

Management report to Council

Agenda item 6.4

Proposed discontinuance and sale of part of Coromandel Place Melbourne

Council

Presenter: Roger Teale, General Manager Infrastructure and Design

23 November 2021

Purpose and background

1. The purpose of this report is to:
 - 1.1. update Council on the outcome of the statutory public notification process for the proposed discontinuance of 27.1m² sub surface and 19.66m² above surface land of Coromandel Place (Road), adjacent to 130 Little Collins Street Melbourne, as shown in Attachment 2 and sale of the Road to 130 Little Collins Street Development Pty Ltd (the Applicant).
 - 1.2. seek Council approval of management's recommendation to discontinue the Road and sell the resulting land to the Applicant, as outlined in Attachment 2 (Proposal).
2. A planning permit has been issued to the Applicant for a proposed redevelopment of a 26 retail story and office tower at 130 Little Collins Street. The planning permit also requires the Applicant to transfer at no cost to Council a one metre wide strip of land as a road abutting Coromandel Place at ground level in order to widen the laneway, as shown on the plan in Attachment 3.
3. The Applicant has expressed an interest to acquire the Road to facilitate the Applicant's development.

Key issues

4. Management's preliminary assessment of the proposed discontinuance indicates the Road is not reasonably required for public purposes, nor is it likely to be required in the future. The removal of the Road is not considered to impact on the safe and efficient functioning of the balance of Coromandel Place.
5. In accordance with sections 206 and 223 and clause 3 of Schedule 10 of the *Local Government Act 1989* and section 114 of the *Local Government Act 2020*, a public notice outlining the proposal was placed in the Age and on the City of Melbourne's website on 17 September 2021 offering the opportunity for public submissions to be made. No submissions were received by the closing date of 14 October 2021.
6. In accordance with Council's Road Discontinuance and Sale Policy, a market valuation has been carried out and valued the land at \$400,000 plus GST.
7. Given the value to be paid for the Road and the requirement for the Applicant to transfer a one metre strip of land to Council to widen Coromandel Place at ground level, the Proposal is considered to be a good outcome for the community.

Recommendation from management

8. That Council:
 - 8.1. discontinues 27.1m² of sub surface and 19.66m² of above surface land, being part of Coromandel Place (as shown on the plan in the public notice published in The Age of 17 September 2021 and on the plan attached in Attachment 2) and sell the resulting land to 130 Little Collins Street Development Pty Ltd for \$400,000 plus GST.
 - 8.2. authorises management to take all necessary actions and execute all necessary documents to implement the discontinuance and sale referred to in paragraph 8.1 above.

Attachments:

1. Supporting Attachment (Page 2 of 5)
2. Plan of Proposed Discontinuance and Sale (Page 3 of 5)
3. Plan of Proposed Vesting of land to Council (Page 5 of 5)

Supporting Attachment

Legal

1. Pursuant to sections 206(1) and 223 and clause 3 of Schedule 10 of the *Local Government Act 1989* and section 114 *Local Government Act 2020*, Council has given public notice that it proposes to discontinue and sell the Road.

Finance

2. The Applicant has agreed to purchase the land for \$400,000 plus GST in line with Council's valuation and will also pay all costs associated with the road discontinuance and sale of land.

Conflict of interest

3. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

Health and Safety

4. In developing this proposal, no Occupational Health and Safety issues or opportunities have been identified.

Stakeholder consultation

5. Statutory and community consultation in relation to the Proposal has been carried out in accordance with section 223 of the *Local Government Act 1989* and section 114 of the *Local Government Act 2020*.

Relation to Council policy

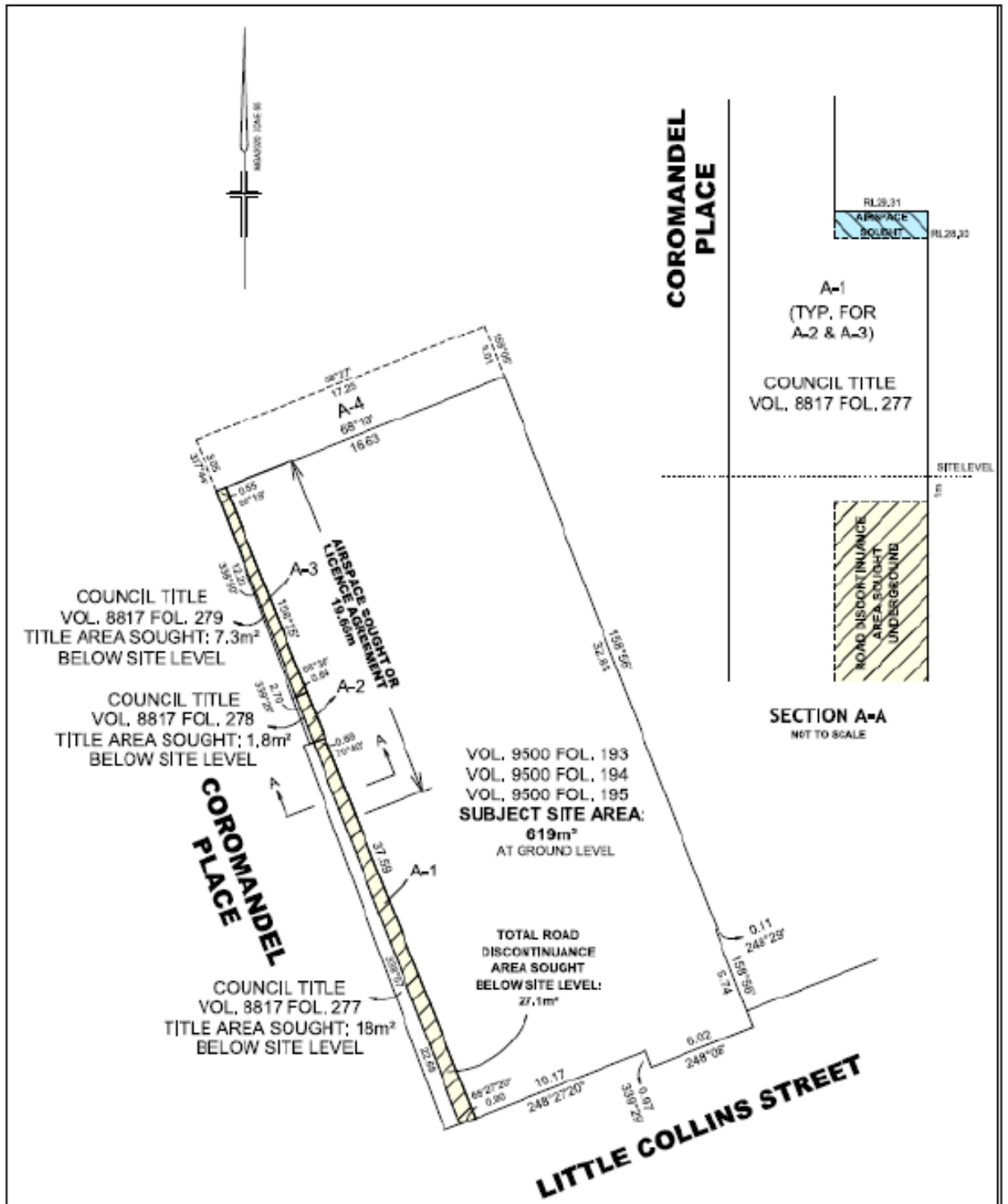
6. This report has been prepared in accordance with the Road Discontinuance and Sale Policy.

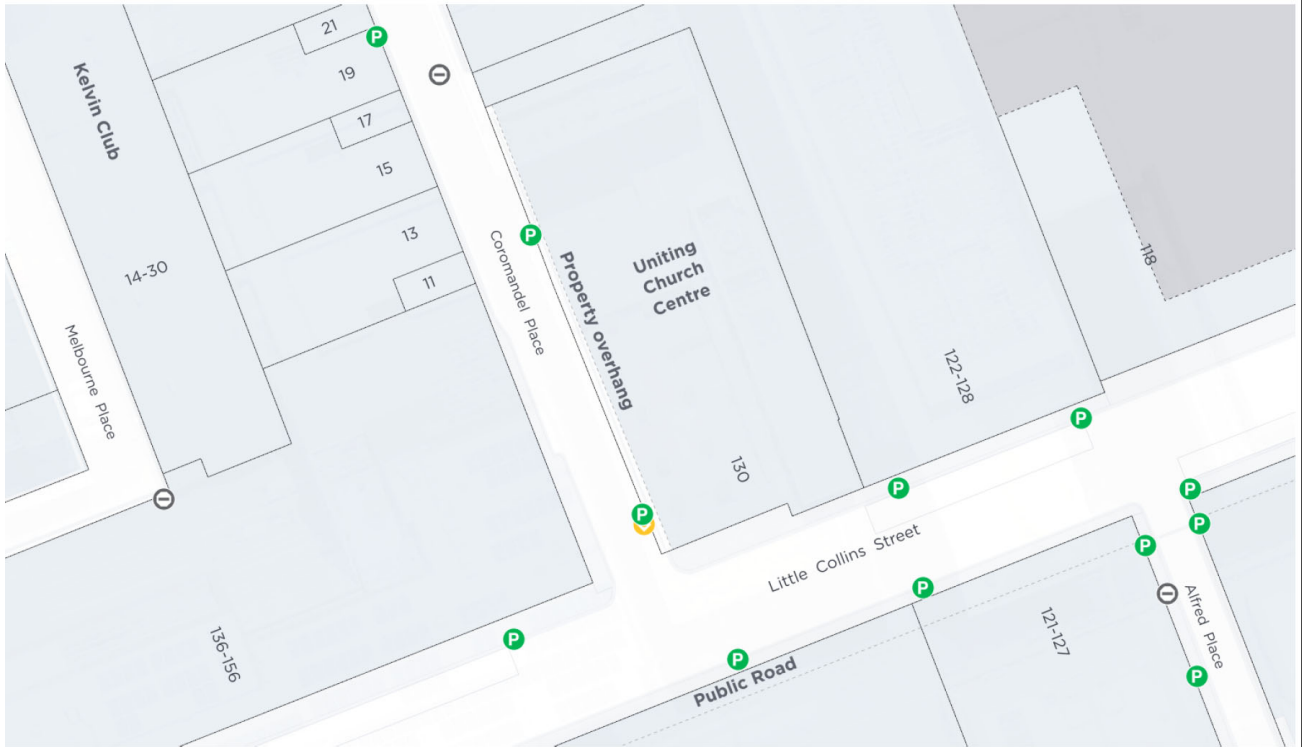
Environmental sustainability

7. In developing this proposal, no environmental sustainability issues or opportunities have been identified.

Plan of the proposed discontinuance and sale

Attachment 2
Agenda item 6.4
Council
23 November 2021





The City of Melbourne does not warrant the accuracy, currency or completeness of information in this product. Any person using or relying

Approx. Scale 1:250

Plan of proposed vesting boundary to transfer 1 metre strip to Council

