

OFFICERS' REPORTS – PART B – TO BE RECEIVED AND NOTED GOVERNANCE

1. UPDATE OF RESIDENTIAL AND INDUSTRIAL SUBDIVISIONS

Report prepared by General Manager – Steven Pinnuck

REASON FOR REPORT

To update Councilors on residential and industrial subdivisions at Walla Walla, Culcairn, Holbrook and Jindera.

REFERENCE TO DELIVERY PLAN ACTIONS

Objective: We are revitalizing our communities, welcoming visitors, growing our economy and promoting the lifestyle, culture and heritage offered in our communities.

Outcome: We have prosperous and diverse local business and a growing economy
Our towns and villages are revitalized

DISCUSSION

Despite the difficulty with Consultants progressing projects due to the high level of development in the region, Management has been progressing a number of residential and industrial subdivisions and an update is provided below:

Walla Walla Residential Subdivision – 10 Lots

Detailed plans are nearing completion and it is anticipated that tenders will be called by the end of May 2022.

Council has had a high level of enquiry for future stages and therefore has not been undertaken any promotion until the list price of allotments can be determined following the receipt of tenders.

To date however, Council has received 19 expressions of interest for Stage 2 and it is intended that once a list price has been determined by Council, on a first in first serve basis the submitters will have 14 days to enter into Contract of Sale with Council or the allotments will be placed back onto the market for sale.

It is anticipated that Stage 2 will list significantly higher than Stage 1 which ranged from \$56,500 to \$69,500.

Culcairn Residential Subdivision – 26 Lots

The detailed design is progressing with a current emphasis on drainage, electrical reticulation, gas reticulation and telecommunications.

The site will require both a sewerage pumping station and a storm water pumping station.

Council has also engaged environmental consultants NGH to undertake the Biodiversity Development Assessment Report.

It is anticipated that Council will be in a position to call tenders for the construction of the residential estate in the second half of 2022.

**ADDENDUM REPORT TO THE ORDINARY MEETING OF GREATER HUME COUNCIL
TO BE HELD AT COMMUNITY MEETING ROOM, LIBRARY COMPLEX, LIBRARY
LANE, HOLBROOK ON WEDNESDAY, 18 MAY 2022.**

UPDATE OF RESIDENTIAL AND INDUSTRIAL SUBDIVISIONS [CONT'D]

Holbrook Industrial Estate – 4 Lots

All civil works have been completed and the Plan of Subdivision has been released by Council and Walpole Surveying has been instructed to undertake lodgment to enable the release of Certificates of Title. All Lots have been sold at previously determined list prices by Council and are expected to complete shortly after Titles are issued.

Jindera Industrial Estate Stage 2 – 7 Lots

All civil works have been completed and a final survey is being undertaken prior to applying for a Certificate of Compliance from Essential Energy. Once the Essential Energy Certificate of Compliance has been received by Council an application for the release of the Plan of Subdivision can be made.

Once the Plan of Subdivision has been released, the Plan can be lodged for the issuance of Certificate of Titles.

Jindera Industrial Estate Stage 3 – 26 Lots

The detailed design of a staged 46 Lot extension to the Jindera Industrial Estate is continuing with the lodgment of a Development Application with Council for 26 Lots within Stage. Under Council's - Independent Assessment of Development Applications Policy any Council subdivision in excess of 10 Lots must be independently assessed which will be the case in this instance.

In the first instance the Development Application has been referred to Transport for NSW for comment due to the proximity of the Urana Road/Hawthorn Road intersection.

It is anticipated that Council will be in a position to go to tender in the latter part of 2022.

Enquiry in the Jindera Industrial Estate has remained very high without any marketing or promotion with EOI's received on 23 of the 26 Lots in Stage 1. Similar to the Walla Walla Residential Estate once Council has determined a pricing structure prospective purchasers will be given 14 days to exchange Contracts of Sale or the Lots will be placed back onto the market.

BUDGET IMPLICATIONS

Nil at this stage.

CONCLUSION

It is a very challenging time in the land development industry and to ensure projects are progressing Council is utilising a mix of Engineering Consultants for the developments. Whilst progress is slower than what would normally be the case, it is acceptable in the current climate.

RECOMMENDATION

That the report be received and noted.