

AMENDED ITEM



Item No: 3.1
Title: Proposal to Purchase Land known as the Davistown Wetlands
Department: Innovation and Futures

23 March 2020 Extraordinary Council Meeting

Reference: F2020/00878 - D13837145
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Report Purpose

This report provides advice to Council on the outcome of negotiations for the proposed purchase of land known as the Davistown Wetlands.

Summary

Reporting on the negotiations to purchase the following land known as the Davistown Wetlands:

- 11 Lilli Pilli Street Davistown- Lot 1 DP547660
- 51 Pine Avenue Davistown- Lot 30 DP 456234
- 1 Cross Road Davistown- Lot 31 DP 5820
- 3 Cross Road Davistown- Lot 32 DP 5820
- 10-20 Kincumber Crescent – Lot 52 DP 6014
- 11-29 Kincumber Crescent Davistown– Lot 53 DP 6014
- 108A Malinya Road Davistown- Lot 92 DP 12206
- 83 Malinya Road Davistown- Lot 93 DP 12206

Recommendation

That Council, in response to the evolving situation with Coronavirus (COVID – 19), defer consideration of this item to a future Ordinary Council Meeting.

Context

Council at its Ordinary Meeting held on 11 June 2019 resolved the following in respect of the Davistown Wetlands land:

548/19 That Council authorise the Chief Executive Officer to commence negotiations for the purchase of the combined 19.26ha bundle of land parcels and offer a fair and reasonable purchase price having regard to market value.

3.1 Proposal to Purchase Land known as the Davistown Wetlands (cont.)

Council based on valuation advice from K and T Property Consultants Pty Ltd on 5 July 2019 offered the Vendors solicitor to purchase the Davistown Wetlands land for the sum determined.

The response to Council's offer from the solicitor suggested that the owner may get its own valuation, to satisfy itself as to a proper market value. No further advice has been received.

Council also made the offer to One Agency Platinum, the agent marketing the property for sale on behalf of the owner, to ensure all avenues are covered regarding a potential purchase. At the time of publication of this report, a response to the offer had not been received.

Council at its meeting held on 25 November 2019 further resolved:

1207/19 That Council request the Chief Executive Officer to provide another valuation.

MJD Valuers and Property Consultants provided a second valuation of the market value of the land known as the Davistown Wetlands and it determined the market value to be slightly lower.

Both valuations obtained by Council adopt the same methodology and the determination of both satisfy that the market value of the land is no more than the value assessed by K and T Property Consultants.

It should also be noted that the properties were identified by Council officers, in consultation with councillors, to be included as potential National Park sites, confirmed in a letter to Minister for Energy and Environment Matt Kean MP.

Options

That Council pursue a negotiated purchase of the land for a market value that is based on and supported by the initial valuation by K and T Property Consultants Pty Ltd.

Council cannot commence the process to compulsory acquire the lots known as Davistown Wetlands until such time as the properties are withdrawn from the Market. Alternatively, as there has been no response to Council's offer, and as the land is not required for an essential public purpose, Council forego further pursuit of the purchase of the Davistown Wetlands land.

Link to Community Strategic Plan

Theme 4: Responsible

Goal F: Cherished and protected natural beauty

3.1 Proposal to Purchase Land known as the Davistown Wetlands (cont.)

R-G4: Serve the community by providing great customer experience, value for money and quality services.

Attachments

- 1** Valuation Report - Davistown Wetlands Davistown (008-0120) - D13837202