

*Reports from Director Development Services***6. ORIGIN: Subdivision Unit****FILE NO: GS4/97/70 424****PROGRAM/FUNCTION: Development Determinations****POLICY: Nil****REPORT TITLE:****Reclassification of Part of Lot 28 DP 250909 Curtawilla Street, Banora Point from "Community Land" to "Operational Land".****SUMMARY OF REPORT:**

Middleharbour Constructions Pty Ltd have lodged a development application proposing the creation of a two lot subdivision of Lot 7 DP 788000 Curtawilla Street, Banora Point. Access to the subdivision is proposed via an extension of Curtawilla Street within Lot 28 DP 250909, being a Public Reserve.

The development application has been assessed and is suitable for conditional approval, however prior to formal determination of the application reclassification of that part of the Public Reserve affected by the road extension is required.

Jim Glazebrook and Associates have been engaged (at the developers cost) to carry out the necessary reclassification by way of an Local Environmental Plan amendment and Mr Glazebrook's report and recommendation are reproduced in the body of this report.

RECOMMENDATION:

That :-

- (i) In accordance with Section 54 of the Environmental Planning and Assessment Act 1979 Council prepares a draft Local Environmental Plan for reclassification of the public reserve, being part of Lot 28 DP 250909 Curtawilla Street, Banora Point, from "community land" to "operational land".
- (ii) The Department of Urban Affairs and Planning be advised that in Council's opinion no environmental study is necessary for the draft Local Environmental Plan.
- (iii) Subject to the issuance of a Section 65 certificate, the draft Local Environmental Plan be placed on public exhibition and a public hearing be conducted in accordance with the requirements of the Environmental Planning and Assessment Act and Local Government Act, 1993.

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REPORT:

BACKGROUND

A development application proposing a two lot residential subdivision of part of Lot 7 DP788000 was received by Council on 1 September, 1997. The proposed lots have frontage to Terranora Road however, because of severe access constraints, it has been proposed that access be obtained via Curtawilla Street. That necessarily involves the extension of Curtawilla Street through Lot 28 DP250909 which is a public reserve vested in Council.

Submission of the application followed a letter from Council (dated 29 May, 1997) to the applicant (John Baker and Associates) which advised as follows:-

"Following consideration of the proposal by the Development Assessment Panel the General Manager has advised that he is prepared to endorse a development application on behalf of Council as owner of Lot 28 DP250909 (Public Reserve) subject to the following:-

1. *Rather than providing each proposed lot with "battleaxe" frontage to Curtawilla Street, the access handles should be dedicated as a public road to avoid potential liability issues arising from severing the reserve by private Land;*
2. *The proposal will require reclassification of part of the public reserve from "Community Land" to "Operational Land" by an amendment to TLEP 1987. This amendment should be at the proponents cost and would be processed in conjunction with processing and determination of any subdivision DA. The "reclassification" would need to be gazetted prior to determining the DA. As the LEP Amendment involves Council owned land and having regard to DUAP Circular C18, an independent consultant should be engaged to process the LEP Amendment;*
3. *Compensation for the area to be acquired for road should be paid to Council based on a valuation from the Valuer General's Department at the proponents cost. Rather than paying compensation in cash, Council could accept embellishment of the reserve (or another reserve in the locality) to an equivalent value."*

Pursuant to Section 45 of the Local Government Act 1993 (LGA 1993) "community land" may not be sold by Council and consequently reclassification of the land to "operational" would be required to enable the matter to proceed. Clause 27 of the LGA 1993 provides reclassification may be effected through the making of a Local Environmental Plan (LEP).

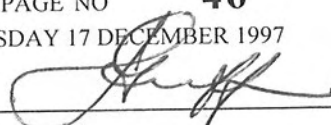
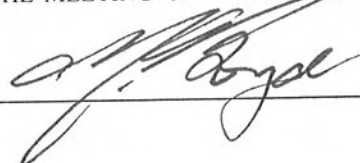
PURPOSE OF REPORT

The purpose of this report is to facilitate Council's consideration of the matter and to obtain the necessary resolution under Section 54 of the Environmental Planning Assessment Act, 1979 (EPA Act) should Council wish to proceed with the making of a draft LEP.

PROCESS

Should council resolve to prepare a draft LEP then the process to be followed is as follows:-

- The resolution is forwarded to the DUAP together with a request for a Section 65 (EPA Act) certificate.

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- Prepare the draft LEP and arrange its exhibition pursuant to Section 66 of the EPA Act.
- Conduct a public hearing and obtain a report thereon as required by Section 29 of the LGA.
- Council considers a report on matters arising from the report of the public hearing and submissions to the exhibited draft LEP and decides whether or not to proceed to make the plan.
- If Council decides to proceed, then the draft LEP and report thereon is forwarded to the DUAP under Section 68 of the EPA Act. Upon gazettal of the LEP the reclassification is effected.

ISSUES

(i) The Proposed Subdivision

The subdivision proposes the creation of two (2) residential lots (refer Figure 2), one containing 3,900 m² (Lot 12) and the other 2,900 m² (Lot 13). The land to be subdivided is a residue piece of 2(a) zoned land created on a plan of subdivision which was certified by Council in 1989 and registered as DP788000. Because of access constraints to Terranora Road, it is proposed to extend Curtawilla Street through the adjoining public reserve to provide access. Approximately 970 m² of the reserve would be taken up by the proposed Curtawilla Street extension.

The subdivision application has been the subject of detailed assessment by the Development Assessment Panel and would be recommended for approval should the necessary reclassification and sale of land be effected.

(ii) The Reserve

The reserve contains a total area of 6,982 m² and was dedicated to Council on DP 25090 (certified by Council 20 December, 1974). The reserve is not maintained by Council for recreational purposes and appears to function primarily as a drainage path. As part of the proposal the applicant has offered to embellish the residue of the reserve so that it can be maintained for recreational use by local residents.

(iii) Public Interest

The draft LEP exhibition and public hearing processes provide the opportunity for public input and for Council to be informed of, and to evaluate, potential public interest issues.

CONCLUSION

- (i) The nature of the draft LEP and the issues involved are such that it is considered that an environmental study is not necessary.
- (ii) Under the circumstances it is considered appropriate for Council to resolve under Section 54 of the EPA Act to prepare the draft LEP and subject to the issuance of a Section 65 certificate,

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place it on public exhibition and conduct a public hearing in accordance with the EPA Act and LGA 1993.

Figure 1



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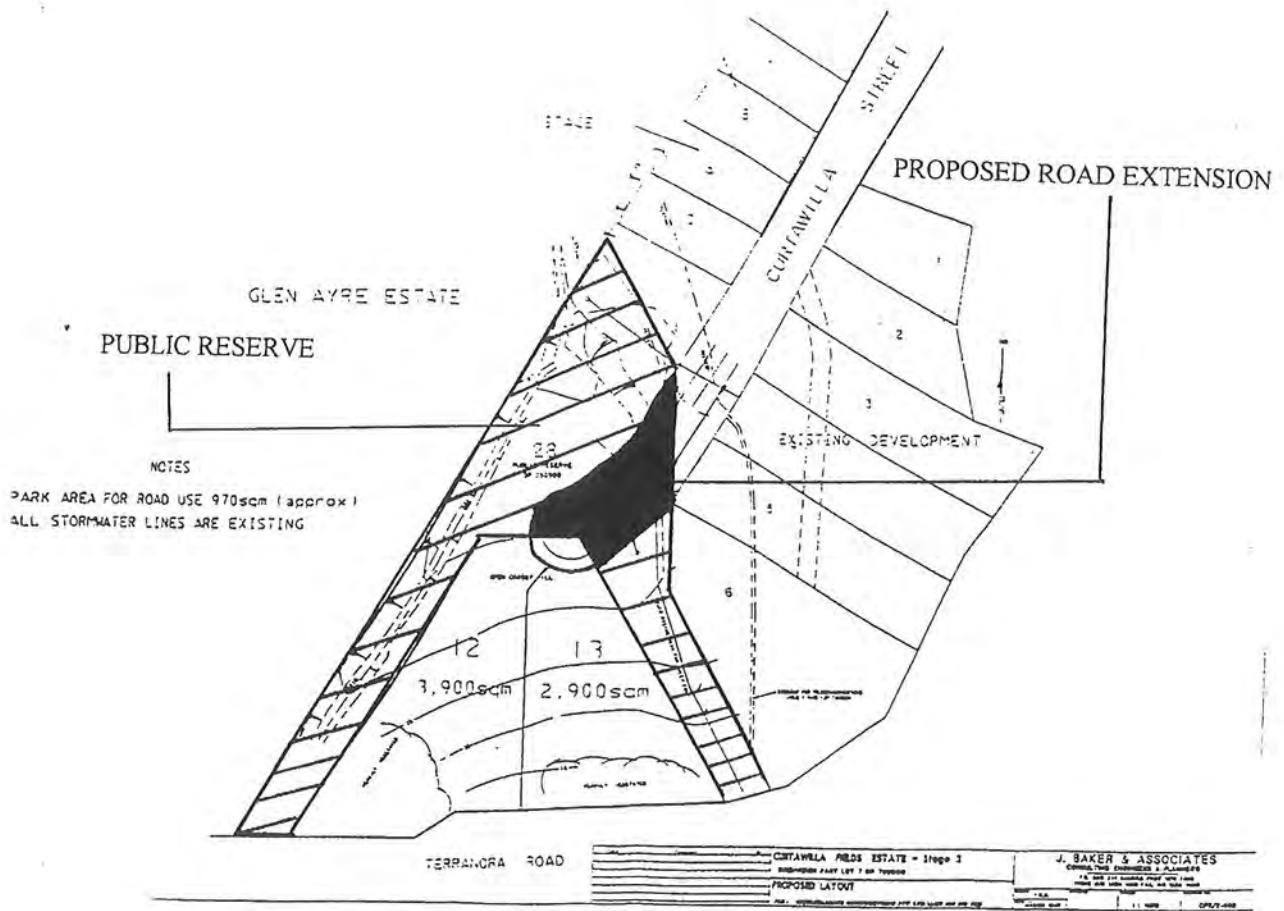
GENERAL MANAGER

[Signature]

CHAIRMAN

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Figure 2



[Signature]

GENERAL MANAGER

[Signature]

CHAIRMAN

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6. ORIGIN: Subdivision Unit

FILE NO: GT1/LEP/A120 & GS4/97/70 424

PROGRAM/FUNCTION: Development Determinations

POLICY: Nil

REPORT TITLE:

Reclassification of Part of Lot 28 DP 250909 Curtawilla Street, Banora Point from 'Community Land' to 'Operational Land'.

SUMMARY OF REPORT:

Council has previously resolved to prepare an amendment to the Tweed Local Environmental Plan 1987 to reclassify part of Lot 28 DP 250909 Curtawilla Street, Banora Point from 'community' to 'operational' land. This site is a public reserve. The purpose of the reclassification is to enable a road to be constructed through the public reserve to access a parcel of land for a proposed two lot subdivision.

The Local Environmental Plan amendment has been publicly exhibited and a public hearing conducted in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and Local Government Act 1993.

Jim Glazebrook and Associates have been engaged to carry out the reclassification by way of a Local Environmental Plan amendment and Mr Glazebrook's report and recommendations are reproduced in the body of this report.

RECOMMENDATION:

That in accordance with Section 68 of the Environmental Planning and Assessment Act, 1979 the draft Local Environmental Plan be forwarded without amendment to the Director of the Department of Urban Affairs and Planning for a report to the Minister under Section 69 of the Act.

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REPORT:

BACKGROUND

Council at its meeting of 17 December, 1997 considered a report in respect of this matter and resolved that:-

- "(i) In accordance with Section 54 of the Environmental Planning and Assessment Act 1979 Council prepares a draft Local Environmental Plan for reclassification of the public reserve, being part of Lot 28 DP 250909 Curtawilla Street, Banora Point, from "community land" to "operational land".*
- (ii) The Department of Urban Affairs and Planning be advised that in Council's opinion no environmental study is necessary for the draft Local Environmental Plan.*
- (iii) Subject to the issuance of a Section 65 certificate, the draft Local Environmental Plan be placed on public exhibition and a public hearing be conducted in accordance with the requirements of the Environmental Planning and Assessment Act and Local Government Act, 1993."*

Following receipt of a Section 65 Certificate from the DUAP the draft LEP was notified to surrounding landowners, advertised in the Tweed Link newspaper and publicly exhibited for a period of 28 days between 13/7/98 and 10/8/98.

Notice of the public hearing, as required by Section 29 of the Local Government Act 1993 (LGA), was also given in conjunction with the public notification and exhibition process. The hearing was held on Thursday 27/8/98.

PURPOSE OF THE REPORT

The purpose of this report is to facilitate Council's consideration of any submissions arising from public notification/exhibition of the draft LEP and the report of the public hearing.

NOTIFICATION/EXHIBITION OF DRAFT LEP

No submissions were received during the 28 day exhibition period. However one (1) late submission (dated 3 September 1998) has since been received. The submission is an objection which puts forward the grounds,

- "1. We chose to build at Kildare drive because our block of land adjoins a nature reserve. We believe this area is an ideal place for a family such as ours to live, providing a place where our children can safely play away from the road.*
- 2. This area is a sanctuary for our already depleted native flora and fauna.*
- 3. There would certainly be an increase in the volume of noise and traffic.*
- 4. If housing were to go ahead the natural buffer zone created by local flora would put the residents at danger, should an accident occur off Terranora Road".*

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The foregoing issues relate primarily to the merits of the proposed subdivision which would be addressed through the usual development application process. This draft LEP does not pre-empt any considerations in that regard.

The piece of reserve proposed to be reclassified (refer Figure 1) comprises 970m² out of a total reserve area of 6,982m². The reserve is not maintained by Council for recreational purposes and one of its primary functions is that of a drainage path. With respect to the properties in Kildare Drive it also provides a measure of visual relief and buffering from residential property to the east. It is considered that none of those functions would be seriously diminished by the proposed reclassification. In fact, the reclassification may facilitate a direct public benefit in that the proponent of the proposed subdivision has offered to embellish the residue of the reserve so that it can be maintained for the enjoyment of local residents.

THE PUBLIC HEARING

The public hearing was chaired by Martin Findlater of Martin Findlater and Associates Pty Ltd. It was held on Thursday 27 August, 1998, commencing at 6.30pm in the Tweed Heads Civic Centre.

A copy of the report on the public hearing was delivered to Council on Wednesday 9 September 1998 and is tabled herewith. The report makes the following findings and recommendation-

"FINDING

1. *The public have been provided with opportunity to comment on the proposed reclassification of Lot 28 DP 250909 from "Community Land" to "Operational Land".*
2. *No public comment relevant to the proposal was received.*
3. *public benefit will be achieved through the embellishment of the remaining reserve as a consequence of the Curtawilla Street extension.*

RECOMMENDATION

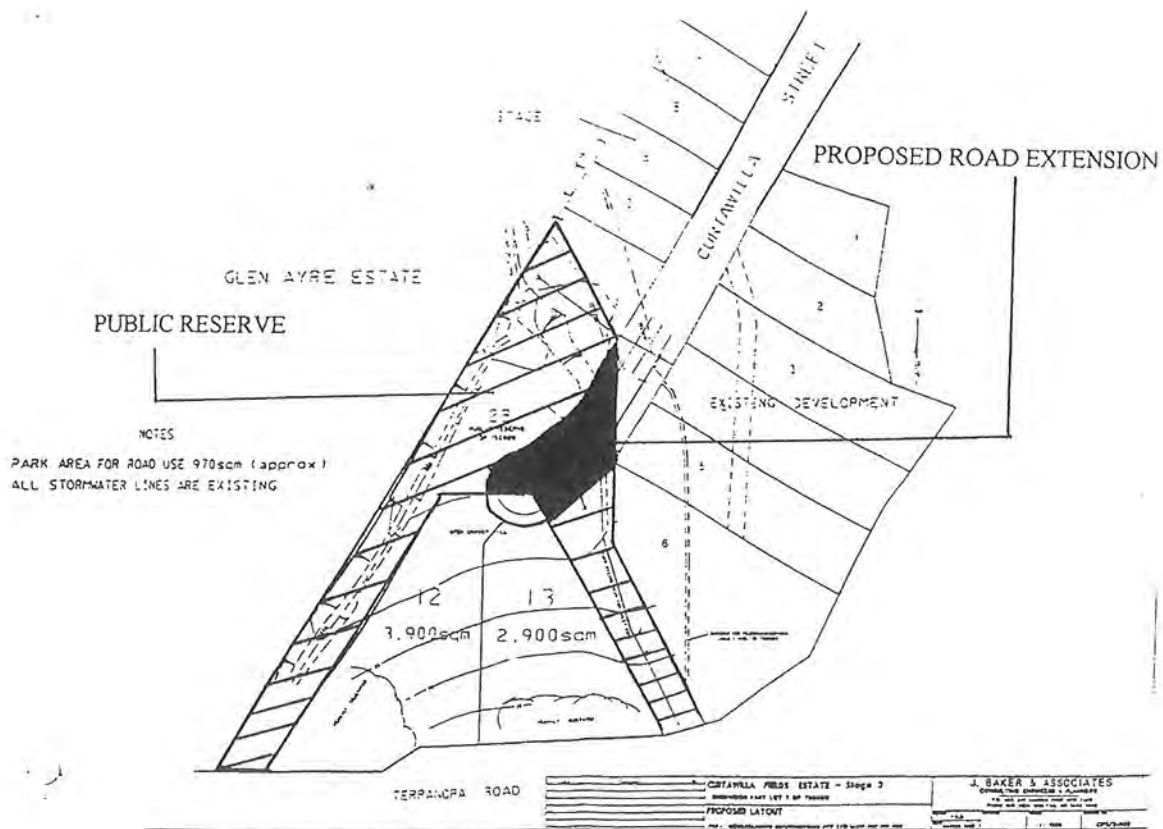
This area shaded black in Exhibit C being part of public reserve Lot DP 250909 be reclassified from community land to operational land".

CONCLUSION

It is concluded that the public consultation process has not identified any issues which indicate that the reclassification should not proceed as proposed in draft LEP A120.

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Figure 1



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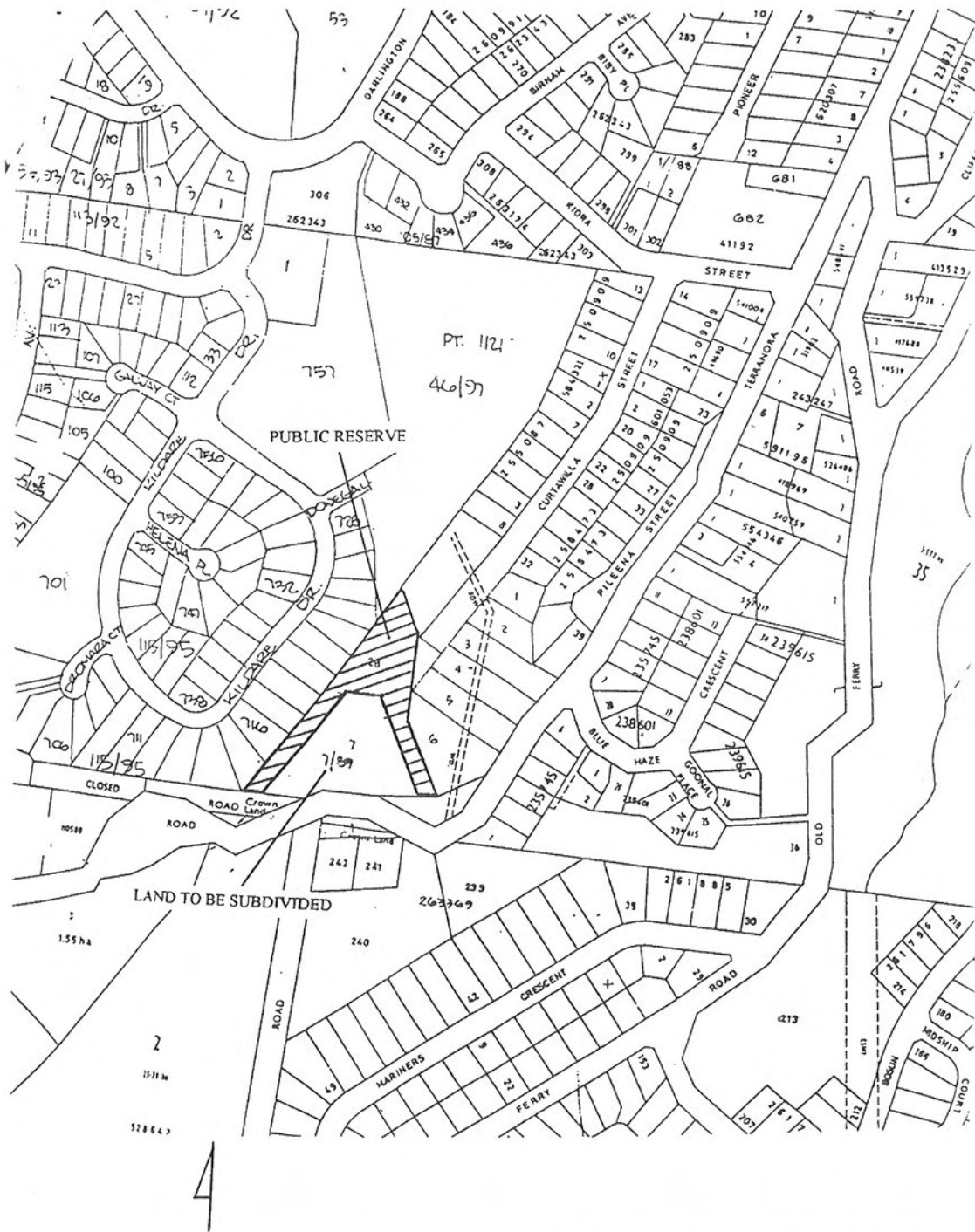
JIM GLAZEBROOK & ASSOCIATES PTY. LTD.
 A.C.N. 003 836 799
 Town Planners & Development Consultants

[Signature]
 GENERAL MANAGER

[Signature]
 CHAIRMAN

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Figure 2



JIM GLAZEBROOK & ASSOCIATES PTY. LTD.
 A.C.N. 003 836 799
 Town Planners & Development Consultants

[Handwritten Signature]

GENERAL MANAGER

[Handwritten Signature]

CHAIRMAN



Area proposed to be
dedicated as road





