

7.4.4 RECLASSIFICATION OF LAND

**LACHLAN SHIRE COUNCIL
REPORT TO COUNCIL MEETING
TO BE HELD ON 15TH JUNE 2016**

**AUTHOR: DIRECTOR ENVIRONMENT AND
PLANNING**

REPORT NO: E & P 15/16

SUBJECT: RECLASSIFICATION OF LAND

Purpose:

The purpose of this report is to seek the resolution of Council in relation to the reclassification of key Council land from Community Land to Operational Land. The land to be reclassified is shown below:

- Lot 1 DP 758271, Condobolin District Retirement Village
- Lot 1354 DP 1158730, Water Reservoir, Brady Street, Condobolin
- Lot 6 DP 758595, Pool Manager's Residence, Bokhara Street, Lake Cargelligo

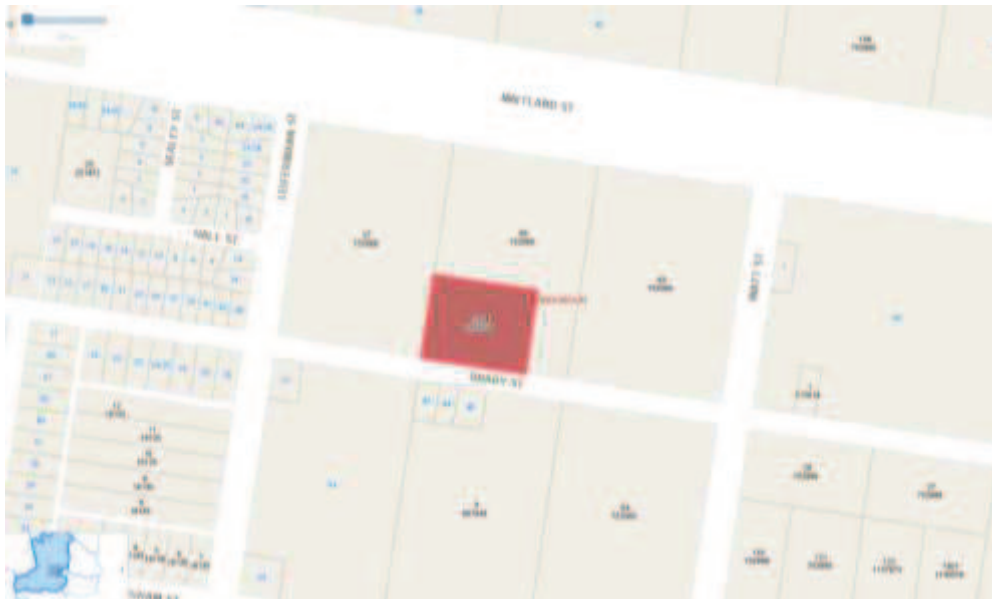
Supporting Information:

Location plans of each site are provided:

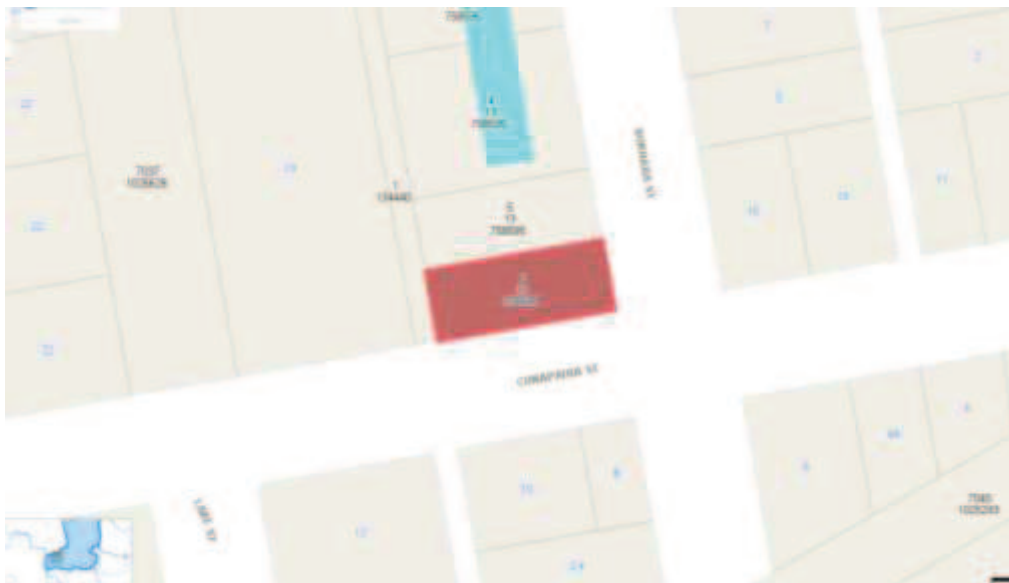
- Lot 1 DP 758271, Condobolin District Retirement Village



- Lot 1354 DP 1158730, Water Reservoir, Brady Street, Condobolin



- Lot 6 DP 758595, Pool Manager's Residence, Bokhara Street, Lake Cargelligo



Background:

All of the land in question is classified as Community land.

The Condobolin District Retirement Village has been operated by specialists on a lease basis for some time. Council requires the option of selling the asset to a

service provider on the basis that for it to be profitable for an operator it is best that they own the asset. Its current classification precludes its potential sale.

The Water Reservoir in Brady Street Condobolin is a key asset in Council's water operations. It is appropriate that it be classified as Operational Land.

The Lake Cargelligo Pool Manager's Residence has been rented out publicly for a number of years. The nature of the operation of the pool now means that a Manager does not need to occupy this property. The property is surplus to Council needs and as such it should be sold. Its current classification precludes its sale.

Issues & Comments:.

The Lachlan Shire Reclassification Planning Proposal involves an amendment to the Lachlan Local Environmental Plan 2013 ("the LEP"), to:

- a) Reclassify the land from Community to Operational (Clauses 27 & 28 of the Local Government Act 1993); and
- b) Remove the Public Reserve Status (Clause 30 of the Local Government Act 1993) of the Lake Cargelligo Pool Residence and the Condobolin District Retirement Village.

The Water Reservoir in Brady Street is freehold land.

This is to be achieved by:

- a) Amending the LEP to include Lot 1 DP 758271, Lot 1354 DP 1158730 and Lot 6 DP 758595, under Part 2 of Schedule 4 of the Lachlan LEP 2013.

Column 1	Column 2	Column 3
Locality	Description	Any trusts etc not discharged
Condobolin	Condobolin District Retirement Village	Nil
Condobolin	Water Reservoir	Nil
Lake Cargelligo	Pool Manager's Residence	Nil

The draft plan will be exhibited for 28 days. Once through the Gateway process, the Minister (or delegate) may place certain conditions on the proposal proceeding. In this instance, it will be necessary to conduct a Public Hearing.

Financial & Resource Implications:

There will be costs associated with engaging a consultant to prepare the Planning Proposal.

Legal Implications:

None anticipated.

Risk Implications:

Council may limit its ability to attract another operator for the Retirement Village if it does not have an option to sell the facility.

Stakeholder Consultation:

The draft plan will be publicly exhibited for 28 days. Any submissions received from this exhibition must be considered.

Conclusion:

Council should resolve to take the reclassification of the subject land from Community Land to Operational Land.

Link to Policy And/Or Community Strategic Plan:

Build Civic Leadership and Pride

4.7 Strong Effective Council

RECOMMENDATION

THAT:

a) Council prepare a Planning Proposal in accordance with the NSW Department of Planning and Environment Guidelines to reclassify the following community land to operational land:

- Lot 1 DP 758271, Condobolin District Retirement Village**
- Lot 1354 DP 1158730, Water Reservoir, Brady Street, Condobolin**
- Lot 6 DP 758595, Pool Manager's Residence, Bokhara Street, Lake**

Cargelligo

- b) Council forward the Planning Proposal to the NSW Department of Planning and Environment requesting a Gateway Determination; and**
- c) Council accept any delegations from the Department of Planning and Environment in relation to this Planning Proposal.**
- d) Council consider any submissions received following advertising of the Planning Proposal.**