

## 6. SURPLUS ROAD LAND – CLARENCE STREET

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The purpose of this report is to seek the Board's recommendation to Council to commence road stopping procedure to two parcels of surplus road land as indicated as Sec 1 and Sec 2 on Plan SM1283-05. The total area of land is 438 m<sup>2</sup>. (Refer to two plans **attached**.)

### BACKGROUND

Following several discussions with the management of Glass Tech on Tower Junction Development, and traffic management in the area between Whiteleigh Avenue and Troup Drive, a proposal was received from Glass Tech to extend their carpark onto legal road as shown on Plan A. Glass Tech's business has progressively expanded over the last decade and their site is bounded by Whiteleigh Avenue, Troup Drive and Clarence Street. With the Tower Junction developments directly opposite the business, on street parking has been substantially reduced to allow a safer traffic movements. The position of road land for the carpark is in the old Clarence Street which is surplus to roading network requirements following the construction of Whiteleigh Avenue and realignment of Clarence Street in the early 1990's.

In 1996 and again in 1998 Council stopped two parcels of road land enabling Glass Tech to develop their carparking needs. These two parcels are indicated as Lot 2 DP 75392 and Lot 1 DP 79580 on Plan SM1283-05. The business now requests a further two parcels of road land which like the previous two parcels, contain numerous utilities. It is highly unlikely that buildings will be built without prior extensive utilities' relocations. Utilities and private accesses to these parcels of land will be able to be protected by way of easements as was the arrangements made to the previous parcels. In this proposal Glass Tech has offered to enhance the remaining road land by planting 10 extra trees. This project has also the support of adjacent properties and the reduction of road land will have little effect on roading assets.

**Recommendation:** That the Board recommends to the Council that:

1. The two parcels of road land Sec 1 and Sec 2 on Plan SM1283-05 be declared surplus to roading requirement; and
2. Council commences road stopping procedures.

### Chairman's

**Recommendation:** That the Board endorse the Officer's recommendation.