

5 PURCHASE OF PART 795 PRINCES HIGHWAY

FILE REFERENCE INT1967338

RESPONSIBLE GENERAL MANAGER Tom McQualter

AUTHOR Fiona Shadforth

RECOMMENDATION

That Council purchase 987 square metres of land being part of the land at 795 Princes Highway Pakenham in accordance with the Cardinia Road Precinct Structure Plan (CRPSP) and Cardinia Road Development Contribution Plan (CRDCP) for an amount of \$301,271.88 to facilitate road widening and intersection upgrade works.

Attachments

1 Proposed plan of subdivision 3 Pages

EXECUTIVE SUMMARY

Officers have been negotiating with the land owners (Owners) of 795 Princes Highway Pakenham for the purchase of 987 square metres of their land (Land) in accordance with the requirement of the CRPSP and CRDCP. These negotiations have concluded and the owner has accepted the offer, Council is requested to endorse purchase of the land.

BACKGROUND

The land is located within the CRPSP at the intersection of Princes Highway and Thewlis Road and is required to facilitate road widening and intersection upgrade as designated in the CRPSP and funding is allowed for the land purchase in the CRDCP.

The intersection has been identified as one of eight within the Shire along Princes Highway to receive State Government funding for intersection infrastructure. It is essential that Council successfully acquire the land parcels required for the intersection upgrades to ensure receipt of the funding at the appropriate time and not cause any delay to the progress of the project.

POLICY IMPLICATIONS

The CRPSP and CRDCP have established land items to be purchased to allow for development within the Precinct. There are no other relevant policies associated with the purchase of the land.

RELEVANCE TO COUNCIL PLAN

The following key vision statement articulated by “Our Vision” in the Cardinia Shire Council Plan 2017 underpins the purchase of this land

‘Cardinia Shire will be developed in a planned manner to enable present and future generations to live, healthy and productive lives and to enjoy the richness of the diverse and distinctive characteristics of the shire.’

The relevant Council Plan objective is that ‘We continue to plan and manage the natural and built environment for future generations’. The objective is to be achieved through balancing the needs of development, the community and the environment

CONSULTATION/COMMUNICATION

Council Officers have been communicating with the Owner and the Owner's Property Development Representative.

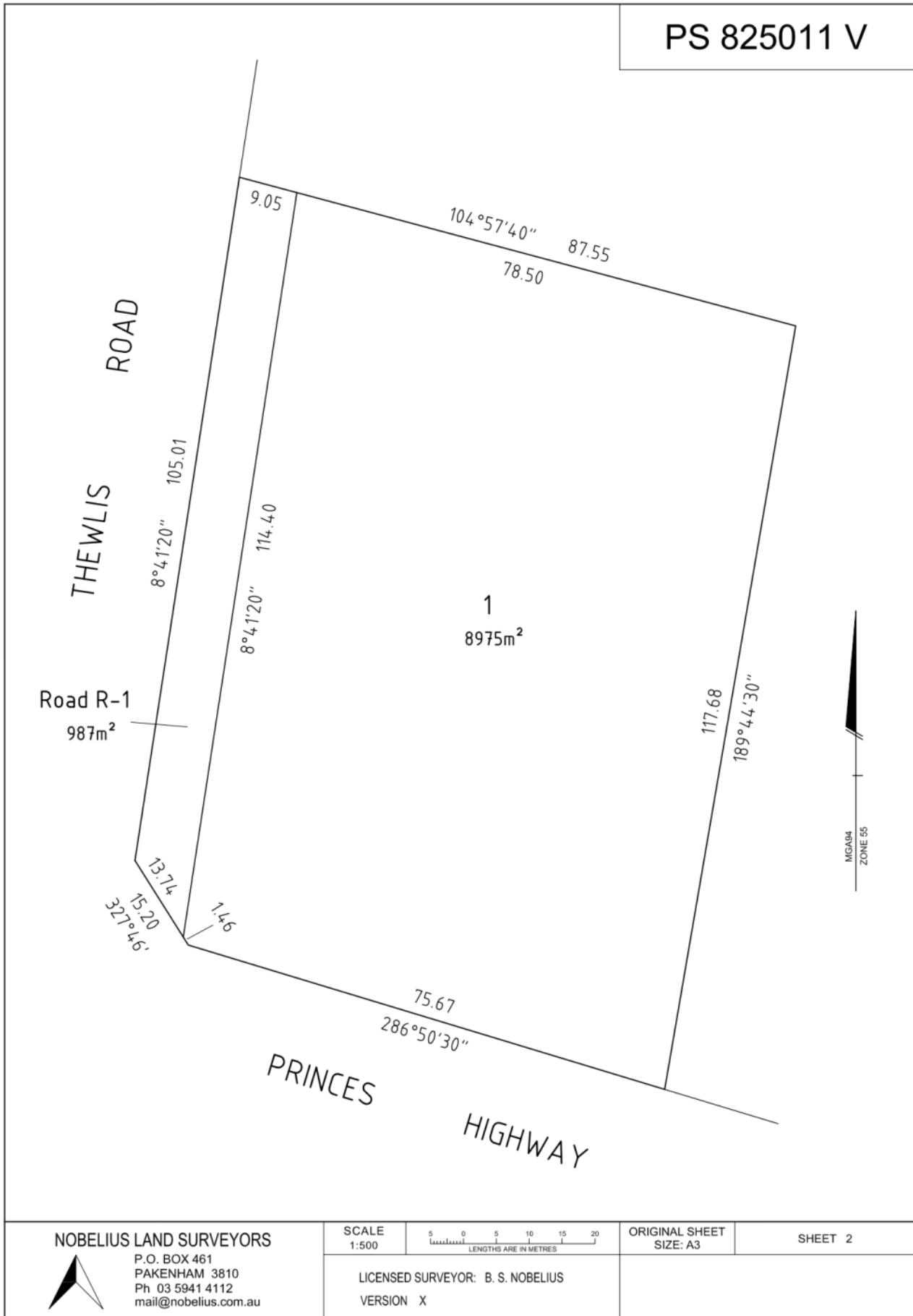
FINANCIAL AND RESOURCE IMPLICATIONS

Council offered the Owner the amount of \$301,271.88 for 987 square metres of land which is in accordance with the CRDCP 2018 land rate, valued at \$305.24 per square metre allowed in the CRDCP for this particular land item. This offer was made in December 2018 under the instruction of Mr Andrew Paxton. A Contract of Sale is presently being prepared in accordance with this offer which was accepted by the Owner.

CONCLUSION

In accordance with the CRPSP and CRDCP Council is requested to resolve to proceed with the purchase of the land required for the amount of \$301,271.88.

PLAN OF SUBDIVISION UNDER SECTION 35 OF THE SUBDIVISION ACT 1988		EDITION 1	PS 825011 V	
LOCATION OF LAND PARISH: Pakenham TOWNSHIP: Pakenham SECTION: CROWN ALLOTMENT: 3 (PT) CROWN PORTION: TITLE REFERENCE: Vol. 10293 Fol. 818 LAST PLAN REFERENCE: Lot 1 TP 111067K POSTAL ADDRESS: 795 Princes Highway, Pakenham 3810 (at time of subdivision) MGA CO-ORDINATES: E: 363 965 ZONE: 55 (of approx centre of land N: 5 786 455 GDA 94 in plan)		Council Name: Cardinia Shire Council		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
Road R-1	Cardinia Shire Council			
		Land to be acquired by agreement		
		All the land is to be acquired free from all encumbrances other than any easements specified on this plan		
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY				
SURVEY: This plan is based on survey. STAGING: This is/is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. --				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easements marked (+) are created upon registration of this plan. Easements marked (0) are created when the appropriate vesting date is recorded or transfer registered. Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
NOBELIUS LAND SURVEYORS  P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au		SURVEYORS FILE REF: 16639 LICENSED SURVEYOR: B. S. NOBELIUS VERSION A		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 3



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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: B. S. NOBELIUS
VERSION X

PS 825011 V

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND

Land affected	Land acquired by compulsory process prior to certification			Land acquired by compulsory process after registration of plan				Land acquired by agreement	LR reference of transfers or notifications of vesting dates	Assistant Registrar of Titles Signature	
	Vesting date	Gov't Gaz.		Date of recording of vesting date	Vesting date	Gov't Gaz.					Date of registration of transfer
		Page	Year			Page	Year				
Road R-1	---	---	---	---	---	---	---				

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ORIGINAL SHEET
SIZE: A3

SHEET 3

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VERSION A