

PLANNING PROPOSAL

Reclassification and rezoning of Council owned parks

**Rationalisation of Parks in Residential Areas
of the Lismore Local Government Area**

April 2013



Introduction

This Planning Proposal has been prepared in direct response to Lismore City Council's adoption of the Lismore Sports and Recreation Plan 2011-2021 in October 2011. This Plan proposes a number of neighbourhood parks, or portions of neighbourhood parks, that could be reclassified to 'operational' land, and/or rezoned to reflect the adjoining land use zones and sold. These parcels are consistent with the 'divestment strategy' that was adopted by Council as part of the Lismore Sports and Recreation Plan 2001-2021.

The parcels of land in this Planning Proposal have been identified by Council's Parks and Recreation staff together with Community Services and Property Services staff as being appropriate to be sold. The majority of these parcels are small, poorly functioning neighbourhood parks.

Proposal Objective

The objective of this proposal is to rationalise the existing neighbourhood open space in a way that provides funds for the enhancement of better performing neighbourhood parks.

Planning Proposal

It is proposed that a number of Council owned properties, as identified in this Proposal be prepared for sale. These parcels of land are, in the main, smaller neighbourhood parks. They are deemed to be 'underperforming' and do not have the benefit of any significant enhancement. Most of these areas are simply open space that is maintained by Council.

Most have been dedicated to Council in the past as a development contribution for 'open space' and are too small or too steep to be of much benefit to the wider community. They may well be of benefit to the adjoining neighbours but this isolated benefit should be considered in the context of providing open space park areas that have wider community function and benefit.

The Lismore Development Control Plan – Chapter 1 clearly sets out standards for parcels that are deemed to be acceptable as a neighbourhood park. These standards are:

- The site has a minimum area of 2,500m²
- The site is centrally located in terms of residential area that it will service
- The site is readily accessible from most lots within its catchment area
- At least 90% of the site has a gradient of less than 5%
- The site has a minimum frontage to a public road of 20m (preferably on a corner lot)
- The site has a high level of visibility from surrounding lots and the public road...
- The site is capable of accommodating the appropriate level of playground equipment and other park furniture
- The primary purpose of the park is for recreational purposes
- The site preferably supports some mature trees or shrubs...
- All landscaping is carried out in accordance with Council's Landscape Guidelines.

Most of the parcels identified in this Proposal do not meet these standards.

To allow Council to consider selling these parcels it will be necessary to have the areas reclassified and rezoned. Their classification should be that of 'operational' and their zone should reflect that of their adjoining lands. In all but one cases this will be a residential zone.

Some of these areas of land will be saleable lots in their own right and others would not be suitable for the construction of a dwelling, or the like, and would most likely be sold to the adjoining landowner. Some other areas are heavily constrained by drainage issues or other public infrastructure considerations. These matters will be addressed prior to any eventual land sale.

Part 1 - Specific sites proposed to be reclassified to 'Operational' and Rezoned R1 Neighbourhood Residential – Sites 1-17

Site 1



11 Andrews Crescent, Goonellabah – Lot 46, DP252168

Area - 716m² (588m² without path)

Average grade -21%

A small neighbourhood park on the western side of Andrews Crescent, Goonellabah.

- This park exhibits no signs of community use.
- The park adjoins a pathway through to Kathryn Drive and this linkage should be retained.
- The site is steep and has several trees in the centre.
- The site has access to services.
- Toona Court Park is about 500m away and provides better amenity for park purposes.

Proposed Classification -- Operational

Proposed Zone -- R1 General Residential

Site 2



141 Invercauld Road, Goonellabah – Lot 1, DP615434 John Brooker Park

Area – total area 1,714m², saleable part 1,200m² (as outlined on above map)

Average grade – flat

A bushland park situated on the corner of Kruseana Avenue and Invercauld Road.

- The park has significant vegetation along its southern boundary but is mostly vacant and flat.
- There is no evidence of community use for this park.
- It would be possible to subdivide the area to retain the small area of remnant bush and sell off the larger flat area to the north.

Proposed Classification -- Operational

Proposed Zone -- R1 General Residential

Site 3



135B Nielson Street, East Lismore – Lot 36, DP38419, Part Lot 15, DP35294, Part Lot 37, DP38419

Area – 3,400m²

Average Grade - flat

A large open space area located behind houses fronting Nielson Street and Wyrallah Road.

- The access off Nielson Street is heavily constrained by an open flowing drain formed with concrete half pipes.
- The access off Wyrallah Road is not as constrained and is used as access to the site.
- There is little evidence of a wider community use; however several of the adjoining dwellings have gates in their back fences, but this is not common.
- The site is close to Wade Park and Nielson Park.
- The drainage reserves at 202 Wyrallah Road and 135A Nielson Street could be retained by Council and the central open space sold with an access off Wyrallah Road. The drainage reserves are already classified 'operational'.

Proposed Classification -- Operational

Proposed Zone -- R1 General Residential

Site 4



Part of 8 Felicity Drive, East Lismore – Lot 16, DP810811

Saleable area - 960m²

Average grade - flat top

This site presents as a small serrated area of park land that abuts a water reservoir.

- There is one Camphor tree on the lot which would need to be removed.
- If part of the reservoir allotment were to be added to the park land it would make a very desirable residential lot with excellent views.
- The reservoir overflow/ flushing point would need to be relocated.
- There would still be room to increase the size of the reservoir if this was necessary in the future.

Proposed Classification -- Operational

Proposed Zone -- R1 General Residential

Site 5



Part of 27 Felicity Drive, East Lismore – Part of Lot 17, DP810811

Area – 355m²

Average grade - flat

There is a small part of this lot on the eastern side of Felicity Drive as shown on the above map.

- This smaller part lot would have saleable potential were it not for the adjoining Macadamia farm.
- The lot is severed from the remainder of the land in this parcel.
- The other part of the lot wraps around the lots on the western side of Felicity Drive.
- The larger part of the lot may have potential but there may be difficulties in accessing the sewer.
- The smaller eastern lot will be saleable when the adjoining land to the south is rezoned.

Proposed Classification -- Operational

Proposed Zone -- R1 General Residential

0369 metres

Combined area – 1,260m²
Average grade - 13%

- They were created so that Council could retain the drainage corridors.
- They are maintained by the neighbours and could possibly be sold to them for a small price, provided Council retained a drainage easement.

Proposed Classification -- Operational
Proposed Zone -- R1 General Residential

Site 7



116 Mountain View Drive, Goonellabah – Lot 17, DP705759

Area - 661m²

Average grade - 19%

This lot is near the head of the cul-de-sac on the southern side of the road.

- The lot is accessed via a very steep part of Mountain View Drive, apart from the lots in the cul-de-sac head.
- It is unlikely that it receives very much community usage.
- The lot is constrained by the existing sewer main but retains a usable potential dwelling area.

Proposed Classification -- Operational

Proposed Zone -- R1 General Residential

Site 8



11 and 11A Sunnybank Avenue and 82 Hillcrest Avenue, Goonellabah -
Lot 6, DP261029, Lot 23, DP789841, Lot 136, DP1087751

Area – 1,391m² or 1,667m² with path
Average grade - 18% (path 22%)

These lots are on a very steep part of Sunnybank Avenue and would have very limited potential for usage as a park.

- The site is only two lots removed from Northcott Drive and there is no need to retain the footpath capacity or the amalgam of lots.
- There is no evidence of community use of these areas.

Proposed Classification -- Operational
Proposed Zone -- R1 General Residential

Site 9



22 Northcott Drive, Goonellabah – Lot 52, DP262347

Area - 790m²

Average grade - 14%

This lot is reasonably flat and has access to all services.

- The lot is extensively planted out by the adjoining owner and effectively operates as a private garden.
- There would be no community usage.

Proposed Classification -- Operational

Proposed Zone -- R1 General Residential

Site 10



13 Carramar Drive, Goonellabah – Lot 44, DP262036

Area – 1,893m²

Average Grade – top (northern) part 23%

This is a large lot with the northern half being heavily timbered and the southern half being short grass, but very steep.

- The mown area has a sewer running through it but the sewer is shown as being 1.5m deep. It would, as has been done on the adjoining lots, be possible for any future dwelling to be constructed on the north side of the sewer with elevated floors.
- The lot is too steep to be used by the community as a park and shows no signs of any such usage.

Proposed Classification -- Operational

Proposed Zone -- R1 General Residential

Site 11



31A D'Arcy Drive, Goonellabah – Lot 45, DP246743

Area – 2,611m²

Average Grade - 9%

This lot is accessed via a small path off D'Arcy Drive. It is triangular in shape and surrounded by the back yards of houses.

- Many of these houses have gates or the like in their back fences and there seems to be a higher level of community usage.
- The site has been the subject of many community concerns with regard to it being used as and access to the backs of the adjoining dwellings and thoroughfare between Ballina Road and D'Arcy Drive. Council has received requests to close this park on a number of occasions by the local residents.

Proposed Classification -- Operational

Proposed Zone -- R1 General Residential

Site 13



30 Spring Valley Drive, Goonellabah – Lot 32, DP262106

Area - 854m²

Average grade - 17%

This lot is partly mowed and partly bushland.

- It supports a sewer rising main along the north eastern boundary.
- The lot is within easy walking distance of a much better park and appears to get little or no community usage.

Proposed Classification -- Operational

Proposed Zone -- R1 General Residential

0 4 8
metres

Area - 690m²
Average grade - 10%

- The area is occasionally used as a viewing area and this should be discouraged as it causes a potential traffic hazard.
- The lot is easily serviced.
- Discussions with the lessee of the land indicated they would have no problem with Council removing this area of land from the lease and selling it.

Proposed Classification -- Operational
Proposed Zone -- R1 General Residential

Site 15



14 Barham Street, East Lismore – Lot 29, DP1/11513

Saleable area – total area 1,975m² – saleable part 1,237m²
 Average grade - flat

This lot has two long access corridors and a small area of approximately 1,230m².

- Eight back yards front the central area of the park.
- The real issues with this park are the lack of good road frontage and the fact that adjoining Lot 18, No. 12 Atlas Street, has a large two door metal shed that has its only access via the park. There is no approval for the shed to use the park as access.
- Other adjoining residents also use the park as a rear access.
- The area does not appear to function as a neighbourhood park.

Proposed Classification -- Operational

Proposed Zone -- R1 General Residential

Site 16



13, 15, Part 18, 19 and 19A Keith Street, Girards Hill –
Lot 20, DP17769 and Lots 21-22, DP541933 +others

Area – 1,546m²

Average grade - 20%

These lots are on a steep corner of Keith Street and Bernstein Street, Lismore.

- The house that was there previously was damaged in a land slip and was demolished.
- There is some evidence that the land is now more stable but this should be clarified before any sale is considered.
- This parcel could be at least two residential lots.
- There is no evidence that this parcel functions as a neighbourhood park and it is heavily overgrown.

Proposed Classification -- Operational

Proposed Zone -- R1 General Residential

Site 17



Part 106 McKenzie Street, Lismore – Lot 27 DP577175

Area – 5,200m²

Average Grade – 20%

This is part of a large lot, of which the eastern wooded area effectively forms part of Rotary Park. The Plan of Management for the park does not include this part of the park.

- The area under consideration is well maintained by Council.
- The area is short grassed and supports no woody vegetation.
- There is another small park in Gardner Avenue, a short distance away, which better supports the community open space needs.
- The area could be used for Independent Living or aged accommodation as it is in close proximity to the Base Hospital and has an area very similar to that of Maranoa.

Proposed Classification -- Operational

Proposed Zone -- R1 General Residential

Part 2 - Parks proposed to be Rezoned to R1 Neighbourhood Residential Zone and IN2 Light Industrial Zone – Sites 18 and 19

Site 18



69 Cynthia Wilson Drive, Goonellabah – Lot 96 DP263169

Area – 13,210m²

Average grade - 14% to 20%

This is a large lot with an unused pathway to Kathryn Drive and a large frontage to Cynthia Wilson Drive.

- The lot is well maintained by Council and has approximately 21 lots backing onto it.
- Many houses have not constructed a back fence and use the park as an extended back yard.
- There is a neighbourhood park approximately 80m away in Fig Tree Drive.
- While the area is large, Council's Parks Section has indicated the area does not generate a significant level of community usage.

Proposed Zone -- R1 General Residential

Site 19



11-13 Ballina Road, East Lismore – Lot 1 DP772948 and Lot 1 DP772952

Area – 2,217m²

Average grade - flat

- These two (2) lots were purchased at the time of the levee construction but were not used during the levee construction so remain vacant and suitable for sale.
- The lots were reclassified to 'operational' in the Lismore LEP 2012 but remain in the RE1 Public Recreation zone.
- These lots are in close proximity to some of Lismore's best parks and do not function as a park themselves.

Proposed Zone -- IN2 Light Industrial

Conclusion

The sale of small parks that are not consistent with the current adopted policies and the adopted Lismore Sports and Recreation Plan will deliver:

1. Operational savings
2. Better use of resources on remaining parks
3. Capital for improvements on the remaining more valuable parks
4. Additional housing lots in established residential areas.

These outcomes should be considered in the context of Council's adopted strategic and operational documents and a recognition that the adoption of this Planning Proposal will lead to a greater community wide benefit.