



AGENDA

CULTURE AND COMMUNITY COMMITTEE

14 JULY 2022

MEMBERSHIP: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

The meeting is scheduled to commence at .

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CCC22/30 LEAVE OF ABSENCE (ID22/1306)	
CCC22/31 CONFLICTS OF INTEREST (ID22/1309)	
CCC22/32 IDENTIFICATION OF SURPLUS LAND - RECREATION AND OPEN SPACE (ID22/1302)	2
The Committee had before it the report dated 1 July 2022 from the Manager Recreation and Open Space regarding Identification of Surplus Land - Recreation and Open Space.	



DUBBO REGIONAL
COUNCIL

REPORT: Identification of Surplus Land - Recreation and Open Space

DIVISION: Community, Culture and Places
REPORT DATE: 1 July 2022
TRIM REFERENCE: ID22/1302

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Seek direction or decision
Issue	<ul style="list-style-type: none"> Identification of land that is surplus to Council requirements and subsequent consideration of disposal 	
Reasoning	<ul style="list-style-type: none"> Generate non-rate revenue for Council Reduction in recurrent maintenance costs Reallocation of maintenance resources to higher value/required recreational assets to maintain identified standards. Generated funds could assist in future embellishments or go towards asset renewals and replacement. 	
Financial Implications	Budget Area	Community, Culture and Places – Recreation and Open Space
	Funding Source	External – sale of land
	Proposed Cost	To be determined, but negligible and offset by revenue generated.
	Ongoing Costs	NA
Policy Implications	Policy Title	There are no policy impacts arising from this report.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principle themes and a number of objectives and strategies. This report is aligned to:

Theme: 4 Leadership
 CSP Objective: 4.2 The resources of Council are sustainably managed
 Delivery Program Strategy: 4.2.1 The system of raising revenue is equitable and revenue from grants and other income sources is maximised

RECOMMENDATION

1. That the disposal of the identified parcels of land be considered by Council
2. That funds generated from the sale of the Council owned parcels be used for the asset renewals.

- 3. That Council approach the NSW State Government with regards to changing Market Square's dedicated use to something that allows housing.**

Jane Bassingthwaite
Director Community, Culture and Places

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Manager Recreation and
Open Space

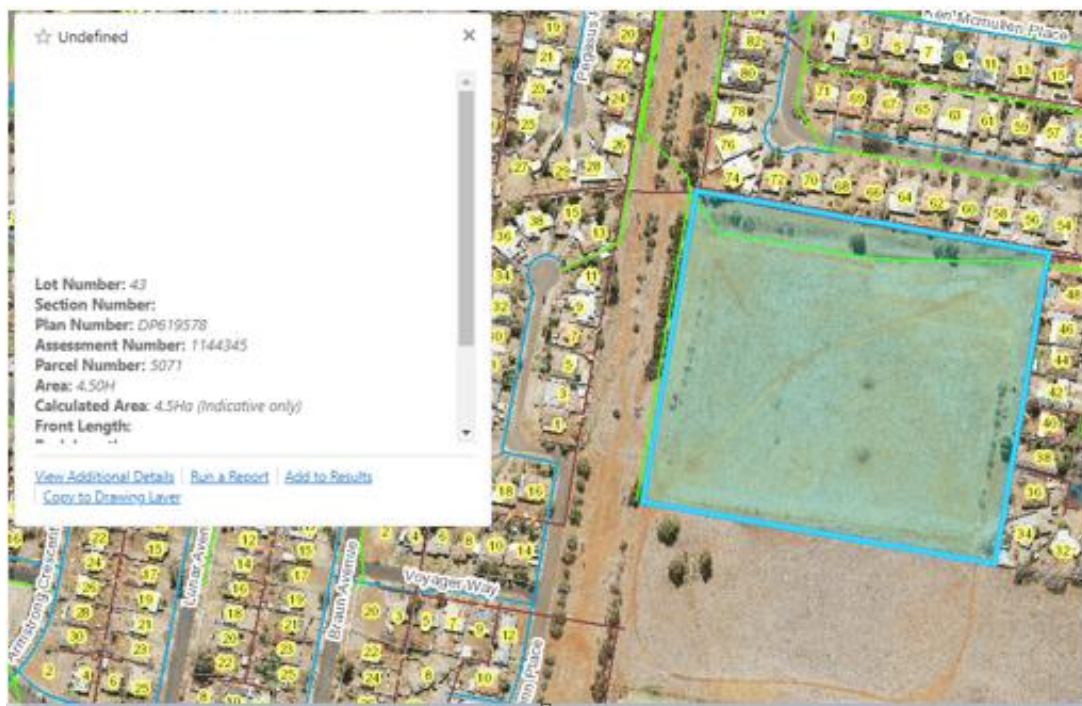
REPORT

The public open space estate, encompassing public parks, sporting facilities and reserves, covers an area in excess of 1,520 hectares. This estate covers land that is owned by Dubbo Regional Council under Torrens title (freehold) or by the NSW State Government that is managed under trust (Crown Lands). Under the *Local Government Act 1993* land is required to be classified as either Community Land or Operational Land. The vast majority of the land managed by the Recreational and Open Space is classified as Community Land.

A recent review, against strategic documentation including the Open Space master Plan 2018 and the Recreation Study 2030, has been conducted to identify land that could be considered as surplus to needs and therefore potentially disposed of. The disposal of these assets would generate additional non-rate income for Council, reduce future asset maintenance and renewal costs and would assist in reducing the existing imbalance of maintenance load and community expectations against the available resources. Resulting from the review four parcels have been identified as being potential candidates for disposal.

Alexander Bell Memorial Park

Ownership Dubbo Regional Council
Zoning RE1 Public Recreation



Current Use

The northern area of the parcel forms part of the stormwater management system for east Dubbo. Apart from this relatively small area the land is not utilised as recreational space – although informal activities such as dog walking are likely to occur.

The area is regularly attended by Fire and Rescue NSW due to cars being stolen and then burnt out on the site. There have been numerous requests by residents of east Dubbo to resolve this issue and this has been discussed with the NSW Police Force.

Future Use

Council has no plans to develop this site into activated open space. Past plans have included the development of two football fields, although there was little community or sporting group interest in this proposal (1996).

What is the level of connectivity of the land in relation to the open space network?

The parcel does have a level of connectivity through John Glenn Park (associated with the transmission line running north south) on the parcel's western boundary. A walkway exists on the north east corner of the parcel. As the stormwater function of the reserve needs to be retained this access point could also be retained.

Alternatively an easement could be created across the parcel of land immediately to the West (John Glenn Park (Lot 25 DP 814704) to enable an access point to be created. John Glenn Park forms part of an electrical transmission easement.

What is the quantum of saving that council will achieve in the disposal of this asset?

The sale of this asset would reduce maintenance time by approximately 51 hours/p.a. This is approximately \$2,448 in wages and allows this time to be focussed on maintaining higher value recreational assets.

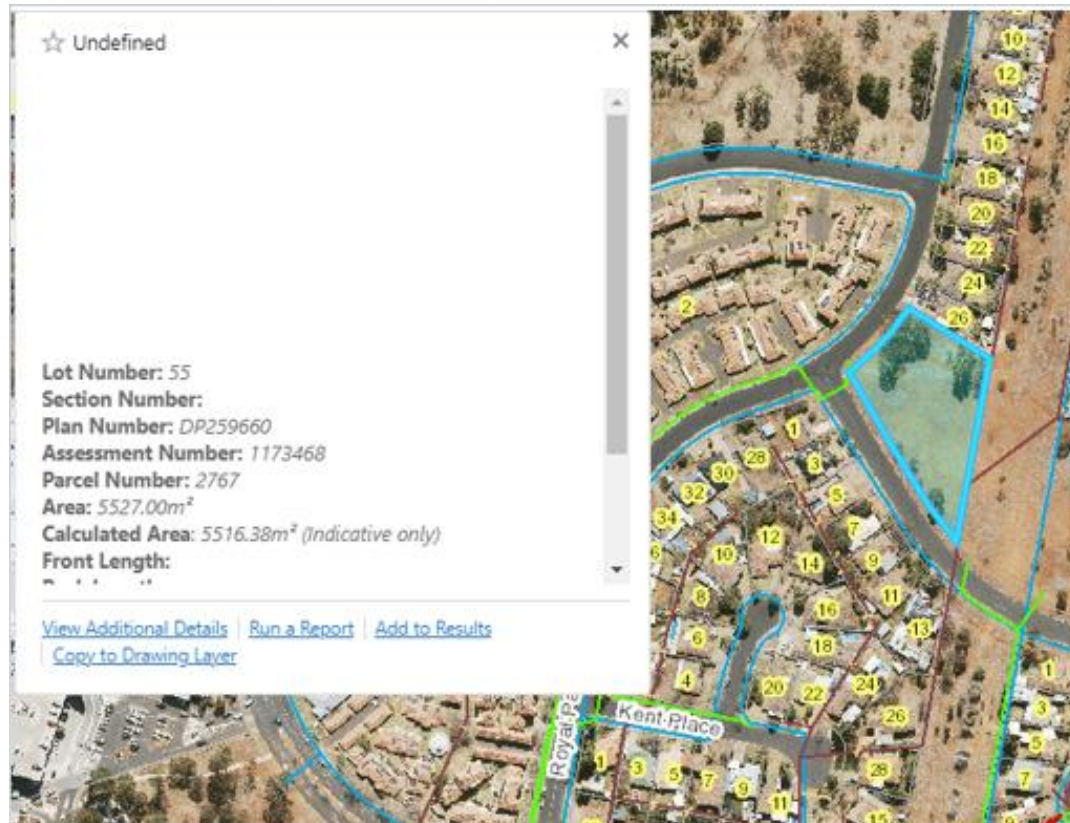
What is the likely community reaction to be in the disposal of the asset?

A number of meetings have been held with residents that back on to the reserve who have expressed concerns about the fire hazard and the anti-social behaviour that occurs on the reserve. It is likely that there would little negative reaction if this area was disposed of.

More broadly, people in the area who use the area for dog walking and other similar activities may see that they are losing this opportunity. However, dog walking can still occur along the transmission line easement.

Royal Parade Park

Ownership Dubbo Regional Council
Zoning – RE1 Public Recreation



Current use

The land is currently unembellished and has a low level of recreational use.

Future use

There are currently no plans to embellish this parcel of land. It could be used as a planting site to increase canopy cover within the urban area, along with land further to the east.

What is the level of connectivity of the land in relation to the open space network?

This parcel has a high level of connectivity to other public space, including the north south transmission easement immediately to the east, and Buckingham Park. A short distance to the North West is Elizabeth Park.

What is the quantum of saving that council will achieve in the disposal of this asset?

The sale of this asset would reduce maintenance time by approximately 24 hours/p.a. This is approximately \$1,152 in wages and allows this time to be focussed on maintaining higher value recreational assets.

What is the likely community reaction to be in the disposal of the asset?

It is anticipated that there would be negative feedback and resistance to Council selling this parcel of land due to the proximity of Elizabeth Park. However, this could be offset somewhat

through the use of funds generated to go towards the development of the next stage of the Dubbo Regional Botanic Garden.

It would be recommended that the purchaser of the land provide a suitable path system along the southern and western frontages to assist in the future connection of Elizabeth Park back to the Mitchell Highway and the Keswick Estate to the south.

Market Square

Ownership

Crown Land (NSW Government) Reserve No. 59111
Dubbo Regional Council (Trust Manager)
Zoning – R1 High Density Residential
Gazetted Date and Purpose – 27/08/1926, Public Recreation



Current use

Market Square (Lots 18 – 27) is not used for organised recreational purposes, although informal activities such as dog walking is likely to occur.

The area is fenced and an old irrigation system exists that is in an advanced state of disrepair.

Lot 27 has an existing hall that is utilised by the Girl Guides.

Future use

Council has no plans to develop this site into activated open space.

What is the level of connectivity of the land in relation to the open space network?

This parcel has effectively no connectivity to other public open space in Wellington.

What is the quantum of saving that council will achieve in the disposal of this asset?

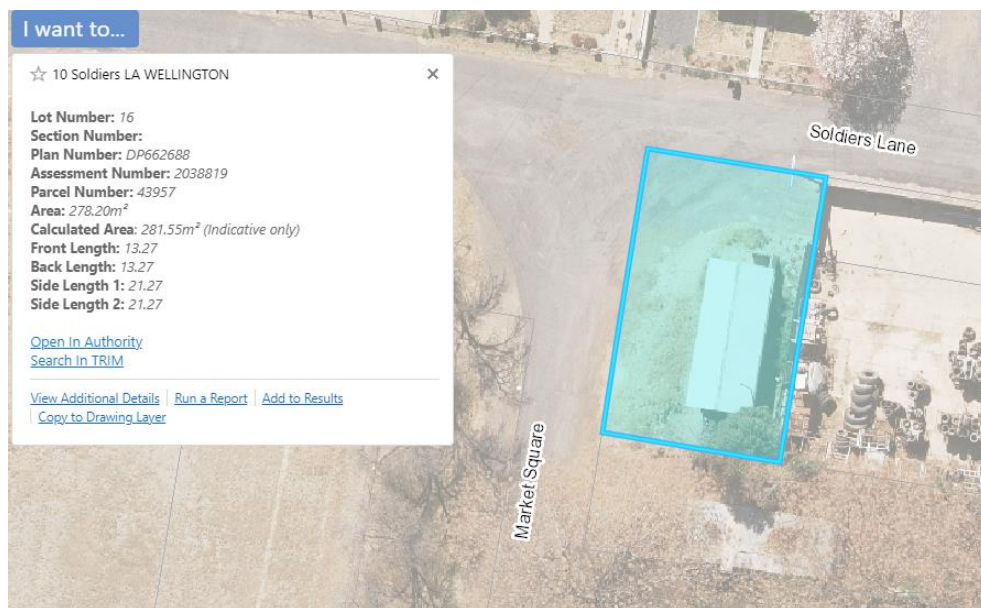
The sale of this asset would reduce maintenance time by approximately 51 hours/p.a. This is approximately \$2,448 in wages and allows this time to be focussed on maintaining higher value assets.

What is the likely community reaction to be in the disposal of the asset?

There could be some negative reaction in the handing back of the land to the NSW Government as it may be seen that Council does not value the land for future recreational development. However, significant upgrades of the recreational assets in Wellington have occurred that include the Wellington Aquatic Leisure Centre, Rygate Park, Kennard Park, Pioneer Park, Cameron Park, Walker Crescent Park and Bicentennial Park. The upgrading of these facilities will meet the recreational needs of the Wellington community for the foreseeable future.

10 Soldiers Lane – Wellington

Ownership Dubbo Regional Council
Zoning – R1 High Density Residential



Current use

The land is not being used for any purpose at the present time. The amenity block is not opened for public use, and was most likely constructed to support organised sport at Market Square.

Future use

It is unlikely that the amenities would be reopened for public use due to their condition.

What is the level of connectivity of the land in relation to the open space network?

This parcel has connectivity with Market Square. However, Market Square has not been used for organised sport for many years and is not required.

What is the quantum of saving that council will achieve in the disposal of this asset?

The sale of this asset would not provide Council with a significant saving as they are currently not maintained.

What is the likely community reaction to be in the disposal of the asset?

There is low potential that there would be negative feedback by the community in the sale of this parcel.

Consultation

Due to the potential disposal of public land that has been identified as being surplus to Council future needs extensive community consultation will be required. An outline of the proposed process is below, commencing with this report:

1. Report to Council determine if Council would, in-principle, support the disposal of a community asset, i.e. park.
2. If Council supports the disposal of a park asset, then an Expression of Interest (EOI) process about the possible disposal of the parcel/s would follow (**Property**). This ensures that all interested competing parties have the same opportunity to express an interest and provide the community its first opportunity to register an objection to the sale of the property. This EOI would be placed on public exhibition for a minimum of 28 days.
3. The EOI will be assessed, with Council making a determination about whether or not to proceed with an EOI submission for the Property;
4. Provided that Council determines to proceed with an EOI submission, the planning proposal and re-zoning process for the Property commences. This will include a community consultation component, providing the community a second opportunity to object to the planning proposal and/ or re-zoning. This EOI submission would be placed on public exhibition for a further 28 days. Council will then make a determination whether or not to proceed with the planning proposal and/or re-zoning of the Property, based on submissions received (if any); and
5. Once the planning proposal and re-zoning has been completed, contracts can be entered into for the disposal of the Property.

Market Square is Crown Land and is currently gazetted as Public Recreation. Dubbo Regional Council would need to approach the Department of Planning and Environment in the first instance to ascertain whether "housing" is a permitted gazetted purpose that could be added to the parcel. As the addition of this purpose to the land is effectively at odds with the current gazetted purpose it may be denied.

The Department of Planning and Environment may consider Council acquiring the land for the proposed purpose of housing. Further consultation with the Department of Planning and Environment is required, which may involve further community consultation

Resourcing Implications

Property and Land Development would take the lead on the disposal of these land assets. Land valuations would be required.

Corporate Image and Communications would be engaged to assist with the public exhibition of the proposal to dispose of the identified parcels.

The disposal of the identified assets would reduce maintenance load on Council (Greenspace Operations), with these resources being redistributed towards the maintenance of the other green assets.

There would be legal costs associated with the disposal of the parcels of land, however these would be covered through the proceeds of sale.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	0	0	0	0	0	0
b. Operating expenses	25,000	0	0	0	0	0
c. Operating budget impact (a – b)	-25,000	0	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	-25,000	0	0	0	0	0
Does the proposal require ongoing funding?	No					
What is the source of this funding?	N/A					

Table 1. Ongoing Financial Implications

Planned Communications

A community consultation process would be required to inform the public of Council's intention to consider the disposal of the identified assets. It is proposed that this consultation would include the placement of public notices in respective media formats. Following public exhibition a report would be generated identifying issues and any concerns raised by the community for their consideration.

As Market Square is Crown Land with Dubbo Regional Council as Trust Manager, Council would need to approach NSW State Government with regards to the change of Market Square's dedicated use to something that allows housing.