.*
- 2. The land, or part of it, be developed and/or disposed of in accordance with that Plan or Strategy.*
- 3. Dispose of the land in CT 83928/1.*

As there is a rehabilitation plan on the adjoining PID which is being implemented there is no longer considered to be any benefit of a management plan and site development strategy for either site.

The land is predominantly surplus to the Council's requirements. There is considered to be no benefit of continued Council ownership.

It is unclear as to how any interested parties may use the land if sold however it is considered appropriate to put the land on the market in conjunction with the adjoining PID and consider any offers appropriately.

Recommendation:

Dispose of the land.

PID: 7815560

LOCATION: SCENIC HILL ROAD, HUONVILLE

Title Reference(s): 101823/1
Land Size: 1.157ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Operational-Depot/Quarry
Responsible Department: Infrastructure Services



Land Description:
Scenic Hill Quarry

Value:

Land Value	Capital Value	AAV
\$130,000	\$130,000	\$5,200

Assessment:

The Scenic Hill Quarry was purchased in 2008 and at that time was an operating quarry.

It was identified that the land was possible for an opportunity of a motel site with adjoining Council land in PID 5704664 (C/T 83930/3 in now PID 3147876).

On purchase of the land Council resolved to develop a Management Plan for the quarrying sites which could provide for a rehabilitation plan and development of the site ready for a potential tourist accommodation development. It was intended that until such a development occurs the quarry could be operated as part of its rehabilitation.

The quarry was not subsequently used and is now subject to a rehabilitation plan to satisfy the requirements of Mineral Resources Tasmania and the EPA.

The land in Certificate of Title 83930/3 has previously been identified as a potential motel or accommodation site in conjunction with the abovementioned title as identified in the *Huon Valley Accommodation Prospectus*. There has been no interest shown in development of the land for those purposes.

Given its location it is considered appropriate to 'test' the market and call for expressions of interest for such a development. Failing that, the land may simply be disposed of.

The recommendation in the previous Strategy was:

Recommendation:

- 1. A Management Plan and Site Development Strategy be developed for the land in conjunction with the land in the adjoining PID 5704664.*
- 2. The land be developed and/or disposed of in accordance with that Plan or Strategy.*

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As there is a rehabilitation plan which is being implemented there is no longer considered to be any benefit of a management plan and site development strategy for either site.

The land is predominantly surplus to the Council's requirements. There is considered to be no benefit of continued Council ownership other than to facilitate accommodation development.

It is unclear as to how any interested parties may use the land if sold however it is considered appropriate to put the land on the market in conjunction with the adjoining PID and consider any offers appropriately.

Recommendation:

- 1. Dispose of the land.***
- 2. Call for expressions of interest for accommodation development of the land in conjunction with CT 83930/3.***

PID: 1884581

LOCATION: THE ESPLANADE, HUONVILLE

Title Reference(s): 130935/1 and 114540/11
Land Size: 6.228ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Business/Open Space
Land Classification: Other
Responsible Department: Unallocated



Land Description:

Vacant Land, Huon Archers and Leslievale Landscape and Gravel Supplies

Value:

Land Value	Capital Value	AAV
\$390,000	\$410,000	\$16,400

Assessment:

This is vacant land adjoining the Esplanade at Channel Highway, Huonville.

A car parking area for boat trailers using the boat ramp has been constructed on the eastern end of the property. Skinners Creek Walking Track commences from the property.

Portion of the land is leased for the purposes of Leslievale Landscape and Gravel Supplies site and the existing shed on the property is leased by the Huon Valley Theatre Company Pty Ltd for the purposes of storage. A portion of the paddock adjoining the shed is leased to the Huon Archers Club. The balance land is leased or used from time to time for taking of hay or grazing animals. The land has also been used by Parks and Wildlife and Tas Fire Service for helicopter landing purposes.

Part of the land may be required for any future relocation of the Channel Highway and linkages into Skinner Drive.

The land is partially flood prone, however, a portion of the property in accordance with the *Huonville Town Structure Plan* which includes expansion of the commercial area of Huonville onto the site and recognising a possible alignment for a relocated Channel Highway. Part of the land has been zoned Business for this purpose. The flooding and soil profiles of the site may require a review of the suitability of some or all of the site for commercial development. Any consideration for further development of the site will rely upon relocation of the Council Depot in PID 5691197.

Development of the property should take into consideration the *Huonville Town Structure Plan*, and the outcomes of the Huonville Master Plan Project. Development may result in subdivision of the land or boundary adjustment for appropriate title layouts, potentially in conjunction with adjoining land in PID 5691197 or land in PID 3011733.

A portion of the shed is contained on CT 31209/2 that is not in Council's name and this should be rectified as the opportunity arises.

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Recommendation:

- 1. Review suitability of and opportunities for development of the land for expansion of Huonville's commercial area to the site including a second supermarket, relocation of the Council Depot and a relocated Channel Highway alignment and appropriate road linkages subject to any Strategic Master Plan for Huonville.**
- 2. Undertake action to obtain the land in CT 31209/2 in Council's name.**
- 3. Consider subdivision or boundary adjustments with adjoining land in PID 5691197 or 3011733.**
- 4. Make the balance land available for lease.**

PID: 7863933

LOCATION: FLOOD ROAD, HUONVILLE

Title Reference(s): 19056/1
Land Size: 5.114ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Other
Responsible Department: Community Services



Land Description:
Vacant Land and Black Gum Site

Value:

Land Value	Capital Value	AAV
\$135,000	\$135,000	\$5,400

Assessment:

This land is on the corner of Flood Road and Channel Highway and contains a black gum site as well as some vacant land and an area of fill on the corner.

The land has been subject to a *Site Management Plan for the Black Gum Forest Remnant Flood Road Huonville* which was implemented by the Huonville Landcare Group. The plan included a nature track loop although the site is not generally accessible following some rehabilitation works.

The portion of the land which is the subject of fill is not included as part of the Site Management Plan and was previously informally identified as a potential site for relocation of Pages Garden and Gravel subject to obtaining all necessary statutory approvals.

With the new planning Scheme in force it is considered that any relocation ought to be to an appropriately zoned site such as a light industrial or commercial zone and, as such, proposals for relocation to this site are not considered to be appropriate.

A portion of the land may be required as part of any future relocation of the Channel Highway.

Recommendation:

Nil

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PID: 5691197

LOCATION: 14 SALE STREET, HUONVILLE

Title Reference(s): 22192/1
Land Size: 2.426ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Business
Land Classification: Operational-Depot/Quarry/Car Park
Responsible Department: Infrastructure Services



Land Description:
Council Depot and Skinner Drive Car Park

Value:			
Land Value	Capital Value	AAV	
\$210,000	\$775,000	\$33,410	

Assessment:

This land contains the Council Depot, Skinner Drive car park, Skinner Drive road formation, the Council Dog Pound and the SES Depot.

Part of the site is leased to Parks and Wildlife for a Depot.

The land is currently required for Council purposes, however, it has been identified as a future possible development site associated with any potential second supermarket proposal considered as part of the Huonville Town Structure Plan along with expansion of the commercial area of Huonville onto the site on the Business zoned land and recognising a possible alignment for a relocated Channel Highway.

Future subdivision or boundary adjustments of the land to facilitate future development as well as defined Skinner Drive and road reservations would be appropriate.

Entrance to the site could be expanded and green space provided by purchase of the land in front of and including the current police house.

The flooding and soil profiles of the site may require a review of the suitability of some or all of the site for commercial development. This site will be further considered in the Huonville/Ranelagh Master Plan and any consideration for further development of the site will rely upon relocation of the Council Depot.

Recommendation:

- 1. Review suitability of and opportunities for development of the land for expansion of Huonville's commercial area to the site including a second supermarket, relocation of the Council Depot and a relocated Channel Highway alignment and appropriate road linkages subject to any Strategic Master Plan for Huonville.***

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- 2. Consider any appropriate subdivision or boundary adjustment be undertaken in accordance with adjoining Council land in PID 1884581.**
- 3. Consider purchase of the land in front of and including the police house from CT 149639/2 should it be appropriate for any future development of the site.**

PID: 1744802

LOCATION: SKINNER DRIVE, HUONVILLE

Title Reference(s): 113854/1
Land Size: 900m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Business
Land Classification: Car Park
Responsible Department: Infrastructure Services



Land Description:
Car Park and Bus Shelter

Value:

Land Value	Capital Value	AAV
\$145,000	\$145,000	\$5,800

Assessment:

This land contains a car park and bus shelter and adjoins Huon Central land and car park which is combined as one with Council's car park.

The land is considered to be required for current purposes subject to any review of car parking in the future.

Recommendation:

Nil

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PID: 3203356

LOCATION: 67 MAIN STREET, HUONVILLE

Title Reference(s): 135828/10, 157686/2 and 157686/1

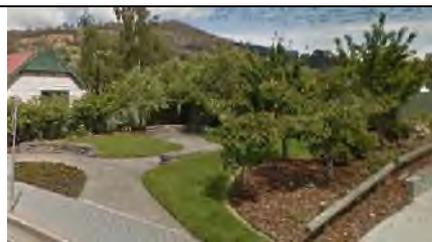
Land Size: 327m²

Planning Scheme: Huon Valley Interim Planning Scheme 2015

Planning Zone: Business

Land Classification: Public Land

Responsible Department: Community Services



Land Description:

Walton Park

Value:

Land Value

\$39,000

Capital Value

\$39,000

AAV

\$1,560

Assessment:

This land was set aside as public open space and is contains Walton Park (formerly PID 2139129).

The land is public land pursuant to S.177A(1)(e) any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993* and S.177A(1)(d) any land acquired under Section 176 for the purpose of establishing or extending public land.

The land is managed in accordance with any Parks or Recreation Area Strategy.

Recommendation:

Nil

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PID: 5688078

LOCATION: 27 MAIN STREET, HUONVILLE

Title Reference(s): 55312/4
Land Size: 502m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Business
Land Classification: Other
Responsible Department: Unallocated



Land Description:

Vacant Land

Value:

Land Value	Capital Value	AAV
\$225,000	\$225,000	\$9,000

Assessment:

This is vacant land in Main Street, Huonville which is currently used for the purpose of a pocket park.

The land was purchased in 2007 with possible uses of the land being identified as:

- develop the land in conjunction with Council land to the rear of the property and that of the intervening Blockbuster land in PID 5688051.
- Consider the site for public toilets (since constructed elsewhere)
- An investment for Council to be on-sold in the future
- develop the site into shops or an arcade
- utilise the area for car parking
- utilise the site to secure further investment into Huonville by a Developer

Whilst the land is currently used as a pocket park, this is a temporary use and the report noted that it was not being purchased for that purpose.

It is considered that the land be disposed of with consideration of possible development opportunities particularly in relation to any possible development opportunities with the adjoining Blockbuster land in PID 5688051 and the other Council land in PID 7700018 for extension of car parking.

Update: Following purchase of Blockbuster building and in development of the new car park to the rear of the Visitor Information Centre has identified the opportunity to retain an approximately 6 metre open space strip of land at the northern end of the land for pathway and green space purposes.

The balance of the land could be sold for development purposes subject to any consultation and potential for an expression of interest process.

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Recommendation:

Dispose of the land considering developments with the adjoining Blockbuster land in PID 5688051 and Council land in PID 7700018 with respect to further car parking development.

PID: 5688051

LOCATION: 23-25 MAIN STREET, HUONVILLE

Title Reference(s): 199096/1
Land Size: 1042m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Business
Land Classification: Visitor Information Centre/Car Park
Responsible Department: Legal and Governance Services/Infrastructure Services



Land Description:
Visitor Information Centre and Car Park

Value:

Land Value	Capital Value	AAV
\$210,000	\$480,000	\$94,000

Assessment:

The land was purchased in 2017 for the purpose of relocation of the Visitor Information Centre and to develop further car parking at the rear.

The purchase also facilitates development of adjoining land in 27 Main Street in conjunction with a car park as a potential egress as well as sale or other development of the balance land.

The land will be developed accordingly.

Recommendation:

Nil

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PID: 7700018

LOCATION: MAIN STREET, HUONVILLE

Title Reference(s): 13197/1, 31372/1, 81468/11 and 141140/2
Land Size: 4236m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Business
Land Classification: Car Park
Responsible Department: Infrastructure Services



Land Description:
Car Park

Value

Land Value	Capital Value	AAV
\$420,000	\$525,000	\$21,000

Assessment:

This land contains a Council Car Park at the rear of Huon Court Arcade and vacant land.

It is noted the land in CT 81468/11 contains a sewer pump station which was not transferred to TasWater. The pump station is to be decommissioned and the land remain in Council ownership. Taswater are acquiring another portion of the land (C/T 13197/1) (along with easements) for the new pump station.

The car park is to be expanded in conjunction with vacant land behind the Huon Valley Visitor Centre in PID 5688071 and the Council land in PID 5688078.

There is an opportunity to expand car parking in the area and consideration may be given to opportunities for development of the land in conjunction with vacant land behind 'Blockbuster' in PID 5688071 and the Council land in PID 5688078.

Update: Works are to commence on the car park development in 2018/2019.

Recommendation:

Nil

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PID: 5687809

LOCATION: 40 MAIN STREET, HUONVILLE

Title Reference(s): 153362/1 and 86756/1
Land Size: 1287m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Community Purpose
Land Classification: Public Land/Office/Service Buildings
Responsible Department: Infrastructure Services



Land Description:
Huonville Town Hall, Council Offices and Chambers

Value:

Land Value	Capital Value	AAV
\$140,000	\$1,500,000	\$60,000

Assessment:

This land contains the Huonville Town Hall, Council Offices, Council's Customer Service Centre and Council Chambers.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

Historically the land had been subject to a 99 year Crown Land Lease but was transferred to Council as part of the Crown Land Assessment Project subject to a reversionary covenant, that is, to use the land for the permitted use of offices and Town Hall and cannot be used for another purpose or sold without permission of the Minister.

The land will otherwise be managed in accordance with any relevant Hall Strategy and Council Office requirements.

Recommendation:

Nil

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PID: 3032497

LOCATION: 40A MAIN STREET, HUONVILLE

Title Reference(s): 160459/1
Land Size: 4234m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Community Purpose
Land Classification: Office/Service Buildings
Responsible Department: Infrastructure Services



Land Description:
Council Offices and Huon Valley Community Health Centre

Value:

Land Value	Capital Value	AAV
\$310,000	\$2,050,000	\$127,220

Assessment:

This land contains the Council Offices in 40A Main Street, Huonville and also part of the Community Health Centre which is leased to the Crown. The balance of the land is some open space with car parking.

The land is considered appropriate for its current uses, however, there are also a number of adjoining small road titles which are currently encroached on by the car park and the Health Centre and the original alignment of Sale Street is not in Council's name.

It is considered appropriate to resolve titles issues associated with Sale Street, the car park and the Community Health Centre.

Recommendation:

- 1. Obtain title for the former Sale Street formation in Council's name.**
- 2. Resolve title issues by subdivision and/or boundary adjustment to provide a formal Sale Street road reservation and appropriate titles for the Huon Valley Community Health Centre, Council's Office building and associated car park.**

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PID: 1455453

LOCATION: OFF SALE STREET , HAMPTON COURT, CROFTON COURT and BURWOOD STREET HUONVILLE

Title Reference(s): 36178/104, 142945/99, 44670/99,
44670/98, 155727/100 and 35595/103

Land Size: 1.3155ha

Planning Scheme: Huon Valley Interim Planning Scheme 2015

Planning Zone: Open Space

Land Classification: Public Land

Responsible Department: Community Services



Land Description:

Open Space and Skinner Creek Walking Track

Value:

Land Value	Capital Value	AAV
\$105,000	\$115,000	\$4,600

Assessment:

This land has been set aside as Open Space as part of a previous subdivision and contains the Skinners Creek Walking Track.

The land is public land pursuant to S.177A(1)(e) any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

The land is required for its current purposes and is managed in accordance with any Parks or Recreation Area or Walking Track Strategy.

Recommendation:

Nil

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PID: 5692309

LOCATION: TUTTON AVENUE, HUONVILLE

Title Reference(s): 7295/13
Land Size: 3460m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: General Residential
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Vacant Open Space

Value:

Land Value	Capital Value	AAV
\$27,000	\$27,000	\$1,080

Assessment:

This land is public open space at the end of the subdivision at Tutton Avenue, Huonville.

The land is public land pursuant to S.177A(1)(e) any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

The land does not contain any Council infrastructure and contains high voltage power lines.

The land is considered to meet current requirements as open space but may be subject to other open space that becomes available as part of subdivisions undertaken on adjoining land. There may be an opportunity to include this land in an adjoining subdivision to provide for better quality open space.

The land will otherwise be managed in accordance with any Parks or Recreation Area Strategy.

Recommendation:

Nil

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PID: 2604561

LOCATION: LOT 97 BURWOOD STREET, HUONVILLE

Title Reference(s): 142945/97
Land Size: 613m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Open Space
Land Classification: Stormwater
Responsible Department: Infrastructure Services



Land Description:
Open Space Access Track

Value:

Land Value	Capital Value	AAV
\$27,000	\$27,000	\$1,080

Assessment:

This land is an open space area access track between Burwood Street and Skinners Creek Walking Track and associated open space.

The land also contains a storm water drainage easement.

The land is required for its current purpose subject to requirements for storm water disposal and continued access to the walking track.

Recommendation:

Nil

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PID: 2752695

LOCATION: 33 MAIN STREET, HUONVILLE

Title Reference(s): 131692/1
Land Size: 377m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Business
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Park at corner Wilmot Road and Main Street, Huonville

Value:

Land Value	Capital Value	AAV
\$140,000	\$140,000	\$5,600

Assessment:

This land contains the park and adjoining footpath area on the corner of Wilmot Road and Main Street, Huonville (commonly known as Telstra Corner).

The land is public land pursuant to S.177A(1)(c) any public park or garden.

The land was obtained by a transfer under the Crown Land Assessment Classification Project and is subject to a reversionary covenant, that is, the land is to be used for its permitted use of public park and cannot be used for any other purpose or sold without permission of the Minister.

The land would be managed in accordance with any relevant Park or Recreation Area Strategy.

Recommendation:

Nil

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PID: 7464262

LOCATION: 40-72 WILMOT ROAD, HUONVILLE

Title Reference(s): 214076/1, 31216/1, 31225/2
and 126804/1
Land Size: 10.5237
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Public Open Space Reservation
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Huonville Recreation Ground Complex

Value:

Land Value	Capital Value	AAV
\$575,000	\$3,400,000	\$136,040

Assessment:

This land is the Huonville Recreation Ground Complex and contains:

- Huonville Recreation Ground and associated grandstand, change rooms and score board;
- Little Athletics and soccer ground and associated infrastructure and toilets;
- Tennis Courts;
- Skate Park;
- War Memorial;
- Huonville Swimming Pool;
- Dog exercise area; and
- Huonville Scout Hall

Portion of the land is leased for the PCYC Centre.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land also contains the Tennis Court Road and Swimming Pool Road reservations and a portion of the reservation is leased to the Medical Centre for car parking purposes.

The land in general is overseen by the Huonville Recreation Ground Management Advisory Committee. The Scout Hall is managed by the Huonville Scout and Guides.

The land is considered to be required for current purposes and is to be developed in accordance with the *Huonville Recreation Ground Management Plan and Master Plan*.

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Assessment and review of land titles has revealed that the land, better known as the old hockey ground between the PCYC building and Swimming Pool Road is not included on any Council title. Dependant on the proposed use of that land under the Master Plan investigations should be undertaken to have this land in Council's name.

Recommendation:

Subject to the Huonville Recreation Ground Management Plan and Master Plan investigate obtaining title for the land formerly used for the old hockey ground between the PCYC building and Swimming Pool road in Council's name.

PID: 2723763

LOCATION: WILMOT ROAD, HUONVILLE

Title Reference(s): 131997/3 and 145351/1
Land Size: 4697m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Environmental Management
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Public Open Space

Value:

Land Value	Capital Value	AAV
\$27,000	\$27,000	\$1,080

Assessment:

This land is public open space alongside the Waltons Inlet.

The land is public land pursuant to S.177A(1)(e) any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993* and S.177A(1)(d) any land acquired under Section 176 for the purpose of establishing or extending public land.

The land adjoins other public open space land in PID 5693141 and is identified for a possible walking track as part of the *Huon Valley Township Walking Track Strategy*.

The land will be managed in accordance with any Park or Recreation Area Strategy and the *Huon Valley Township Walking Track Strategy*.

Recommendation:

Nil

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PID: 5693141

LOCATION: WILMOT ROAD, HUONVILLE

Title Reference(s): 116383/1
Land Size: 6020m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Environmental Management
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Vacant Land alongside Huon River

Value:

Land Value	Capital Value	AAV
\$52,500	\$52,500	\$2,100

Assessment:

This is vacant land alongside the Huon River.

The land is public land pursuant to S.177A(1)(c) any public park or garden.

The land adjoins other areas of public open space in PID 2723763.

The land has been identified for possible walking track as part of the *Huon Valley Township Walking Track Strategy*.

Recommendation:

Nil

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PID: 3206549

LOCATION: 2 HERON STREET, HUONVILLE

Title Reference(s): 136315/2 and 138907/1
Land Size: 4355m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Village
Land Classification: Children's Services
Responsible Department: Community Services



Land Description:
Huonville Children's Services Centre and Exit and Storage

Value:

Land Value	Capital Value	AAV
\$240,000	\$825,000	\$10,480

Assessment:

This land contains the Huonville Children's Services Centre along with land that was purchased in 2008 to allow for extra car parking and traffic flow and safe exit from the Centre (Former PIDs 2192966 and 2092420).

The land also contains a shed, being a former garage, which is being used for storage.

The land is required for its current purposes subject to any strategy for the Council's provision of Child Care Services in the Huonville area.

The recommendation in the previous strategy was:

Recommendation:

Develop a Childrens Services Site Development Strategy in conjunction with the adjoining Council land in PID 2192966 and land in PID's 2092412 and 7589161.

This would be a matter considered as part of Council service provision review rather than a recommendation of this Land Strategy.

Recommendation:

Nil

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PID: 5701076

LOCATION: 16 FRANKCOMB STREET, HUONVILLE

Title Reference(s): 63594/38
Land Size: 1576m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: General Residential
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Vacant Open Space Land

Value:

Land Value	Capital Value	AAV
\$39,000	\$39,000	\$1,560

Assessment:

This land is vacant open space land.

The land is public land pursuant to S.177A(1)(e) any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

The land is undeveloped and does not contain any Council infrastructure other than a drainage course through the land and only has this as an operational purpose.

The open space land is the only land of its type in the location but is not considered to be ideal for any use due to the steep nature of the land.

The lot is however a large area and considered that, subject to appropriate easements required by the Council, could be developed for residential purposes.

It is therefore considered appropriate to consult the community at Frankcomb Street and Riverview Lane as to the need for the land.

If the land is no longer required by the community then it would be recommended to undertake a process to sell the land. This would involve removal of the land from the Public Land List under the *Local Government Act 1993* and undertake an amendment to the sealed plan to remove the public open space annotation on the title. There are 14 properties formally affected by the proposal.

There may be an issue of compensation required to be paid for removal of the public open space in that area to those benefiting on the plan. This would need to be considered by way of appropriate valuations and sale price of the property.

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Recommendation:

- 1. Consult the residents of Frankcomb Street and Riverview Lane on retention or disposal of the land.**
- 2. If the majority response is to dispose of the land then undertake the necessary statutory processes to do so, otherwise retain the land as currently maintained or as otherwise determined as part of any relevant Parks or Recreation Strategy.**
- 3. Funds received from any disposal are to firstly cover all costs associated with necessary statutory processes and secondly to be allocated to the public open space fund maintained in accordance with the Local Government (Building and Miscellaneous Provisions) Act 1993.**

PID: 3251307

LOCATION: 422 GLEN HUON ROAD, HUONVILLE

Title Reference(s): 165625/1
Land Size: 4.56ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Community Purpose
Land Classification: Cemetery
Responsible Department: Community Services



Land Description:
Huon Valley Lawn Cemetery

Value:

Land Value	Capital Value	AAV
\$170,000	\$200,000	\$8,000

Assessment:

This land contains the Huon Valley Lawn Cemetery and has historically included the water treatment plant (formerly PID 5701375).

A draft *Huon Lawn Cemetery Master Plan* is currently under preparation for the land.

Unless further land is required in the future the cemetery will otherwise be developed in accordance with the approved plan.

Recommendation:

Nil

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PID: 5702538

LOCATION: 841 GLEN HUON ROAD, GLEN HUON

Title Reference(s): 67391/1 and 235895/1
Land Size: 6351m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Recreation
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Glen Huon Hall, Toilets, Car Park, Park, Playground and Barbeque Facilities

Value:

Land Value	Capital Value	AAV
\$55,000	\$500,000	\$20,000

Assessment:

This land contains the Glen Huon Hall, toilets, car park, park, playground and barbeque facilities. The Hall was subject to a substantial refurbishment in recent years, particularly in relation to the kitchen and toilets.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land is currently required for its purposes, however, will be subject to any relevant Hall Strategy or Park or Recreation Area Strategy.

The land operates in conjunction with the adjoining Glen Huon Recreation Ground and PID 7199745.

Recommendation:

Nil

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PID: 7199745

LOCATION: 14 WATSONS ROAD, GLEN HUON

Title Reference(s): 198062/1
Land Size: 1.911ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Recreation
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Glen Huon Recreation Ground

Value:

Land Value	Capital Value	AAV
\$82,500	\$120,000	\$4,800

Assessment:

This land contains the Glen Huon Recreation Ground along with the cricket clubrooms and cricket practice nets.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land is required for its current purpose and should be managed in accordance with any relevant Park or Recreation Ground Strategy.

The land operates in accordance with the adjoining land in 5702538.

Recommendation:

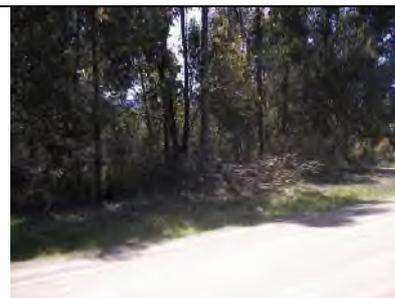
Nil

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PID: 7199710

LOCATION: 110 SEVENTH DAY ROAD, GLEN HUON

Title Reference(s): 207966/1
Land Size: 1.6617ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Other
Responsible Department: Unallocated



Land Description:
Vacant Land, Former Glen Huon Tip Site

Value:

Land Value	Capital Value	AAV
\$82,500	\$82,500	\$3,300

Assessment:

This land contains the former Glen Huon Tip Site which was closed in 1993.

The land has generally rehabilitated itself over time, although it is not known the extent of the tipping location and whether there is any usable land.

It is considered appropriate to consider options for disposal of the land and a report required from a suitably qualified person in relation to possible development opportunities and contamination of the site.

Recommendation:

That a report be obtained from a suitably qualified person in relation to possible development opportunities and contamination on the site taking into account the relevant provisions of the Planning Scheme and the land be considered for disposal having considered those matters.

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PID: 1843579

LOCATION: 1273 GLEN HUON ROAD, JUDBURY

Title Reference(s): 131147/1
Land Size: 1.456ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Recreation
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Judbury Recreation Ground, Upper Huon Community Centre and Calvert Park

Value:			
Land Value	Capital Value	AAV	
\$180,000	\$380,000	\$15,200	

Assessment:

The land contains the Judbury Recreation Ground, the car park for the Upper Huon Community Centre and Calvert Park.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use and S.177A(1)(c) any public park or garden.

The land is managed by the Judbury Community Centre Management Committee. The Centre is though constructed on the adjoining Crown Land, Huon River foreshore.

The site is subject to a Calvert Park Master Plan and any other relevant Strategy.

Recommendation:

Nil

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PID: 5700110

LOCATION: 114 FOREST HILL ROAD, JUDBURY

Title Reference(s): 200299/1 and 230908/1
Land Size: 1.436ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Other
Responsible Department: Unallocated



Land Description:
Vacant land, Former Judbury Tip Site and Quarry site

Value:

Land Value	Capital Value	AAV
\$24,000	\$24,000	\$960

Assessment:

This land contains the former Judbury tip site and a large quarry site.

It is considered appropriate to consider options for disposal of the land with a report required from a suitably qualified person in relation to possible development opportunities and contamination of the site.

This land has previously been identified as surplus to Council requirements and recommended for sale in 1998 by Council resolution No. 18.024/98 at the Council meeting of 14 September 1998.

Recommendation:

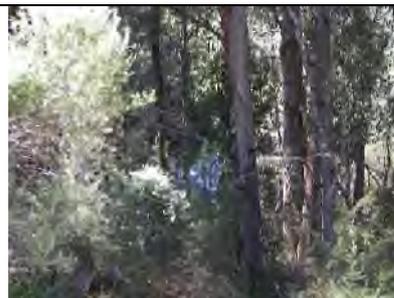
That a report be obtained from a suitably qualified person in relation to possible development opportunities and contamination on the site taking into account the relevant provisions of the Planning Scheme and the land be considered for disposal having considered those matters.

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PID: 1853785

LOCATION: NEW ROAD, FRANKLIN

Title Reference(s): 31222/1
Land Size: 5405m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Environmental Living
Land Classification: Other
Responsible Department: Unallocated



Land Description:

Weir

Value:

Land Value	Capital Value	AAV
\$19,000	\$19,000	\$760

Assessment:

This land contains a weir formerly used for water scheme but has no further connection to it.

The use of the weir was previously considered for power generation. Proposals did not progress in detail and viability was considered to be marginal at the time.

The land is considered to be surplus to Council's requirements and investigations could be undertaken in relation to its disposal, possibly to adjoining land owners.

Recommendation:

Dispose of the land.

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PID: 1853793

LOCATION: NEW ROAD, FRANKLIN

Title Reference(s): 24399/1
Land Size: 1513m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Utilities
Land Classification: Other
Responsible Department: Infrastructure Services



Land Description:

Weir

Value:

Land Value	Capital Value	AAV
\$11,000	\$11,000	\$440

Assessment:

This land contains a weir formerly part of the Franklin Water Scheme.

While the weir is not formally used as part of that scheme it is understood to provide water to the Recreation Ground and the Bowls Club.

The legal status of piping from the weir to the Recreation Ground and Bowls Club is unclear.

The use of the weir was previously considered for power generation. Proposals did not progress in detail and viability was considered to be marginal at the time.

It is considered appropriate to investigate the need to retain the land for irrigation purposes.

Recommendation:

Dispose of the land on confirmation that the water supply is not required for any Council purposes within Franklin.

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PID: 1853849

LOCATION: NEW ROAD, FRANKLIN

Title Reference(s): 231485/1
Land Size: 337m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Low Density Residential
Land Classification: Other
Responsible Department: Unallocated



Land Description:

Vacant Land

Value:

Land Value	Capital Value	AAV
\$10,000	\$10,000	\$400

Assessment:

This land is vacant land off New Road, Franklin.

Anecdotally the land was used for power generation purposes in historic years, however, it contains no Council infrastructure and is surplus to Council requirements. The land is not sufficient size to sell for any building block and is not zoned appropriately for that purpose.

Disposal of land is considered suitable for adhesion with adjoining land.

Recommendation:

Dispose of the land.

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PID: 3327658

LOCATION: 3388 HUON HIGHWAY, FRANKLIN

Title Reference(s): 31223/1, 138670/1, 138670/2, 167441/1
Deed 27/834

Land Size: 1613m²

Planning Scheme: Huon Valley Interim Planning Scheme
2015

Planning Zone: Village

Land Classification: Public Land

Responsible Department: Community Services



Land Description:

Palais Theatre

Value:

Land Value	Capital Value	AAV
\$95,000	\$250,000	\$10,000

Assessment:

This land contains the Franklin Palais Theatre (former PID 5707072).

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use and to S.177A(1)(d) any land acquired under Section 176 for the purpose of establishing or extending public land.

The land is used in conjunction with adjoining land in PIDs 5707050, 3389541 and not currently separately value in C/T 172402/1.

The Hall is managed by the Franklin Palais Theatre Hall Management Committee.

Assessment of this land indicates that, while the entire Hall is subject to the capital valuation associated with the property, the front portion of the Hall is contained on land on a separate title which is not currently in Council's name (shown as Deed 27/834). Previous investigations have been unable to ascertain appropriate grant of title.

The land is required by Council to be managed in accordance with the relevant Hall Strategy.

Recommendation:

Nil

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PID: 5707080

LOCATION: 3388 HUON HIGHWAY, FRANKLIN

Title Reference(s): 31223/10
Land Size: 397m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Village
Land Classification: Car Park/Public Land
Responsible Department: Community Services



Land Description:
Palais Theatre Car Park

Value:

Land Value	Capital Value	AAV
\$57,500	\$57,500	\$2,300

Assessment:

This land contains the Franklin Palais Theatre car park.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land is used in conjunction with adjoining land in PIDs 3327658, 5707080 and 3493875 in C/T 172402/1 and is required by Council providing car parking to the hall and other purposes to be managed in accordance with the relevant Hall Strategy.

Recommendation:

Nil

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PID: 3389541

LOCATION: 3388 HUON HIGHWAY, FRANKLIN

Title Reference(s): 168823/1
Land Size: 640m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Village
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Land to the rear of the Palais Theatre

Value:			
Land Value	Capital Value	AAV	
\$10,000	\$10,000	\$400	

Costs: Land Tax \$771.70

Assessment:

This land was acquired to provide further area for development in conjunction with the Palais Theatre and is the land to the rear of the Hall. This land adjoins land owned by Council with frontage onto Old Road.

The land is public land pursuant to S.177A(1)(d) any land acquired under Section 176 for the purpose of establishing or extending public land.

The land is required by Council to be managed in accordance with the relevant Hall Strategy.

The land is used in conjunction with adjoining land in PIDs 3327658, 5707080 and 3493875.

Recommendation:

Nil

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PID: 3493875

LOCATION: 3383 HUON HIGHWAY, FRANKLIN

Title Reference(s): 172402/1
Land Size: 263m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Village
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Land to the rear of Palais Theatre Car Park

Value:

Land Value	Capital Value	AAV
\$3,585	\$3,585	\$200

Assessment:

This land was acquired at the rear of the Palais Theatre Car Park.

The land is public land pursuant to S.177A(1)(d) any land acquired under Section 176 for the purpose of establishing or extending public land.

The land is used in conjunction with adjoining land in PIDs 3327658, 3389541 and 3389541 and is required by Council to be managed in accordance with the relevant Hall Strategy.

Recommendation:

Nil

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PID: 5696166

LOCATION: 27 ROCKY CREEK ROAD, CRABTREE

Title Reference(s): 66375/1
Land Size: 133m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Other
Responsible Department: Unallocated



Land Description:
Former Flouridation Plant – Rocky Creek Water Scheme

Value:

Land Value	Capital Value	AAV
\$5,000	\$30,000	\$1,200

Assessment:

This land contains the former flouridation plant building which is no longer in use.

The land is considered to be surplus to Council's requirements.

The land is 133.7m² and is not suitable for any housing or other uses. Disposal to adjoining landowner for adhesion is one option.

Recommendation:

Dispose of the land.

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PID: 3163059

LOCATION: ROCKY CREEK ROAD/LIDDELLS ROAD, CRABTREE

<p>Title Reference(s): 252686/2, 168351/1, 162971/1, 158114/3 and 168351/2</p> <p>Land Size: 118.4894ha</p> <p>Planning Scheme: Huon Valley Interim Planning Scheme 2015</p> <p>Planning Zone: Rural</p> <p>Land Classification: Other</p> <p>Responsible Department: Unallocated</p> <p>Land Description: Vacant Bushland and Paddocks</p> <p>Value:</p> <table><tr><td>Land Value</td><td>Capital Value</td><td>AAV</td></tr><tr><td>\$390,000</td><td>\$400,000</td><td>\$16,000</td></tr></table>	Land Value	Capital Value	AAV	\$390,000	\$400,000	\$16,000	
Land Value	Capital Value	AAV					
\$390,000	\$400,000	\$16,000					

Assessment:

This land was part of a large area of 175.8993ha land purchased in February 2008 for the purpose of protection of the Rocky Creek Water Catchment (formerly PID 2871117), noting the need to identify water catchment protection and potential development opportunities the General Manager to prepare a Management Plan for the land on completion of its purchase and acquisition.

A plan was subsequently prepared titled *Liddells Road/Rocky Creek Land Use Investigations and Options Paper* and the land set aside for water catchment and transfer to TasWater was based upon that plan. The plan has not formally been considered by Council.

Part of the land was subsequently transferred to TasWater. Title Boundary adjustments were also undertaken to distinguish the land to the East and West of Rocky Creek.

A portion of the land containing the paddocks on the Western side of Rocky Creek is leased for grazing purposes. That land has also been identified for possible tourism development opportunity and provided for within the *Huon Valley Accommodation Prospectus*.

The previous recommendation was to consider the future of the land by review of the *Liddells Road/Rocky Creek Land Use Investigations and Options Paper* with boundary adjustments and subdivision undertaken accordingly for disposal of surplus land.

Recommendation:

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1. That tenure of balance of the land not transferred to TasWater be reviewed and considered in light of the *Liddells Road/Rocky Creek Land Use Investigations and Options Paper* and the *Huon Valley Accommodation Prospectus*. Appropriate subdivision and boundary adjustment be considered to further those plans.

2. Consider placement of conservation covenants on portions of the land which abuts the Wellington Park Management Area.

With respect to Wellington Park Management Area, enquiries were made with the Trust who advised that, whilst they would be prepared to consider receiving the land, they had no ability to purchase the land and there was no particular benefit for them doing so as it is outside of the declared area. It is considered that there is no benefit in proceeding with such a recommendation.

The land has been considered by Council at its ordinary meeting of 12 December 2012 for a subdivision/boundary adjustment to create independent lot configurations either side of the catchment protection area and to sell the land.

The land was further considered by Council following titles being addressed at its ordinary meeting of 13 October 2014 when Council again resolved to sell the land.

With respect to the Western side land, whilst not formally recorded in documentation, it has become apparent that a first option to purchase the land (should Council sell it) was granted to the family of the former owner.

Whilst noted in the *Huon Valley Accommodation Prospectus*, there has been no interest shown in the land. It is otherwise isolated and unlikely suitable for any particular tourism development in the circumstances.

It is considered that the land is surplus to Council's requirements and no longer relevant to the strategic purpose for which it was purchased.

Recommendation:

- 1. Dispose of the land on the Eastern side of Rocky Creek in Certificates of Title 168351/2 and 252686/2.***
- 2. Dispose of the land on the Western side of Rocky Creek in Certificates of Title 168351/1, 158114/3 and 162971/1. First option to the family of the former owner at not less than an independent market valuation otherwise the land be put on the open market.***

PID: 3004218

LOCATION: LOT 1 LIDDELLS ROAD, CRABTREE

Title Reference(s): 154424/1
Land Size: 4.679ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Other
Responsible Department: Unallocated



Land Description:
Rocky Creek Weir Protection area

Value:

Land Value	Capital Value	AAV
\$55,000	\$55,000	\$2,000

Assessment:

This land was acquired for the purposes of protection of the Rocky Creek Weir and immediately adjoins the weir and land owned by TasWater.

This land was not included in the original transfer to TasWater and continues to be in discussions with TasWater to finalise the transfer.

Recommendation:

Resolve transfer of the land to TasWater in conjunction with resolution of the issues associated with the land in PID 5862430.

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PID: 5689118

LOCATION: 263 MOUNTAIN RIVER ROAD, MOUNTAIN RIVER

Title Reference(s): 153355/1
Land Size: 2732m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Community Purpose
Land Classification: Public Land
Responsible Department: Community Services



Land Description: Mountain River Hall

Value:

Land Value	Capital Value	AAV
\$62,500	\$320,000	\$12,500

Assessment:

This land contains the Mountain River Hall.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land was previously under lease to the Council and transferred to the Council as part of the Crown Land Assessment Classification Project and subject to a reversionary clause, that is, the land is to be used for the permitted use of a hall and cannot be used for another purpose or sold without permission of the Minister.

The hall is managed in accordance with any relevant Hall Strategy.

Recommendation:

Nil

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PID: 5689062

LOCATION: 236 MOUNTAIN RIVER ROAD, MOUNTAIN RIVER

Title Reference(s): 214399/1
Land Size: 2.678ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Recreation
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Mountain River Recreation Ground

Value:

Land Value	Capital Value	AAV
\$130,000	\$135,000	\$5,400

Assessment:

This land is the Mountain River Recreation Ground which is currently leased to the Huon Hoofbeats Club. Prior to leasing to Hoofbeats it was used for the purposes of the Ranelagh/Grove Cricket Club.

The land contains a club house, cricket pitch and in situ horse tracks and has adjoining vegetated area.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

While the land is currently leased to a third party it may be required for other purposes in the future and is considered appropriate to retain ownership by the Council.

Recommendation:

Nil

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PID: 5699316

LOCATION: 49 MARGUERITE STREET, RANELAGH

Title Reference(s): 226449/1 and 123108/4
Land Size: 5.3165ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Recreation
Land Classification: Public land
Responsible Department: Community Services



Land Description:
Ranelagh Showgrounds

Value:

Land Value	Capital Value	AAV
\$145,000	\$775,000	\$31,010

Assessment:

This land is the Ranelagh Showgrounds and Ranelagh Recreation Ground and contains a number of buildings and facilities associated with the show and recreation ground use.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land also contains the Council Pound as well as sale yards which are leased to Roberts Limited.

A Memorandum of Understanding is entered into with the Huon Agricultural Society regarding use of the land for the Huon Show and the land is also being used for purposes such as the Taste of the Huon and the Woodstock Rodeo.

There are various building uses including Rural Youth, family groups, sports clubrooms facilities, cat pavillion, animal nursery, cricket nets and woodchopping arena.

The land is otherwise required for its current purposes and be managed in accordance with the relevant Strategy or Master Plan for the site.

The land is subject to a Ranelagh Recreation Area Advisory Committee.

Recommendation:

Nil

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PID: 2266654

LOCATION: 40 MARGUERITE STREET, RANELAGH

Title Reference(s): 139886/1 and 166814/106
Land Size: 1039m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Community Purpose
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Ranelagh Soldiers Memorial Hall and Car Park

Value:

Land Value	Capital Value	AAV
\$65,000	\$330,000	\$13,200

Assessment:

This land contains the Ranelagh Soldiers Memorial Hall and Car Park.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land is required for current purposes and the Hall is managed by a Ranelagh Soldiers Memorial Hall Management Committee.

The land is managed in accordance with any relevant Hall Strategy.

As a result of subdivision a three metre strip of open space is provided on the southwestern corner of the Hall in CT 160814 Folio 106 for an area of 102m². Whilst not separately valued this has been included in the description as it is available for use for hall purposes.

Recommendation:

Nil

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PID: 5693686

LOCATION: 25 AGNES STREET, RANELAGH

Title Reference(s): 101301/1
Land Size: 1.1092ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Public Purpose Reservation
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Ranelagh Village Green

Value:

Land Value	Capital Value	AAV
\$55,000	\$55,000	\$2,200

Assessment:

This land is used for the Ranelagh Village Green an open space area of land.

The land is public land pursuant to S.177A(1)(c) any public park or garden.

The land is not subject to any infrastructure from Council and is simply open space and is often used for overflow car parking for activities associated with the Ranelagh Showgrounds.

The land is required for its current purpose noting further subdivision and demand in the Ranelagh area and can be managed in accordance with any relevant Park or Recreation Area Strategy.

Recommendation:

Nil

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PID: 3396119

LOCATION: 187A WILMOT ROAD, RANELAGH

Title Reference(s): 169563/2
Land Size: 4.4680ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Utilities
Land Classification: Other
Responsible Department: Unallocated



Land Description:

Vacant land adjoining Sewer Lagoons/Helen Street access to Kayak Platform

Value:

Land Value	Capital Value	AAV
\$200,000	\$200,000	\$8,000

Assessment:

This land contains paddocks which are leased for grazing purposes and adjoins the Taswater acquired land for the sewerage lagoons (former PID 7336359).

Part of the formation of the lower end of Helen Street down toward the river is contained on the land and Council has resolved to grant a pipeline easement over a portion of the land and alongside Helen Street.

Part of the land containing the treatment plant was initially transferred to TasWater with subsequent acquisition of the sewer lagoons land.

While the balance land is flood prone it was retained for the purposes of considering opportunities such as:

- A worm farm using outputs from the treatment plant however it is now considered that the proposition is unviable and the land is flood prone.
- A location for stormwater retention however this has not been considered as viable as part of the stormwater assessment recently undertaken.

These were not considered to be viable or appropriate for the site.

The land is considered to be surplus to Council's requirements however there are restrictions on use due to the current zoning and the flood prone nature of the land. The Utilities zone should not though apply to the land and this should be considered for re-zoning in the new scheme.

The Council may consider directing funds from the sale of this land towards development of public land within Ranelagh including walking track linkages.

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Update: The Draft Huonville Ranelagh Master Plan identifies opportunities for part of the land to be retained as Public Open Space to expand opportunities for public use on the Huon River reserve. A portion of the land can be subdivided for this purpose.

Recommendation:

- 1. Undertake a subdivision of the land to create a road reservation for the lower portion of Helen Street.***
- 2. Dispose of the land following rezoning for a more appropriate zone.***
- 3. Council may consider use of funds from the sale of the land to be made available for development of public land within Ranelagh including for walking track linkages.***

PID: 3307278

LOCATION: 86 AGNES STREET, RANELAGH

Title Reference(s): 23992/4 and 23737/5
Land Size: 2117m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: General Residential
Land Classification: Public Land
Responsible Department: Community Services

Land Description:
Ranelagh Playground and Park

Value:

Land Value	Capital Value
AAV	
\$87,500	\$97,500
\$3,900	



Assessment:

This land contains a playground, barbeque and tables (formerly PIDs 5693475 and 5693467)

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land is required for its current purposes and managed subject to any relevant Playground Strategy which may require expansion.

The recommendation in the previous Strategy was:

Recommendation:

Consent potential to create linkages to residential areas to Cornelia Close.

The recommendation was put forward as land has little connectivity to the residential areas in the north.

A review of the title layout, particularly in respect of Cornelia Close indicates that there are no feasible opportunities for a walkway connection to that land. This recommendation is therefore not specifically repeated in this strategy but may be considered if any opportunities do arise in respect of the adjoining land in the future.

Recommendation:

Nil

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PID: 2148332

LOCATION: LOT 12 GOODWINS ROAD, UPPER WOODSTOCK

Title Reference(s): 126703/12
Land Size: 181ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Rural Resource
Land Classification: Operational-Depot/Quarry
Responsible Department: Infrastructure Services



Land Description:
"Lords" Quarry

Value:

Land Value	Capital Value	AAV
\$240,000	\$240,000	\$9,600

Assessment:

This land contains Lords Quarry which is a large working quarry at the summit of the hill.

The land contains 181 hectares and there may be opportunities for a subdivision/boundary adjustment of some of the land to adjoining land owners, however, this will need to be fully investigated to ensure that the quarry operations are protected by an appropriate buffer zone.

The land may have also been considered to have some qualities which may enable conservation covenants to be placed and this ought be considered.

The recommendation in the previous Strategy was:

Recommendation:

- 1. Develop a Development Strategy for the site.*
- 2. Investigate possible sale of surplus land subject to advice from a suitably qualified person in relation to appropriate buffer zones for the quarry.*
- 3. Consideration be given to placement of conservation covenants on the land.*

On review it is considered that there be no action on the land at this time whilst the quarry is operational to ensure that it is protected for that purpose.

Recommendation:

Nil

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PID: 1689698

LOCATION: 1239 PELVERATA ROAD, PELVERATA

Title Reference(s): 153351/1
Land Size: 1.175ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Community Purpose
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Pelverata Hall and Car Park

Value:

Land Value	Capital Value	AAV
\$87,500	\$200,000	\$8,000

Assessment:

This land contains the Pelverata Hall and car park.

The land is public land pursuant to S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use.

The land was previously subject to a Crown Lease and transferred to Council as part of the Crown Land Assessment Classification Project and is subject to a reversionary covenant, that is, the land is to be used for the permitted purpose of a car park and hall and cannot be used for another purpose or sold without the permission of the Minister.

The land is subject to management by the Pelverata Hall Management Committee.

The land is used in conjunction with adjoining land owned by Council in PID 7134685.

Management of the land would be in accordance with any relevant Hall Strategy.

Recommendation:

Nil

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PID: 7134685

LOCATION: 1237 PELVERATA ROAD, PELVERATA

Title Reference(s): 211484/1
Land Size: 2021m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Community Purpose
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Land adjoining Pelverata Hall

Value:

Land Value	Capital Value	AAV
\$120,000	\$120,000	\$4,800

Assessment:

This land is the portion of land that adjoins the Pelverata Hall area.

The land has been considered to be public land as provided by S.177A(1)(b) any land that provides health, recreation, amusement or sporting facilities for public use as the land has historically considered to be used in conjunction with the Council land in PID 1689698.

The land does not contain any assets or structure and is currently a small area of vegetated bushland.

The land does not appear to have any particular strategic value or use for the Council other than provide a buffer between the hall and the adjoining property.

The small size of the lot and its zoning appears to restrict any useful development on the site to a residential development however consideration ought be given as to the purposes of this land with possible disposal.

This recommendation is considered to be relevant.

Recommendation:

Investigate strategic use or requirement for the land and consider disposal of the land if no strategic use or requirement is identified.

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PID: 7280949

LOCATION: 2899 HUON HIGHWAY, SOUTHBRIDGE

Title Reference(s): 134806/1
Land Size: 4.211ha
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Utilities
Land Classification: Waste Management
Responsible Department: Environment and Development Services



Land Description:
Southbridge Waste Transfer Station

Value:

Land Value	Capital Value	AAV
\$240,000	\$320,000	\$12,800

Assessment:

This land contains the Southbridge Waste Transfer Station site and Re-Use Shop.

The site is currently required for Council purposes and will be subject to any future Waste Management Strategy.

Recommendation:

Nil

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PID: 5866225

LOCATION: 8 CHARLOTTE COVE ROAD, CHARLOTTE COVE

Title Reference(s): 15147/53
Land Size: 481m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Village
Land Classification: Public Land
Responsible Department: Infrastructure Services/Community Services



Land Description:

Charlotte Cove Boat Ramp and Jetty Access and Car Park

Value:

Land Value	Capital Value	AAV
\$100,000	\$100,000	\$4,000

Assessment:

This land contains the access car park for the Charlotte Cove Boat Ramp and Jetty.

The land is public land pursuant to S.177A(1)(e) any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*

This land is considered appropriate for its current purpose and will be managed in accordance with any relevant Marine Facilities Development Strategy.

Recommendation:

Nil

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PID: 2174135

LOCATION: SANDROCK LOOP, ABELS BAY

<p>Title Reference(s): 9118/31 Land Size: 356m² Planning Scheme: Huon Valley Interim Planning Scheme 2015 Planning Zone: Low Density Residential Land Classification: Public Land Responsible Department: Community Services</p> <p>Land Description: Open Space</p> <p>Value:</p> <table><tr><td>Land Value</td><td>Capital Value</td><td>AAV</td></tr><tr><td>\$10,000</td><td>\$10,000</td><td>\$400</td></tr></table>	Land Value	Capital Value	AAV	\$10,000	\$10,000	\$400	
Land Value	Capital Value	AAV					
\$10,000	\$10,000	\$400					

Assessment:

This land is open space alongside Abels Bay Road.

The land is public land pursuant to S.177A(1)(c) any public park or garden.

The land was transferred to the Council as part of the Crown Land Assessment Classification Project and is subject to a reversionary covenant, that is, the permitted purpose of open space and cannot be used for another purpose or sold without permission of the Minister.

The land will be managed in accordance with any relevant Parks or Recreation Area Strategy.

Recommendation:

Nil

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PID: 2174151

LOCATION: SANDROCK LOOP, ABELS BAY

Title Reference(s): 9118/32
Land Size: 997m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Low Density Residential
Land Classification: Public Land
Responsible Department: Community Services



Land Description:

Open Space

Value:

Land Value	Capital Value	AAV
\$21,000	\$21,000	\$840

Assessment:

This land is open space alongside Abels Bay Road.

The land is public land pursuant to S.177A(1)(c) any public park or garden.

The land was transferred to the Council as part of the Crown Land Assessment Classification Project and is subject to a reversionary covenant, that is, the permitted purpose of open space and cannot be used for another purpose or sold without permission of the Minister.

The land will be managed in accordance with any relevant Parks or Recreation Area Strategy.

Recommendation:

Nil

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PID: 2174127

LOCATION: SANDROCK LOOP, ABELS BAY

Title Reference(s): 9118/33
Land Size: 972m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Low Density Residential
Land Classification: Public Land
Responsible Department: Community Services



Land Description:

Open Space

Value:

Land Value	Capital Value	AAV
\$21,000	\$21,000	\$840

Assessment:

This land is open space alongside Abels Bay Road.

The land is public land pursuant to S.177A(1)(c) any public park or garden.

The land was transferred to the Council as part of the Crown Land Assessment Classification Project and is subject to a reversionary covenant, that is, the permitted purpose of open space and cannot be used for another purpose or sold without permission of the Minister.

The land will be managed in accordance with any relevant Parks or Recreation Area Strategy.

Recommendation:

Nil

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PID: 7418514

LOCATION: ABELS BAY ROAD, ABELS BAY

Title Reference(s): 28146/10, 28146/11, 28146/12 and 28146/13
Land Size: 2024m²
Planning Scheme: Huon Valley Interim Planning Scheme 2015
Planning Zone: Low Density Residential
Land Classification: Public Land
Responsible Department: Community Services



Land Description:
Portions of Open Space

Value:

Land Value	Capital Value	AAV
\$42,000	\$42,000	\$1,680

Assessment:

This PID contains portions of land of open space alongside roadway and subdivision at Abels Bay from Sandrock Loop heading north.

The land is public land pursuant to S.177A(1)(e) any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

The land is not currently developed and would be managed in accordance with any Parks or Recreation Area Strategy.

Recommendation:

Nil

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APPENDIX 3

SUMMARY OF RECOMMENDATIONS

PID	CT	ADDRESS	TOWNSHIP	DESCRIPTION	LAND SIZE HA	RECOMMENDATION
5254886	154302/1	Huon Highway/Scotts Road	Geeveston	Kermandie Recreation Ground	12.16	<ol style="list-style-type: none"> 1. Retain the light industrial zone of portion of the land in the new Huon Valley Tasmanian Planning Scheme. 2. Retain the land not required for recreational purposes for future opportunities for development of part of the land as a light industrial area and undertake any necessary subdivision and disposal of that part of the land as required.
7099605	153356/1	4542 Huon Highway	Geeveston	Vacant land alongside Kermandie River	0.9556	Nil
5252944	169564/2	4552 Huon Highway	Geeveston	Vacant Land adjoining Kermandie Oval and Portion of old Esperance Council Depot	0.8081	Nil
3307294	105111/7 137358/1 114648/1, 26712/1	15 Church Street	Geeveston	Former Esperance Council Offices and Geeveston Town Hall, (Geeveston Town Hall Co Visitor Information Centre and Bendigo Bank), Car Park and Honeywood Lane access to Arve Road	0.5939	<ol style="list-style-type: none"> 1. Discussions occur with Huon FM, the Education Department and GTHCo in respect to relocation of the respective tenancies to the Geeveston Town Hall 2. In the event that Huon FM and/or the Education Department agree to relocate to the Geeveston Town Hall funds from the sale of the land that is currently leased by them and the Land Strategy may be considered to be applied to works required on the Town Hall.
5254368	236401/1	11 Church Street	Geeveston	Geeveston Library	0.0223	<ol style="list-style-type: none"> 1. To dispose of the building with first offer to the Education Department (the Crown) at an independent valuation otherwise be placed on the market for sale with the lease in place. 2. In the event that the Education Department agree to relocate to the Geeveston Town Hall funds from the sale of the land that is currently leased by them and the Land Strategy may be considered to be applied to works required on the Town Hall.
7217157	25734/6	Brady Street	Geeveston	Honeywood Homes Independent Living Units Retirement Village	0.1861	Nil
3202732	33878/1 104839/1 124253/1 154347/1 33584/1 33858/1 64488/2	7 Brady Street	Geeveston	Heritage Park and Geeveston Community Centre,	7.9192	<ol style="list-style-type: none"> 1. The land in Certificates of Title 64488/2 and 124253/1 continue to be considered for development for tourism accommodation opportunities.
3251323	166532/1 201282/1	Hill Street/Kent Street	Geeveston	Vacant land and old quarry site	26.305	Dispose of the land.
1793233	127554/1	Huon Highway	Geeveston	Open space land and walkway	0.258	Nil
2208956	33882/2	58 Kent Street	Geeveston	Former scout hall, old swimming pool and tennis court site, open paddock and dog exercise area and Memorial Drive roadway	2.6	<ol style="list-style-type: none"> 1. Undertake a subdivision of the land under the current Scheme to create a formal Memorial Drive Road title. 2. Undertake a subdivision under the Tasmanian Planning Scheme to create two saleable lots either side of Memorial Drive. 3. Dispose of the titles having undertaken a sale of public land process. 4. Net funds received from the sale of land are to be considered in accordance with

						section 117 of the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i> .
7099533 7099517	137937/1	10 Memorial Drive	Geeveston	RSL Club, Bowls Club, Car Park and Memorial Drive	0.6608	Nil
5257139	33891/1	School Road/Huon Highway	Geeveston	Big Log Park	0.0582	Nil
5257390	30054/1	10 School Road	Geeveston	Huon FM Broadcast Centre	0.0804	1. Dispose of the land. Work with the current Lessee. 2. Opportunities may be considered in conjunction with the Geeveston Town Hall.
1625432	118129/1	19 Arve Road	Geeveston	Geeveston Medical Centre	0.1328	Nil
5250527	33854/1 84488/1	Fourfoot Road	Geeveston	Vacant land former quarry site	4.037	1. Dispose of the land in conjunction with the land in PID 7175970. 2. For the purposes of recommendation 1, if the properties are adhered then works may be undertaken to construct a physical access through to the land in PID 7175970.
7175970	21211/3	Huon Highway	Geeveston	Vacant, grazing land	24.867	Dispose of the land in conjunction with the land in PID 5250527 and with the option of ownership and responsibility of access and the bridge to be transferred to any new owner
5258000	20103/1 20103/2	70 Hermons Road	Geeveston	Geeveston Waste Transfer Site	3.498	Nil
5267599	72784/15	61 Station Road	Dover	Vacant land	0.0812	1. Undertake a subdivision of the land to formalise a road title. 2. Dispose of the balance of the land. 3. Council may consider use of net funds received from the sale of land to be made available for land acquisition within Dover as identified for the benefit of the community.
5264523	118809/1	Huon Highway	Dover	Dover Cenotaph and Park Area	0.2125	Nil
3264431	108741/1 160861/1 34238/2, 34238/3 50172/1	15 Chapman Avenue	Dover	Car Park, Independent Living Units, Retirement Village, Dover Old School, Dover Community Workshop, Telstra Exchange, Dover Child Care Centre, Dover Tennis Courts and the Dover Skate Park	2.339	Nil
5263184	243584/1	19 Bay View Road	Dover	Doctor's and Nurses Residence	0.3815	Nil
5264531	33874/1	6980 Huon Highway	Dover	Toilet block and tourist information sign	0.1265	Nil
5264881	226275/1	Huon Highway/Macnaghten Road	Dover	Former Dover Sports Centre complex, now vacant land	2.037	Dispose of the land in accordance with Council's resolution.
7795539	46446/11 46446/12	7235 Huon Highway	Dover	Dover oval and clubrooms	3.355	Nil
5261816	153073/1	48 – 62 Cemetery Road	Dover	Dover Cemetery	2.115	Nil

7142511	153074/2	53 Cemetery Road	Dover	Dover Waste Transfer Site	1.487	Nil
5271280	230839/1	8606 Huon Highway	Southport	Southport Community Centre	9.763	1. Consider appropriate zone for the land in the new Tasmanian Planning Scheme such as Community Purpose, Open Space or Recreation. 2. Consider the lease of a portion of the land to the Tasmania Fire Service for the Southport Fire Station.
7634049	41296/1	Huon Highway	Southport	Former Southport Waste Disposal Area	1.538	That a report be obtained from a suitably qualified person in relation to possible development opportunities and contamination on the site taking into account the relevant provisions of the Planning Scheme and the land be considered for disposal having considered those matters.
2206600	138795/1	260 Kingfish Beach Road	Southport	Southport Boat Ramp and Jetty Car Park	0.427	Nil
3357646	168575/1	4345 Huon Highway	Port Huon	Shipwrights Point Regatta Ground	3.23	Nil
5249323	57988/1 57988/19	Palmers Road	Port Huon	Playground park adjoining vacant land	0.2023	Nil
2826295	151537/2	4421 Huon Highway	Port Huon	Port Huon Sports Centre	0.8956	Nil
5260370	153353/1	19 Esperance Coast Road	Surges Bay	Surges Bay Cemetery	0.5817	Nil
2271787	153361/1	70 Esperance Coast Road	Surges Bay	Surges Bay Recreation Ground	2.742	Nil
2271779	33879/1	72 Esperance Coast Road	Surges Bay	Surges Bay Hall and Recreation Ground	2.417	Nil
1853531	33890/1	Castle Forbes Bay Road	Castle Forbes Bay	Former Castle Forbes Bay Weir	1.2	Dispose of the land.
1448886	30982/10	Hannah Close	Eggs & Bacon Bay	Public Open Space	0.6	Nil
5862435	55788/21	41 Esplanade Road	Eggs & Bacon Bay	Eggs & Bacon Bay Open Space Area	0.5423	Resolve title issues associated with the land including re-vesting of ownership in the Council at nominal value in conjunction with the land in PID 3004218 with the relevant portion only (and any required easement) transferred to the Crown or TasWater as appropriate.
2852733	153775/1	Randalls Bay Road	Randalls Bay	Former quarry site and vacant land	23.58	Dispose of the land with first offer to the Randalls Bay Coastcare Group (or any appropriate conservation organisation with legal status) at independent valuation otherwise list for sale generally.
2250919	140186/2	8243 – 8247 Channel Highway	Cradoc	Cradoc Community Hall, Barbeque Area, Open Space and Toilets	0.3982	Formalise a lease in respect of the Fire Station.
5853870	231539/1	50 Cemetery Road	Cradoc	Cradoc Cemetery	1.218	Nil
7254265	217248/1	Cygnets Coast Road	Lymington	Vacant Land	3.67	Dispose of the land separately from but in conjunction with the adjoining land in PID 7254775 with creation of appropriate rights of way to clarify access to both titles.
7254257	154775/1	Cygnets Coast Road	Lymington	Vacant Land	2.682	Dispose of the land separately from but in conjunction with the adjoining land in PID 7254265 with creation of appropriate rights of way to clarify access to both titles.
7252411	197848/1	3 George Street	Cygnets	Independent Living Units Retirement Village	0.1048	Nil
7830242	106267/3	14 George Street	Cygnets	Cygnets Medical Centre and Vacant Land	2.467	1. Undertake a subdivision of the land to create a formalised Cygnets Medical Centre title including to allow for expansion. 2. Prepare a development proposal for the land to consider the following matters: <ul style="list-style-type: none"> Removal of the depot site and any rehabilitation of the land (to include

						<p>consideration of any needs for use of land opposite the Cygnet Waste Transfer Site that can be used for depot/storage purposes).</p> <ul style="list-style-type: none"> Subdivide the land to create an optimal number of medium density residential lots consistent with the surrounding titles and high density residential lots. A roadway extension of Louisa Street. An area of park land incorporating the creek for the benefit of the residential development surrounding the area. An area set aside for a future Retirement Village. <p>An area on George Street available for affordable Grouped House development.</p> <p>3. Council may consider using funds received from the development for implementation of the Cygnet Town Plan for both acquisition of land and for associated capital works and improvements.</p>
7672344	106267/7	8 George Street	Cygnet	Vacant Land	0.2746	To be developed in accordance with the recommendations relating to PID 7830242.
2036840	135234/1	20 Golden Valley Road	Cygnet	Former Cygnet Depot site and vacant land	2.058	To be developed in accordance with the recommendation relating to PID 7830242.
5848895	225355/1	16 Charlton Street	Cygnet	Burton's Reserve	7.197	Nil
2901283	153300/11	Thorp Street	Cygnet	Public Open Space	0.5247	Nil
3307286	241380/1 35309/1 35308/1 36366/1	4 Slab Road	Cygnet	Access to Cygnet Camping Ground, Cygnet Recreation Ground and Open Space alongside Garthfield Avenue and Cygnet Riding Club Equestrian Centre	6.7165	Nil
2173175	10239/2	Garthfield Avenue	Cygnet	Vacant land and walking track alongside Agnes Rivulet	0.0757	Nil
1932424	131992/1	19 Louisa Street	Cygnet	Cygnet Sports Centre	0.0639	Nil
5851832	27867/7	35 Mary Street	Cygnet	Loongana Park	0.5201	Nil
5851824	120506/1 120506/2	33 Mary Street	Cygnet	Loongana Park	0.0706	Nil
7898984	249559/1 196887/1	14 Mary Street	Cygnet	Former Port Cygnet Council Offices, Cygnet Town Hall and adjoining laneway	0.2684	Nil
1853566	104864/1	Mary Street	Cygnet	Road and car park behind Cygnet Town Hall	0.164	Nil
5851859	228181/1	39 Mary Street	Cygnet	Cygnet War Memorial	0.0412	Nil
3139155	162601/101	2 Lourdes Rise	Cygnet	Harvey Park	0.0852	Nil
3376185	169532/29	15 Silver Hill Road	Cygnet	Public Open Space	0.1284	Nil
5856967	218487/1	83 Tobys Hill Road	Cygnet	Cygnet Waste Transfer Site	3.035	Consider use of the southern portion of the land for future depot purposes.
3147833	206997/1 231472/1 232356/1	Lot 1 Wylies Road	Cygnet	Agnes Weir Catchment Protection	374.77	<ol style="list-style-type: none"> Re-zone the land to an appropriate zone in the Tasmanian Planning Scheme. Dispose of the land.

	233772/1					
	35314/1					
	35314/2					
	34314/3					
	35314/4					
	35315/1					
	35315/3					
	70071/2					
	70071/3					
	70071/4					
3011733	157687/2	Lot 2 Flood Road	Huonville	Skidders Creek Walking Track and vacant grazing land	11.46	<ol style="list-style-type: none"> Investigations to be undertaken in relation to appropriate title configurations and use of the balance land in conjunction with adjoining Council PID's of 1884581 and 7863933. Part of the land be used for provision of vegetation offsets. Consideration be given to other uses for the land. Make the balance land available for lease.
3147876	80352/1	28 Scenic Hill Road	Huonville	Former quarry site	1.5964	Dispose of the land.
	80352/2					
	83928/1					
	83930/3					
	84442/1					
7815560	101823/1	Scenic Hill Road	Huonville	Scenic Hill Quarry	1.157	<ol style="list-style-type: none"> Dispose of the land. Call for an expression of interest for accommodation development of the land in conjunction with CT 83930/3.
1884581	130935/1 114540/11	The Esplanade	Huonville	Vacant Land, Huon Archers & Leslievale Landscape & Gravel Supplies	6.228	<ol style="list-style-type: none"> Review suitability of and opportunities for development of the land for expansion of Huonville's commercial area to the site including a second supermarket, relocation of the Council Depot and a relocated Channel Highway alignment and appropriate road linkages subject to any Strategic Master Plan for Huonville. Undertake action to obtain the land in CT 31209/2 in Council's name. Consider subdivision or boundary adjustments with adjoining land in PID 5691197 or 3011733. Make the balance land available for lease.
7863933	19056/1	Flood Road	Huonville	Vacant Land and Black Gum Site	5.114	Nil
5691197	22192/1	14 Sale Street	Huonville	Council Depot and Skinner Drive Car Park	2.426	<ol style="list-style-type: none"> Review suitability of and opportunities for development of the land in accordance for expansion of Huonville's commercial area to the site including a second supermarket, relocation of the Council Depot and a relocated Channel Highway alignment and appropriate road linkages. Consider any appropriate subdivision or boundary adjustment be undertaken in accordance with adjoining Council land in PID 1884581. Consider purchase of the land in front of and including the police house from CT 149639/2 should it be appropriate for any future development of the site.

1744802	113854/1	Skinner Drive	Huonville	Car Park and Bus Shelter	0.09	Nil
3203356	135828/10 157686/2 157686/1	67 Main Street	Huonville	Walton Park	0.0327	Nil
5688078	55312/4	27 Main Street	Huonville	Vacant Land	0.0502	Dispose of the land considering developments with the adjoining Blockbuster land in PID 5688051 and Council land in PID 7700018 with respect to further car parking development.
5688051	199096/1	23-25 Main Street	Huonville	Visitor Information Centre and Car Park	0.1042	Nil
7700018	13197/1	Main Street	Huonville	Car Park	0.4236	Nil
	141140/2					
	31372/1					
	81468/11					
5687809	153362/1 86756/1	40 Main Street	Huonville	Huonville Town Hall, Council Offices and Chambers	0.1287	Nil
3032497	160459/1	40A Main Street	Huonville	Council Offices and Huon Valley Community Health Centre	0.4234	1. Obtain title for the former Sale Street formation in Council's name. 2. Resolve title issues by subdivision and/or boundary adjustment to provide a formal Sale Street road reservation and appropriate titles for the Huon Valley Community Health Centre, Council's Office building and associated car park.
1455453	142945/99	Off Sale Street, Hampton Court, Crofton Court, Burwood Street	Huonville	Open space and Skinner Creek Walking Track	1.3155	Nil
	155727/100					
	35595/103					
	36178/104					
	44670/98					
44670/99						
5692309	7295/13	Tutton Avenue	Huonville	Vacant Open Space	0.346	Nil
2604561	142945/97	Lot 97 Burwood Street	Huonville	Open Space Access Track	0.0613	Nil
2752695	131692/1	33 Main Street	Huonville	Park at corner Wilmot Road and Main Street, Huonville	0.0377	Nil
7464262	126804/1	40-72 Wilmot Road	Huonville	Huonville Recreation Ground Complex	10.5237	Subject to the Huonville Recreation Ground Management Plan and Master Plan investigate obtaining title for the land formerly used for the old hockey ground between the PCYC building and Swimming Pool road in Council's name.
	214076/1					
	31216/1					
	31225/2					
2723763	131997/3 145351/1	Wilmot Road	Huonville	Public Open Space	0.4697	Nil
5693141	116383/1	Wilmot Road	Huonville	Vacant land alongside Huon River	0.602	Nil
3206549	136315/2	2 Heron Street	Huonville	Huonville Children's Services Centre, Exit and Storage	0.4355	Nil
	138907/1					
5701076	63594/38	16 Frankcomb Street	Huonville	Vacant Open Space Land	0.1576	1. Consult the residents of Frankcomb Street and Riverview Lane on retention or disposal of the land. 2. If the majority response is to dispose of the land then undertake the necessary statutory processes to do so, otherwise retain the land as currently maintained or as otherwise determined as part of any relevant Parks or Recreation Strategy. 3. Funds received from any disposal are to firstly cover all costs associated with

						necessary statutory processes and secondly to be allocated to the public open space fund maintained in accordance with the Local Government (Building and Miscellaneous Provisions) Act 1993.
3251307	165625/1	422 Glen Huon Road	Huonville	Huon Valley Lawn Cemetery	4.56	Nil
5702538	67391/1 235895/1	841 Glen Huon Road	Glen Huon	Glen Huon Hall, Toilets, Car Park, Park, Playground and Barbeque Facilities	0.6351	Nil
7199745	198062/1	14 Watsons Road	Glen Huon	Glen Huon Recreation Ground	1.911	Nil
7199710	207966/1	110 Seventh Day Road	Glen Huon	Vacant Land, Former Glen Huon Tip Site	1.6617	That a report be obtained from a suitably qualified person in relation to possible development opportunities and contamination on the site taking into account the relevant provisions of the Planning Scheme and the land be considered for disposal having considered those matters.
1843579	131147/1	1273 Glen Huon Road	Judbury	Judbury Recreation Ground, Upper Huon Community Centre and Calvert Park	1.456	Nil
5700110	200299/1 230908/1	114 Forest Hill Road	Judbury	Vacant Land, Former Judbury Tip Site and Quarry Site	1.436	That a report be obtained from a suitably qualified person in relation to possible development opportunities and contamination on the site taking into account the relevant provisions of the Planning Scheme and the land be considered for disposal having considered those matters.
1853785	31222/1	New Road	Franklin	Weir	0.5405	Dispose of the land.
1853793	24399/1	New Road	Franklin	Weir	0.1513	Dispose of the land on confirmation that the water supply is not required for any Council purpose within Franklin.
1853849	231485/1	New Road	Franklin	Vacant Land	0.0337	Dispose of the land.
3327658	138670/1 138670/2 167441/1 31223/1 Deed 27/834	3388 Huon Highway	Franklin	Palais Theatre	0.1613	Nil
5707080	31223/10	3388 Huon Highway	Franklin	Palais Theatre Car Park	0.0397	Nil
3389541	168823/1	3388 Huon Highway	Franklin	Land to the rear of the Palais Theatre	0.064	Nil
3493875	172402/1	3388 Huon Highway	Franklin	Land to the rear of the Palais Theatre Car Park	0.0263	Nil
5696166	66375/1	27 Rocky Creek Road	Crabtree	Former Flouridation Plant - Rocky Creek Water Scheme	0.0133	Dispose of the land.
3163059	158114/3 162971/1 168351/1 168351/2 252686/2	Rocky Creek Road/Liddells Road	Crabtree	Vacant bushland and paddocks	118.4894	1. Dispose of the land on the Eastern side of Rocky Creek in Certificates of Title 168351/2 and 252686/2. 2. Dispose of the land on the Western side of Rocky Creek in Certificates of Title 168351/1, 158114/3 and 162971/1. First option to the family of the former owner at not less than an independent market valuation otherwise the land be put on the open market.
3004218	154424/1	Lot 1 Liddells Road	Crabtree	Rocky Creek Weir Protection area	4.679	Resolve transfer of the land to TasWater in conjunction with resolution of the issues associated with the land in PID 5862430.
5689118	153355/1	263 Mountain River Road	Mountain River	Mountain River Hall	0.2732	Nil

5689062	214399/1	236 Mountain River Road	Mountain River	Mountain River Recreation Ground	2.678	Nil
5699316	226449/1 123108/4	49 Marguerite Street	Ranelagh	Ranelagh Showgrounds	5.3165	Nil
2266654	139886/1 166814/106	40 Marguerite Street	Ranelagh	Ranelagh Soldiers Memorial Hall and Car Park	0.1039	Nil
5693686	101301/1	25 Agnes Street	Ranelagh	Ranelagh Village Green	1.1092	Nil
3396119	169563/2	187A Wilmot Road	Ranelagh	Vacant Land adjoining Sewer Lagoons/Helen Street access to Kayak Platform	4.468	<ol style="list-style-type: none"> 1. Undertake a subdivision of the land to create a road reservation for the lower portion of Helen Street. 2. Dispose of the land following rezoning for a more appropriate zone. 3. Council may consider use of funds from the sale of the land to be made available for development of public land within Ranelagh including for walking track linkages.
3307278	23737/5 23992/4	86 Agnes Street	Ranelagh	Ranelagh Playground and Park Area	0.2117	Nil
2148332	126703/12	Lot 12 Goodwins Road	Upper Woodstock	"Lords" Quarry	181	Nil
1689698	153351/1	1239 Pelverata Road	Pelverata	Pelverata Hall and Car Park	1.175	Nil
7134685	211484/1	1237 Pelverata Road	Pelverata	Land adjoining Pelverata Hall	0.2021	Investigate strategic use or requirement for the land and consider disposal of the land if no strategic use or requirement is identified.
7280949	134806/1	2899 Huon Highway	Southbridge	Southbridge Waste Transfer Station	4.211	Nil
5866225	15147/53	8 Charlotte Cove Road	Charlotte Cove	Charlotte Cove Boat Ramp and Jetty Access and Car Park	0.0481	Nil
2174135	9118/31	Sandrock Loop	Abels Bay	Open Space	0.0356	Nil
2174151	9118/32	Sandrock Loop	Abels Bay	Open Space	0.0997	Nil
2174127	9118/33	Sandrock Loop	Abels Bay	Open Space	0.0972	Nil
7418514	28146/10 28146/11 28146/12 28146/13	Abels Bay Road	Abels Bay	Portions of open space	0.2024	Nil

APPENDIX 4

STRATEGIC LAND PURCHASES

**NOT INCLUDED IN THIS
PUBLIC VERSION**

APPENDIX 5

SUMMARY OF COUNCIL RESOLUTIONS

1. Sale of Properties

Pursuant to section 177 of the *Local Government Act 1993* the Council resolves to sell the land set out in the following table subject to meeting the requirements of section 177 of the Act and the specified conditions:

PID	C/T	ADDRESS	CONDITIONS
5254368	23640/1	11 Church Street, Geeveston	<ol style="list-style-type: none"> 1. First offer to the Education Department (the Crown) at an independent valuation otherwise be placed on the market for sale with the lease in place. 2. In the event that the Education Department agree to relocate to the Geeveston Town Hall funds from the sale of the land that is currently leased by them and the Land Strategy may be considered to be applied to works required on the Town Hall.
5257390	30054/1	School Road, Geeveston	<ol style="list-style-type: none"> 1. Work with Huon FM for relocating the Station to a more suitable premises including to the Geeveston Town Hall. 2. In the event that Huon FM agree to relocate to the Geeveston Town Hall funds from the sale of the land that is currently leased by them and the Land Strategy may be considered to be applied to works required on the Town Hall.
5250527	233854/1 & 84488/1	Fourfoot Road, Geeveston	<ol style="list-style-type: none"> 1. Disposal of the land in conjunction with the land in PID 7175970. 2. If the properties are adhered then works be undertaken to construct a physical access through to the land in PID 7175970.
7175970	21211/3	Huon Highway, Geeveston	Dispose of the land in conjunction with the land in PID 5250527 and with the option of ownership and responsibility of access and the bridge to be transferred to any new owner.
3251323	201282/1 166532/1	Hill Street/Kent Street, Geeveston	Each individual title may be sold separately.
5267599	72784/15	61 Station Road, Dover	<ol style="list-style-type: none"> 1. Create a formal road title for Kent Beach Road. 2. Council may consider use of net funds received from the sale of land to be made available for land acquisition within Dover as identified for the benefit of the community.
7254265	217248/1	Cygnets Coast Road, Lymington	Disposal of the land separately but in conjunction with the adjoining land in PID 7254775 with creation of appropriate rights of way to clarify access to both titles.
7254257	154775/1	Cygnets Coast Road, Lymington	Disposal of the land separately from, but in conjunction with the adjoining land in PID 7254265, with creation of appropriation rights of way to clarify access to both titles.

2852733	153775/1	Randalls Bay Road, Randalls Bay	First offer to the Randalls Bay Coastcare Group (or any appropriate conservation organisation with legal status) at independent valuation otherwise list for sale generally.
3147833	206997/1 70071/2 70071/3 70071/4 231472/1 233772/1 232356/1 35315/1 35315/3 35314/1 35314/2 35314/3	Lot 1 Wylies Road, Cygnet	The land is to be rezoned to an appropriate zone other than Environmental Management in the Tasmanian Planning Scheme.
3147876	84442/1 80352/2 80352/1 83928/1	28 Scenic Hill Road, Huonville	<ol style="list-style-type: none"> 1. The land in Certificate of Title 83930/3 is to be considered in conjunction with the land in PID 7815560 by an expression of interest for accommodation purposes. 2. Individual titles may be sold separately or in any combination with each other.
7815560	101823/1	Scenic Hill Road, Huonville	<ol style="list-style-type: none"> 1. Call for an expression of interest for an accommodation development of the land in conjunction with CT 83930/3. 2. Dispose of the land in accordance with the expression of interest or, if no suitable interest received, dispose of generally.
1853531	33890/1	Castle Forbes Bay Road, Castle Forbes Bay	Nil
1853785	31222/1	New Road, Franklin	Nil
1853793	24399/1	New Road, Franklin	Confirmation provided that the water supply is not required for any Council purpose within Franklin.
1853849	231485/1	New Road, Franklin	Nil
5696166	66375/1	27 Rocky Creek Road, Crabtree	Nil

3163059	252686/2 168351/1 162971/1 158114/3 168351/2	Rocky Creek Road/Liddells Road, Crabtree	<ol style="list-style-type: none"> 1. With respect to the land on the western side of Rocky Creek in Certificates of Title 168351/1, 158114/3 and 162971/1 first option to be offered to the family of former owner at no less than an independent market valuation otherwise the land be put on the open market. 2. With respect to the land on the eastern side of Rocky Creek in Certificates of Title 168351/2 and 252686/2 to be sold separately to the land on the western side.
3396119	169563/2	187A Wilmot Road, Ranelagh	<ol style="list-style-type: none"> 1. Create a road reservation for the lower portion of Helen Street. 2. Dispose of the land following rezoning to an appropriate zone other than Utilities in the Tasmanian Planning Scheme. 3. Council may consider use of funds from the sale of the land to be made available for development of public land within Ranelagh including for walking track linkages.

2. Disposal of Properties

Pursuant to section 177 of the *Local Government Act 1993* the Council resolves to dispose of the land set out in the following table subject to the specified conditions:

PID	C/T	ADDRESS	CONDITIONS
5862435	55788/21	41 Esplanade Road, Eggs and Bacon Bay	To resolve title issues associated with the land including re-vesting of ownership of the Council at nominal value in conjunction with the land in PID 330418 with disposal of the relevant portion only (and required easement) to transfer to the Crown or TasWater as appropriate.
3004218	154424/1	Lot 1 Liddells Road, Crabtree	Resolve transfer of the land to TasWater at nominal value in conjunction with resolution of title issues associated with the land in PID 5862435.

3. In principle intention to sell or lease properties

Pursuant to sections 117 and 178 of the *Local Government Act 1993* the Council resolves in principle support to sell or lease the land set out in the following table subject to the specified Conditions and subject to any formal decision being dealt with in accordance with the requirements of sections 177, 178 and 179 of the Act (as applicable) and regulation 15(3)(c) of the *Local Government (Meeting Procedures) Regulations 2015*:

PID	C/T	ADDRESS	CONDITIONS
2208956	33882/2	58 Kent Street, Geeveston	<ol style="list-style-type: none"> 1. Create a formal Memorial Drive Road title. 2. Create two saleable lots either side of Memorial Drive. 3. Dispose of the titles having undertaken a sale of public land process. 4. Net funds received from the sale of land are to be considered in accordance with section 117 of the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>.
7830242 7672344 2036840	106267/3 106267/7 135234/1	14 George Street, Cygnet 8 George Street, Cygnet 20 Golden Valley Road, Cygnet	<ol style="list-style-type: none"> 1. Undertake a subdivision of the land to create a formalised Cygnet Medical Centre title including to allow for expansion. 2. Prepare a development proposal for the land to consider the following matters: <ul style="list-style-type: none"> • Removal of the depot site and any rehabilitation of the land (to include consideration of any needs for use of land opposite the Cygnet Waste Transfer Site that can be used for depot/storage purposes). • Subdivide the land to create an optimal number of medium density residential lots consistent with the surrounding titles and high density residential lots. • A roadway extension of Louisa Street. • An area of park land incorporating the creek for the benefit of the residential development surrounding the area. • An area set aside for a future Retirement Village. • An area on George Street available for affordable Grouped House development. 3. Council may consider using funds received from the development for implementation of the Cygnet Town Plan for both acquisition of land and for associated capital works and improvements.

5688078	55312/4	27 Main Street, Huonville	Disposal of balance land following development of car park and adjoining Blockbuster building into Visitor Information Centre.
5271280	23839/1	8606 Huon Highway, Southport	The lease of a portion of the land to Tasmania Fire Service for the Southport Fire Station.
2250919	140186/2	8243-8247 Channel Highway, Cradoc	Lease of a portion of the land for the Cradoc Fire Station.
5701076	63594/38	16 Frankcomb Street, Huonville	<ol style="list-style-type: none"> 1. Consult the residents of Frankcomb Street and Riverview Lane on retention or disposal of the land. 2. If the majority response is to dispose of the land then undertake the necessary statutory processes to do so, otherwise retain the land as currently maintained or as otherwise determined as part of the relevant Parks and Recreation Strategy. 3. Funds received from the disposal are to firstly cover all costs associated with the necessary statutory processes and secondly to be allocated to the Public Open Space fund maintained in accordance with the <i>Local Government (Building and Miscellaneous Provisions) Act 1993</i>.

4. Purchase or acquisition of properties

Not included in this Public Version of the Strategy.

5. General Manager Authorisations

The General Manager is authorised to perform any action and exercise any functions necessary to put this decision into effect including but not limited to:

- a) Undertake a subdivision of any land;
- b) Create any interest or easement over any land;
- c) Undertake community consultation;
- d) Obtain any valuation required under the *Local Government Act 1993*;
- e) Determine the mode of sale of any land other than where the mode of sale is specified in a Condition of this Strategy.

APPENDIX 6

LEGISLATIVE REFERENCE

1. LOCAL GOVERNMENT ACT 1993

20. Functions and powers

(1) In addition to any functions of a council in this or any other Act, a council has the following functions:

(a) to provide for the health, safety and welfare of the community;

(b) to represent and promote the interests of the community;

(c) to provide for the peace, order and good government of the municipal area.

(2) In performing its functions, a council is to consult, involve and be accountable to the community.

(3) A council may do anything necessary or convenient to perform its functions either within or outside its municipal area.

(4) A council may transfer to a single authority or a joint authority –

(a) any of its assets and liabilities on any condition it determines; or

(b) any of its employees.

(5) A council may –

(a) acquire, hold, dispose of and otherwise deal with property; and

(b) sue and be sued in its corporate name.

Part 12 - Division 1 - Purchase, acquisition, sale and lease of property

175. Purchase or lease of land

A council may purchase or lease land for any purpose which it considers to be of benefit to the council or the community.

176. Acquisition of land

A council may acquire land for prescribed purposes in accordance with the *Land Acquisition Act 1993*.

177. Sale and disposal of land

(1) A council may sell, lease, donate, exchange or otherwise dispose of land owned by it, other than public land, in accordance with this section.

*(2) Before a council sells, leases, donates, exchanges or otherwise disposes of any land, it is to obtain a valuation of the land from the Valuer-General or a person who is qualified to practise as a land valuer under section 4 of the *Land Valuers Act 2001*.*

(3) A council may sell –

(a) any land by auction or tender; or

(b) any specific land by any other method it approves.

(4) A council may exchange land for other land –

(a) if the valuations of each land are comparable in value; or

(b) in any other case, as it considers appropriate.

(5) A contract pursuant to this section for the sale, lease, donation, exchange or other disposal of land which is public land is of no effect.

(6) A decision by a council under this section must be made by absolute majority.

177A. Public land

(1) The following land owned by a council is public land:

(a) a public pier or public jetty;

(b) any land that provides health, recreation, amusement or sporting facilities for public use;

(c) any public park or garden;

- (d) any land acquired under section 176 for the purpose of establishing or extending public land;
 - (e) any land shown on a subdivision plan as public open space that is acquired by a council under the Local Government (Building and Miscellaneous Provisions) Act 1993;
 - (f) any other land that the council determines is public land;
 - (g) any other prescribed land or class of land.
- (2) The general manager is to –
- (a) keep lists or maps of all public land within the municipal area; and
 - (b) make the lists and maps available for public inspection at any time during normal business hours.

178. Sale, exchange and disposal of public land

- (1) A council may sell, lease, donate, exchange or otherwise dispose of public land owned by it in accordance with this section.
- (2) Public land that is leased for any period by a council remains public land during that period.
- (3) A resolution of the council to sell, lease, donate, exchange or otherwise dispose of public land is to be passed by an absolute majority.
- (4) If a council intends to sell, lease, donate, exchange or otherwise dispose of public land, the general manager is to–
 - (a) publish that intention on at least 2 separate occasions in a daily newspaper circulating in the municipal area; and
 - (ab) display a copy of the notice on any boundary of the public land that abuts a highway; and
 - (b) notify the public that objection to the proposed sale, lease, donation, exchange or disposal may be made to the general manager within 21 days of the date of the first publication.
- (5) If the general manager does not receive any objection under subsection (4) and an appeal is not made under section 178A, the council may sell, lease, donate, exchange or otherwise dispose of public land in accordance with its intention as published under subsection (4).
- (6) The council must –
 - (a) consider any objection lodged; and
 - (b) by notice in writing within 7 days after making a decision to take or not to take any action under this section, advise any person who lodged an objection of –
 - (i) that decision; and
 - (ii) the right to appeal against that decision under section 178A.
- (7) The council must not decide to take any action under this section if –
 - (a) any objection lodged under this section is being considered; or
 - (b) an appeal made under section 178A has not yet been determined; or
 - (c) the Appeal Tribunal has made a determination under section 178B(b) or (c).

178A. Appeal

- (1) Any person who lodged an objection under section 178 may appeal to the Appeal Tribunal against the decision of a council under section 178(6) within 14 days after receipt of notice of that decision under section 178(6)(b).
- (2) An appeal must be made in accordance with the Resource Management and Planning Appeal Tribunal Act 1993.
- (3) An appeal may only be made on the ground that the decision of the council is not in the public interest in that –
 - (a) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or

(b) there is no similar facility available to the users of that facility.

(4) The Appeal Tribunal is to hear and determine an appeal in accordance with the Resource Management and Planning Appeal Tribunal Act 1993.

(5) The decision of the Appeal Tribunal on hearing an appeal is final and section 25 of the Resource Management and Planning Appeal Tribunal Act 1993 does not apply.

178B. Determination of appeal

In hearing an appeal against a decision of a council, the Appeal Tribunal may –

(a) confirm that decision; or

(b) set aside that decision; or

(c) set aside that decision and –

(i) substitute another decision; or

(ii) remit the matter to the council for reconsideration.

179. Lease of public land for less than 5 years

A council may lease public land for a period not exceeding 5 years without complying with section 178.

180.

181. Land held on trust

A council may hold land on trust subject to any conditions on which it is to be so held.

2. LOCAL GOVERNMENT (GENERAL) REGULATIONS 2015

37. Purposes for which land may be compulsorily acquired

For the purposes of [section 176](#) of the Act, the following purposes are prescribed:

- (a) the establishment of, or extension to, the council's public offices;
- (b) the establishment of, or extension to, a works depot, pound or plant nursery;
- (c) the establishment of, or extension to –
 - (i) any education and care service premises, within the meaning of the Education and Care Services National Law (Tasmania), other than any premises for a family day care service, within the meaning of that Law; or
 - (ii) a child care centre within the meaning of the [Child Care Act 2001](#) ;
- (d) the establishment of, or extension to, public land;
- (e) the establishment or realignment of a highway, or local highway, as defined by [section 3 of the Local Government \(Highways\) Act 1982](#) ;
- (f) the establishment of, or the provision of access to –
 - (i) a stormwater reticulation system, drainage system, handling system, disposal facility system or pump station; and
 - (ii) a waste management facility, waste disposal site or waste transfer station;
- (g) the undertaking of work, or the provision of access for the undertaking of work, for the prevention, control or mitigation of a flood;
- (h) the establishment and operation of a quarry for the extraction, processing and storage of rock, crushed rock, gravel, or sand, for council works.

3. LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT 1993

80. Interpretation of Part 3

(1) In this Part –

.....

"public open space" means space for public recreation or public gardens or for similar purposes;

85. Refusal of application for subdivision

The council may refuse to approve a plan of subdivision if it is of the opinion –

.....

(d) that the layout should be altered to include or omit –

(v) private roads, ways or open spaces; or

Division 8 - Public open space

116. Limitation on requirement for public open space

(1) If the council –

(a) requires an owner to increase the area for public open space so that the value of the total area approved for open space in the final plan exceeds the value of the area provided for open space in the plan of subdivision; or

(b) having failed to approve a plan for subdivision on a ground that the layout should be altered to include or omit public open space, subsequently approves a fresh plan in which the value of the total area of land reserved for public open space exceeds the value of all such land in the original plan –

and the value of the area reserved for open space in the plan also exceeds the value of one-twentieth of the whole area comprised in the plan of subdivision, the council must purchase the excess as provided in this section.

(2) The purchase price of the excess is a sum bearing the same ratio to the value of the total area approved in the final plan as the excess bears to that area.

(3) If the owner and the council are unable to agree on the purchase price within 30 days of its demand, it is to be determined as if it were a disputed claim for compensation under the Land Acquisition Act 1993.

(4) The purchase price is due –

(a) after the final plan takes effect as provided; and

(b) upon demand by the owner accompanied by a conveyance of transfer executed by the owner of the total area mentioned in subsection (1).

(5) The purchase price bears interest at 5% a year from the day 2 months after that on which it is agreed upon or determined until payment.

(6) Land is to be valued as at the date of lodgment of the plan of subdivision.

(7) The council is required to purchase only so much of the excess land as is required for public open spaces on the basis that the excess is divided between the public open spaces and littoral or riparian reserves in the same proportion as the total area is divided between them.

(8) The council is to pay a purchase price as if it were purchasing the whole excess and is entitled to be reimbursed by the Treasurer the difference between the purchase price paid by it and so much of the purchase price as is attributable to the land purchased.

(9) If an amount is not agreed, the amount is to be determined as if it were a disputed claim for compensation under the Land Acquisition Act 1993.

117. Payment instead of increasing public open space

(1) Instead of requiring an owner to increase the area for public open space, the council, before approving a plan of subdivision may require security for the payment of an amount calculated under subsection (2).

(2) The amount required to be paid is an amount not exceeding an amount which bears the same ratio to the value of the whole area comprised in the plan as one-twentieth of that area less any area provided for public open space in the final plan and any area created by the final plan of the littoral or riparian reserve bears to that whole area.

(3) If the owner and the council do not agree on the amount to be secured, it is to be determined as a disputed claim for compensation under the Land Acquisition Act 1993.

(4) The security that may be required is –

(a) a bond by the owner of an amount in excess of any possible demand to secure payment of the amount within 90 days after the demand is made after the final plan has taken effect; and

(b) a guarantee by an authorised deposit-taking institution, a guarantee, money-lending, insurance or trading corporation approved by the council guaranteeing all money payable on the bond.

(5) The council is to receive an amount payable under this section on trust for the acquisition or improvement of land for public open space for the benefit of inhabitants of the municipal area.

(6) Any amount held, before the commencement of this section, by the council on trust for the acquisition of land for public open space is to be held on trust for the acquisition or improvement of land for public open space and applied in accordance with any prescribed requirements.

(7) In respect of any amount paid to the council pursuant to section 473B of the Local Government Act 1962 before the commencement of this section –

(a) that amount was lawfully received by the council for the purposes of that section; and

(b) no action or legal proceedings may be continued or instituted against any person in respect of the receipt or holding by a council of that amount.

4. BOUNDARY FENCES ACT 1908

4. Interpretation

In this Act, unless the contrary intention appears –

.....

"**road**" includes any public highway, street, by-way, cross-way, or public place, whether it be a carriage-way, horse-way, or foot-way;

7. Act not to apply to roads

No local body having the administration, management, or control of any road shall be liable to make any contribution towards the erection or repair of any dividing fence between any road and the land of any occupier of land adjoining such road.

8. Adjoining owners to share cost of fencing

(1) Subject to the provisions of this Act, the owners of adjoining lands not divided by a sufficient fence or a rabbit-proof fence shall be liable to join in or contribute to the erection of a sufficient fence or a rabbit-proof fence, as the case may be, between such lands in such proportion as may be –

(a) agreed upon; or

(b) awarded under the provisions of this Act.

(2) The owners of adjoining lands divided by a fence which is not a rabbit-proof fence shall be liable to join in or contribute to the erection of a rabbit-proof fence between such lands, or the conversion of any existing fence into a rabbit-proof fence, in such proportions as may be –

(a) agreed upon; or

(b) awarded under the provisions of this Act.

4. ACTS INTERPRETATION ACT 1931

46. Definitions of certain common phrases

In any Act –

"**public place**" shall mean any place to which, at the relevant time, the public have access, whether on payment of money for admission thereto or otherwise;