

207-215 Main Road, Blackwood Sale of Council Landholdings

Council Information Session / 28 February 2023

Introduction

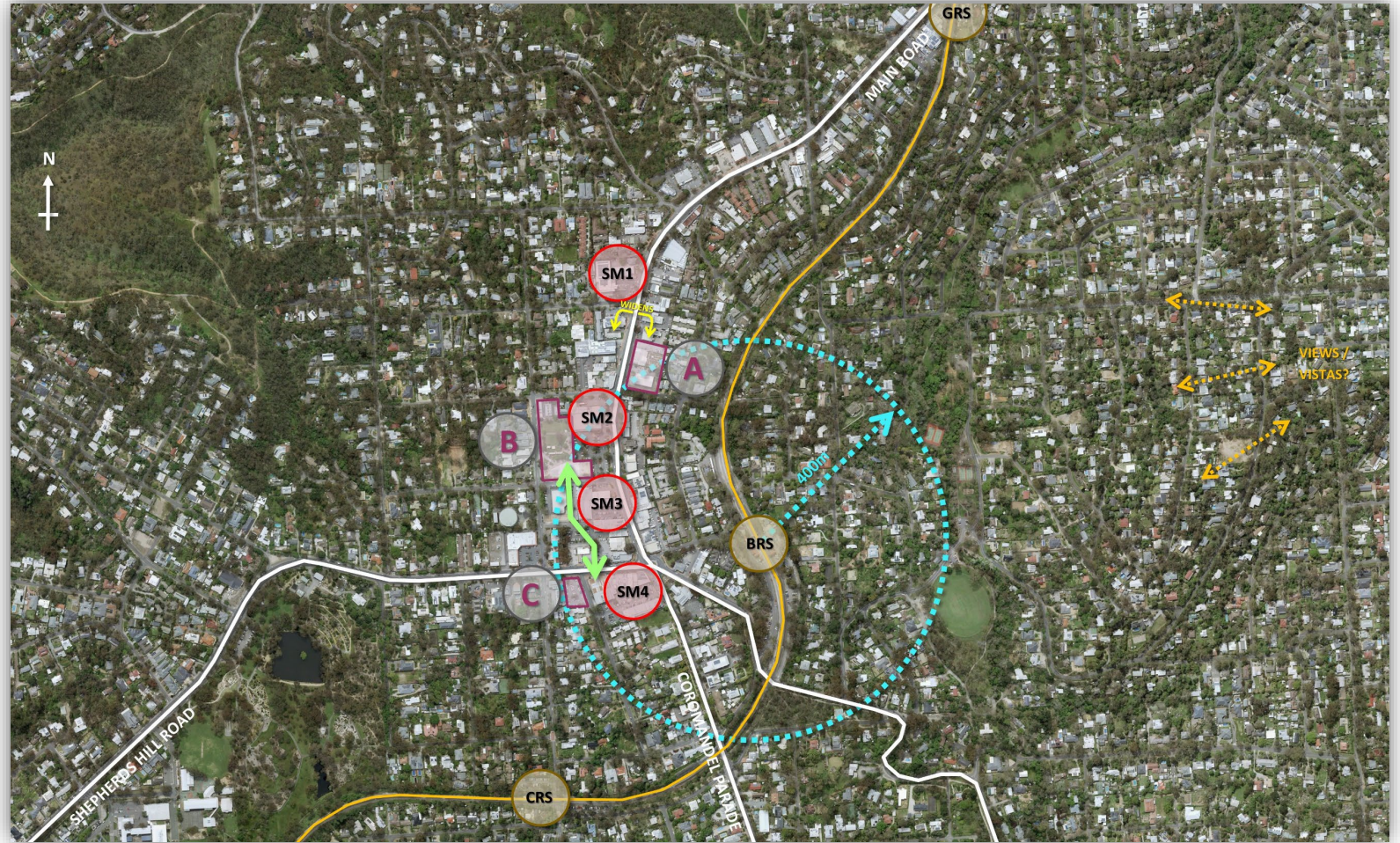
1 Context

2 Purpose

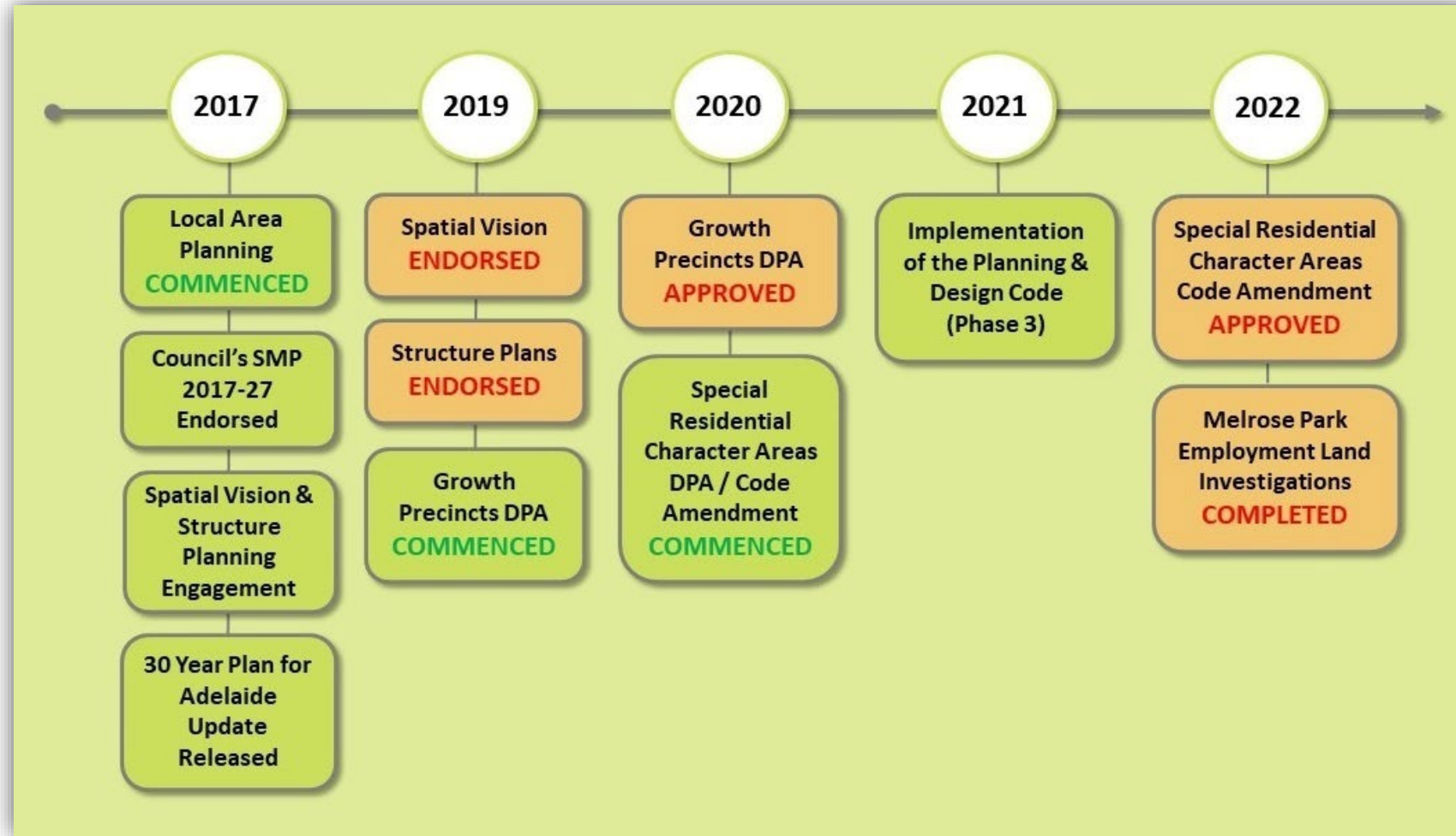
3 Resources

Geoff Hayter
Managing Director
Property & Advisory Pty Ltd

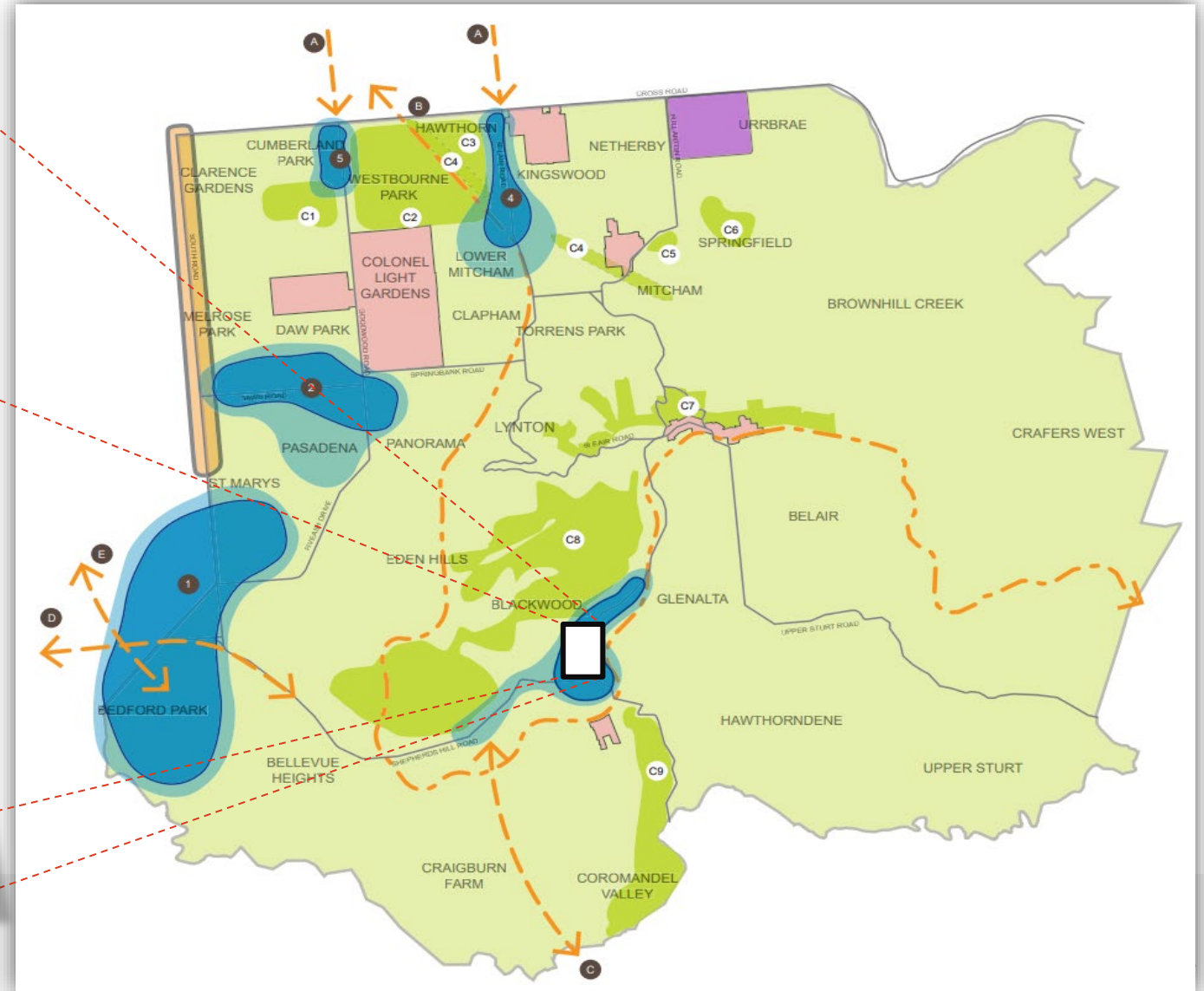
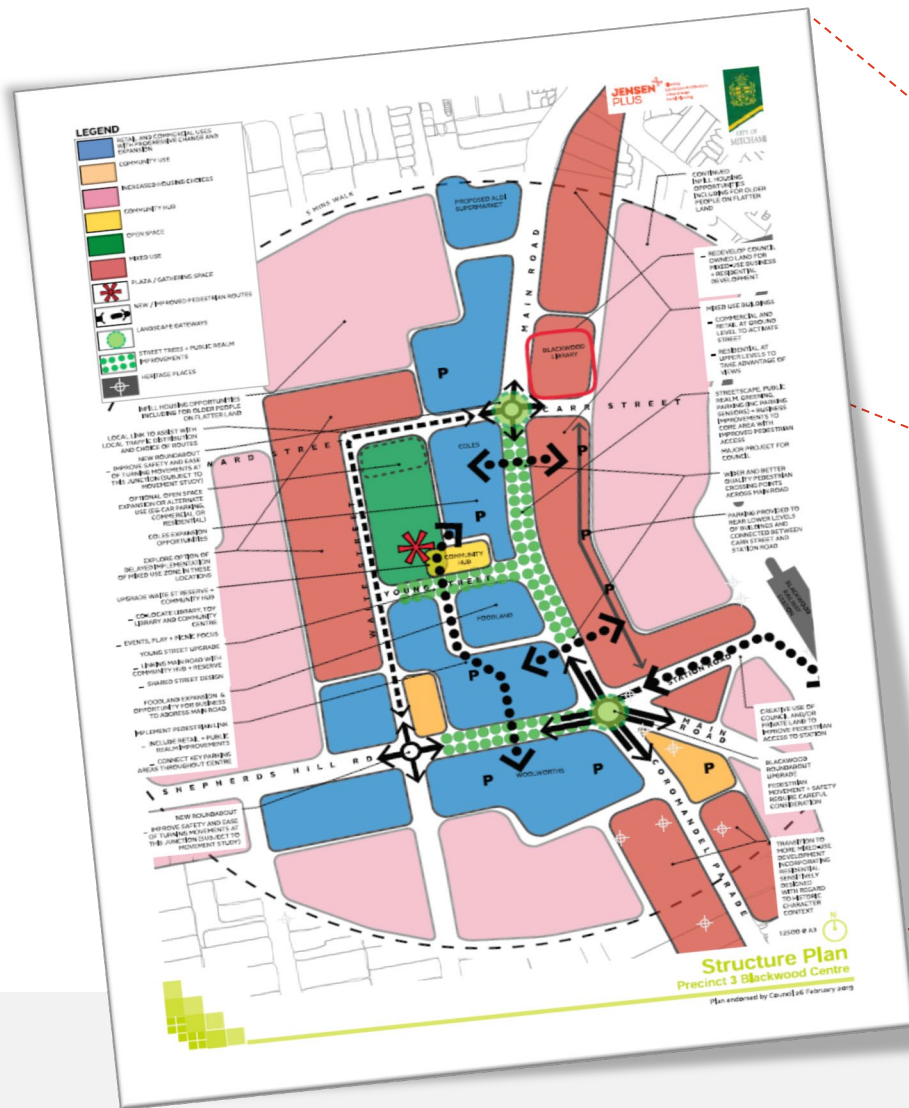
4 Time



Land Use Planning



Spatial Vision & Structure Planning



Step Change

noun: (in business or politics) a significant change in policy or attitude, especially one that results in an improvement or increase

Blackwood District Centre requires a holistic approach to its multiple problems therefore a more strategic approach will be required, possibly involving

land swaps and reconfiguration of Council's own assets as a catalyst for change

Property & Advisory's Retail Centres Review as presented to SPDPC (2016)

In-principle support for the use of Council's road network, commercial property portfolio and community land to provide and/or facilitate innovative solutions that could

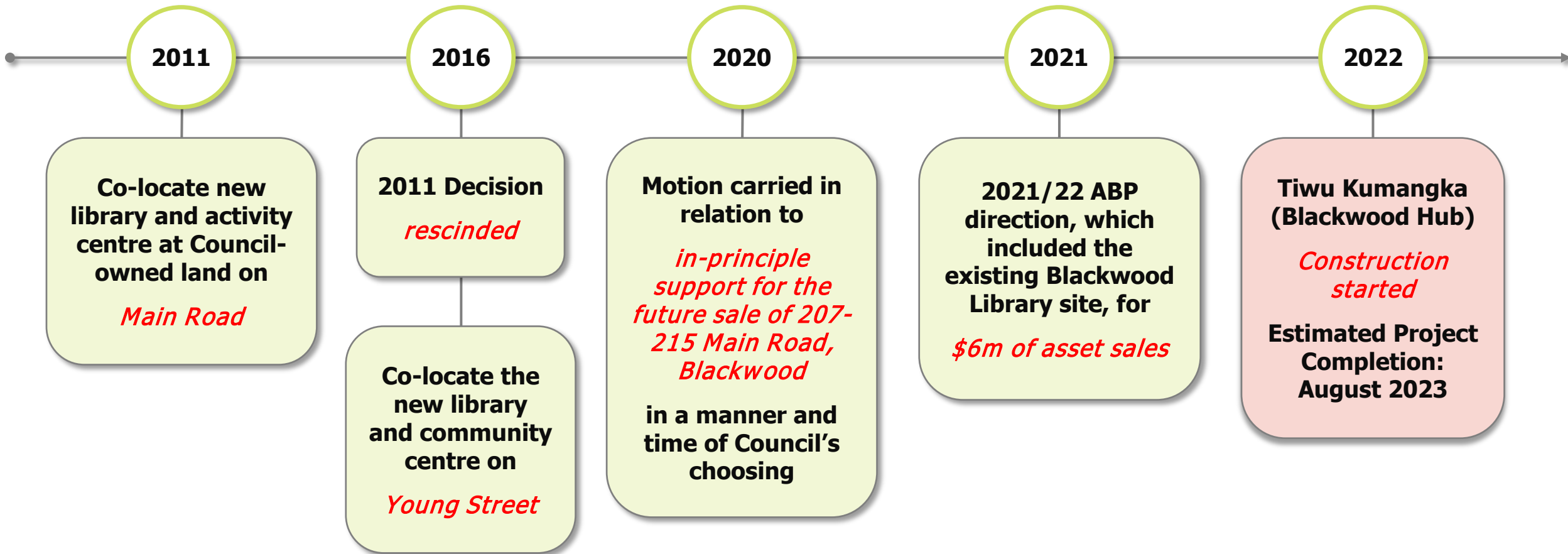
actively support the future health and prosperity of Blackwood District Centre and surrounds

Council Resolution (2016)

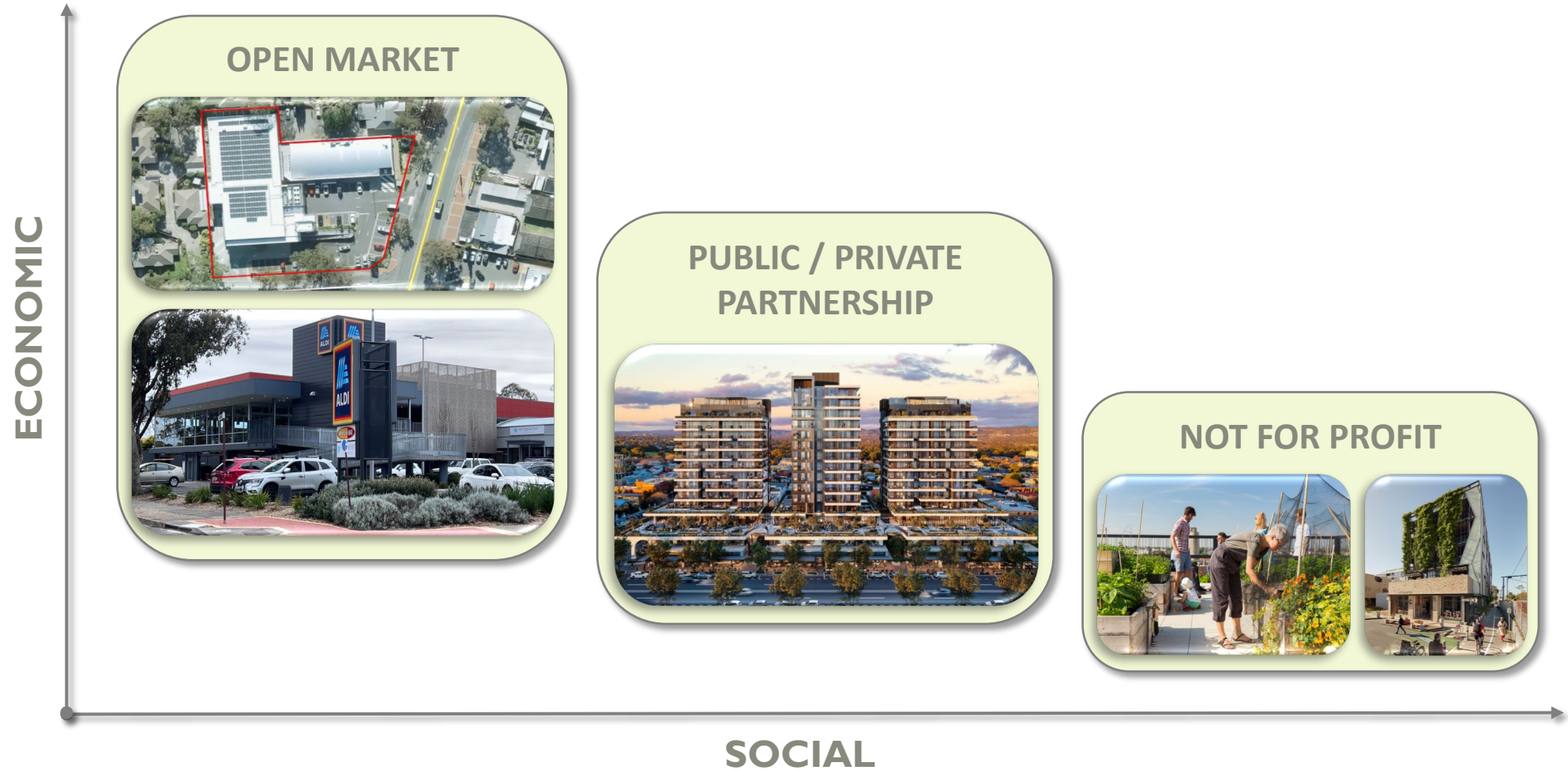
It is important that Council now turn its mind towards
establishing a vision for the City and obtaining an agreement with the community on that vision

Council Report (2017)

Blackwood Land Use - Timeline



Return on Investment



Investment in Place

- Tiwu Kumangka (Blackwood Hub)
- Waite Street Reserve
- Young Street
- Edward Street (car park)
- Walkway and shops
- Drake's loading bay



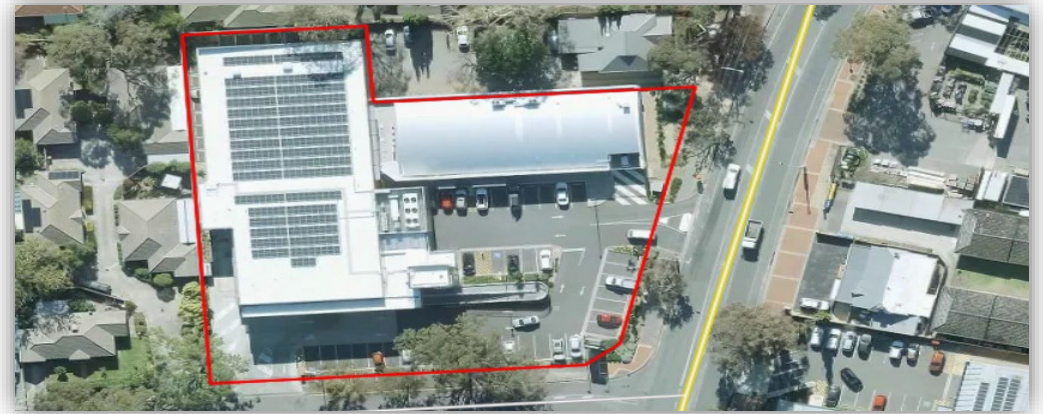
Landholdings

- Land area approx. 5000sq.m
- Frontage of approx. 85m
- Depth of approx. 58m
- Poor condition of built form



Size Comparator

- ALDI + speciality shops
- Main Road, Blackwood
- Land area approx. 4900sq.m

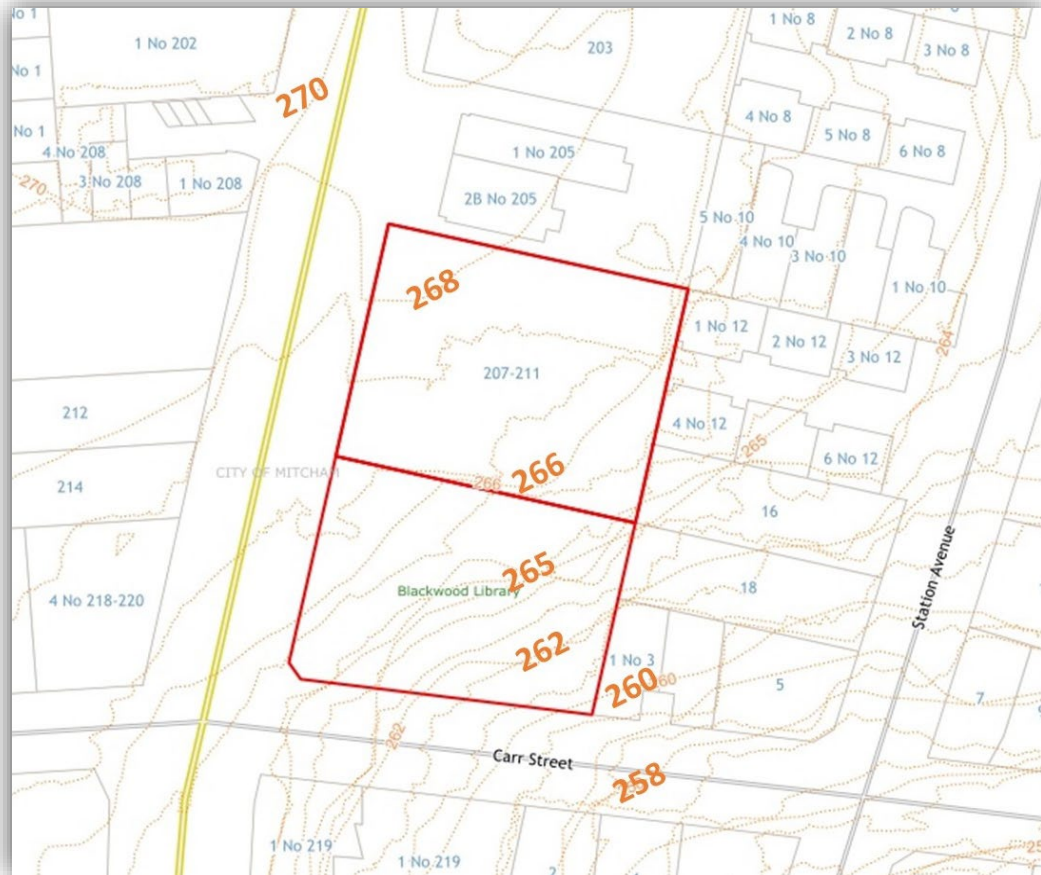


Context Analysis

- Blackwood Railway Station
- 400m radius (5-minute walk)
- Topography
- Natural Environment
- Movement (traffic/pedestrian)
- Built form / uses



Land Survey



Growth DPA

- Engagement
 - Preference for mixed-use
 - Compatible use at ground-floor level
 - Undercroft parking
 - Quality of design
- Outcome
 - Zoning changed
 - Deliberately sought enliven Centre



Feedback Sample – August 2022

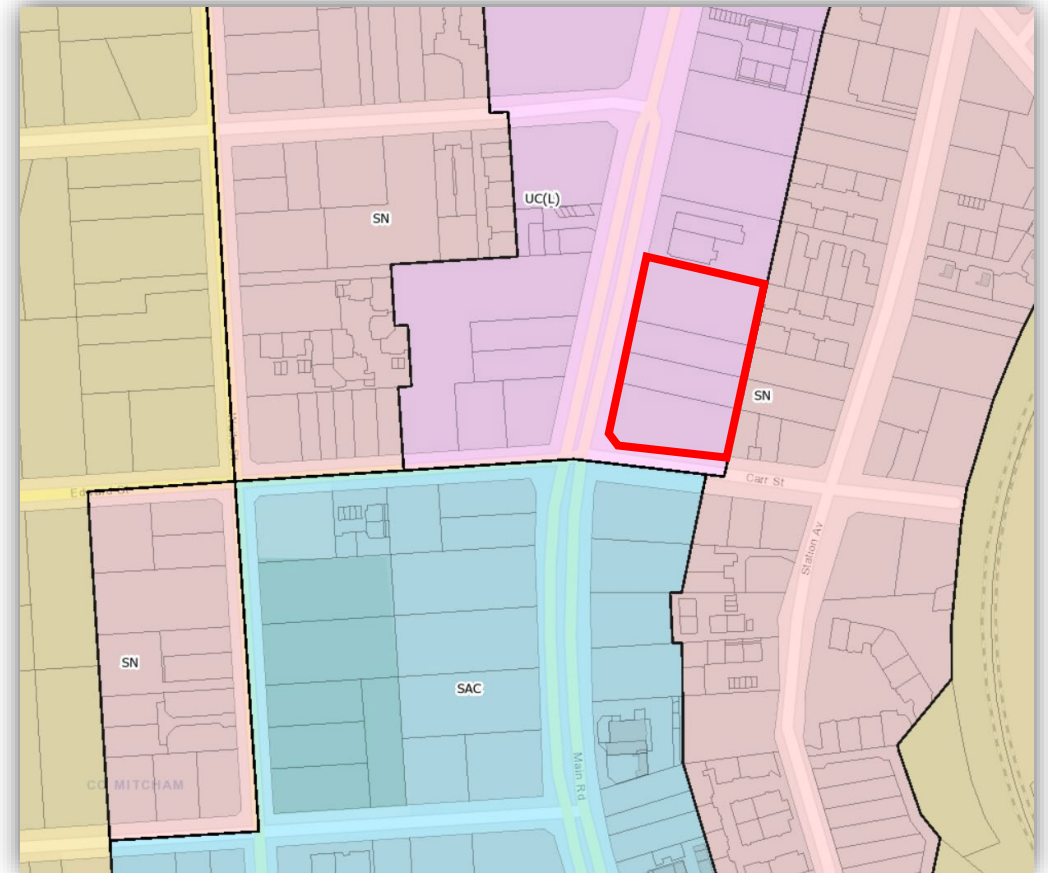
- Comfortable with mixed use / multi storey
- Increased foot traffic needed / activation
- Economic and social returns on equal footing for some, \$ return for others
- Sell as one land parcel, but 'big-box' development not a preference
- Opportunity for a cultural / community space
- Sustainability, including roof gardens
- Range of apartment sizes
- Quality of design / build

- Set the scene for development on this side of Main Road

Planning & Design Code

Urban Corridor (Living)

- Mixed-use area
- Strong residential focus
- Medium rise buildings
- Compatible non-residential uses
- Maximum Height 3 Levels



Going to Market

- Expressions of Interest (EOI)
 - What might this look like?
 - Is this a commitment to sell?
 - How is a final decision made?
- Current Market Conditions



Around the Room



Questions

1. Desired outcomes?
2. Go to market now?



Desired Outcomes

- a. Sold as one land parcel
- b. Multi-storey mixed-use building(s)
- c. Non-residential active ground floor
- d. Range of apartment sizes
- e. Provision of affordable housing
- f. Quality of design and build
- g. Sustainable development
- h. Maximise economic return
- i. Recognise Blackwood's uniqueness
- j. Opportunity for community space
- k. Development outcome within 3 to 5 years
- l. Not a single-use 'big box' building

Next Steps

- 1 Information report is now online
- 2 Council meeting on 14 March 2023
- 3 EOI process commencing April / May 2023?
- 4 Council decision on sale of land in June 2023?



CITY OF MITCHAM