

Strategic Land Review – 8 RP 619964

Strategic Asset Performance – Property Acquisition and Disposal

Land Particulars:	Lot & Plan:	8 RP 619964
	Address:	2 Rafting Ground Road, Agnes Water
	Parcel ID:	58666
	Size (ha):	1.37 ha
	Known As:	“Rafting Ground Road”
	Tenure:	Freehold If Reserve - Purpose: N/A
	Owner:	Gladstone Regional Council
	Encumbrances /Secondary Interests:	Details of Easements, Administrative Notices, Leases, Licences: Nil. Part of Lot 8 is currently occupied by Impact Community Services Limited under a licence agreement.
Registered Land Management Plan:	<input type="checkbox"/> Yes - DSI _____ <input checked="" type="checkbox"/> No	

Site Map:

(Extract from Geocortex)



Cultural Heritage:

- Land has been surveyed
 Land is previously disturbed

	<input checked="" type="checkbox"/> Unsurveyed & Undisturbed Details: The Eastern half of Lot 8 has been previously disturbed with the western portion having been not previously disturbed.	
Native Title:	<input checked="" type="checkbox"/> Freehold Land (or other Extinguishment Area); or <input type="checkbox"/> Subject to Native Title; or <input type="checkbox"/> Combination Details: Freehold land not subject to Native Title.	
Resolutions:	No current resolutions impacting the use of the land.	
Planning Scheme Values:	Zone:	Community Facilities <ol style="list-style-type: none"> 1. The purpose of the community facilities zone code is to: <ol style="list-style-type: none"> a. provide for community related activities and facilities whether under public or private ownership; b. ensure all communities have access to a range of community services and facilities which meet local needs; and c. locate higher order community facilities generally in the Gladstone urban area. 2. Community facilities may include the provision of municipal services, government installations, hospitals and schools and community infrastructure of an artistic, social or cultural nature. 3. The purpose of the zone will be achieved through the following overall outcomes: <ol style="list-style-type: none"> a. Development is generally consistent in scale, height and bulk with that of surrounding development. b. Community facilities are in highly accessible locations and are designed to promote safe and efficient public use, walking and cycling. c. Adverse impacts on natural features and processes are avoided. d. Development is sited, designed and operated in a way that does not adversely impact on the amenity of adjoining properties. e. Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation. f. Impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure. g. Areas of ecological significance, high scenic amenity or cultural heritage are protected from the adverse impacts of sport and recreation activities. h. Development responds to land constraints, including but not limited to topography, bushfire and flooding.
	Relevant Overlays:	Biodiversity Building Heights & Frontages

	Development Approvals:	<p>There are several historic building approvals and DAs:</p> <ul style="list-style-type: none"> ▪ BP/1079/2014 ▪ SA/24/2016 ▪ BP/98/1987 ▪ BP/51/1992 ▪ 42111/2002/DA ▪ 42124/2002/DA ▪ 42128/2003/DA ▪ 43516/2007/DA ▪ 43542/2007/DA ▪ DA/44309/2008 ▪ DA/42068/2002 ▪ 42072/2004/DA
Operational Values: <i>Detail current operational uses, Council Assets etc.</i>	<p>Access to the property is via Rafting Ground Road.</p> <p>Improvements within Lot 8 include two buildings, external toilet, water tank, garden shed, open carport. There is also a bitumen driveway and carpark.</p> <p>The buildings have previously been leased to health providers. Impact Health Services Limited are currently occupying the Eastern Building with western building vacant. Both buildings are fitted out for the provision of health services with reception areas and consultation rooms.</p> <p>The property is serviced by rainwater tanks as there is no reticulated water supply for 2 rafting ground road with the nearest water main terminating 1.63km from the western boundary of Lot 8.</p> <p>The property is serviced by a septic system with the closest sewerage infrastructure being 2.2km from the western boundary of Lot 8.</p>	
Environmental Values: <i>Flora / Fauna / Watercourses / Topography</i>	<p>The property is situated on the corner of Rafting Ground Road and Round Hill Road. Access is via Rafting Ground Road.</p> <p>Lot 8 is relatively flat with very little slope.</p> <p>There are no watercourses mapped within Lot 8.</p> <p>A small area in the north eastern boundary of the lot is mapped in the protected plants trigger map.</p>	
Vegetation Values:	Percentage Cleared:	30%
	Predominate Veg Category:	Category B
	Notes:	All of the undeveloped land is Category B. Least concern regional ecosystem.
Current Use:	<p>Description of Current Use:</p> <p>Community facilities - healthcare</p> <p>Is the current use permitted (consider reserve purpose, planning scheme etc)?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>If No, Details:</p>	
Most Appropriate Use:	<p>Given the characteristics and values what is the most appropriate use?</p> <p>Community facilities.</p>	

The property is freehold land and it is recommended that further investigations are undertaken to determine potential for further development for community facility purposes.

Is the property suitable to lease to a third party:

- Yes
- No

Details:

Any lease should be consistent with the zoning of the land. With respect to the existing building, due to the sharing of services between Building 1 and Building 2, it is recommended that they be leased as 1 premises.

Is the property recommended for Disposal:

- Yes
- No

Details:

Council currently has limited freehold land within Agnes Water and there is demand for land for community services.