
**PLN036-18 PROPOSED LAND ACQUISITION - 153 GANNONS ROAD, CARINGBAH
SOUTH**

PLN036-18**Attachments:** Appendix A [↓](#)**EXECUTIVE SUMMARY**

- Council has been approached by the owner of 153 Gannons Road, Caringbah (Lot 108 DP 5179) to accept donation of approximately 800m² of the rear section of her property, which adjoins Wattlebird Bushland Reserve, for inclusion in the adjoining reserve.
- The acquisition of the property satisfies the Council's Environment Strategy 2013 that guides the Sutherland Shire LEP 2015, as well as Outcome 2 within Council's Community Strategic Plan, and will assist Council in providing the community with increased open space.
- Rezoning the land from R2 Low Density Residential to RE1 Public Recreation and classifying it as Community land will ensure it is consistent with the rest of the reserve.

REPORT RECOMMENDATION

THAT:

1. The owner of 153 Gannons Road be thanked in writing for the generous donation to benefit the Shire Community.
2. The acquisition by donation of approximately 800m² of 153 Gannons Road, Caringbah (Part Lot 108 DP 5179) to increase open space at Wattlebird Bushland Reserve at terms and conditions to the satisfaction of the General Manager be approved.
3. Once the land is acquired, a Planning Proposal be prepared to rezone part of 153 Gannons Road, Caringbah from R2 Low Density Residential to RE1 Public Recreation and reclassify the land as 'Community'.
4. The Planning Proposal be submitted to NSW Planning and Environment for Gateway Determination with a request that Council may make the plan under delegation.
5. Subject to an approval being granted at Gateway, the above planning proposal be exhibited in accordance with Council's policies and any conditions specified in the Gateway determination.
6. The acquired land (Part Lot 108 DP 5179), and Wattlebird Bushland Reserve (consisting of Lot 1114 DP 588662, Lot 32 DP 537845, Lot 34 DP 589616, Lot 36 DP 538620, Lot 44 DP 535533 and Lot 46 DP 536689) be consolidated into a single lot.
7. Council delegates the General Manager to execute any necessary documentation, in accordance with the Power of Attorney dated 6 July 2016 BK 4710 No. 28, for the acquisition of part of 153 Gannons Road, Caringbah (Lot 108 DP 5179).

PURPOSE

To seek Council approval to acquire, via donation to Council, the rear (approx. 800m²) of 153 Gannons Road, Caringbah (Part Lot 108 DP 5179) to be added to Wattlebird Bushland Reserve for open space purposes.

BACKGROUND

The owner of 153 Gannons Road, Caringbah, a long time participant of the Bushcare program for Wattlebird Bushland Reserve, wishes to donate to Council the rear portion of her property (approx. 800m²). She intends to bequeath the remainder of the 1939m² property upon her passing.

The owner has requested the donated parcel “never be built on and is returned to the original bushland state” at no cost to the owner. Appendix A contains an aerial map of the proposed land to be transferred to Council in relation to the reserve.

DISCUSSION

The parcel of land is contiguous with the existing Wattlebird Reserve. It will provide a complementary addition of relatively flat land with several significant mature trees that provide public amenity and add environmental value to the reserve.

Upon acquisition it is proposed the parcel of land be classified ‘Community’ and zoned RE1 Public Recreation via an amendment to the LEP 2015. No planning issues are expected to be raised by the proposed rezoning. The land adjoins land zoned RE1 and essentially improves the utility and community value of the existing open space. This is a positive outcome and consistent with good planning practice.

RESOURCING STRATEGY IMPLICATIONS

To facilitate the land transfer it is proposed Council provide for acquisition costs, including legal fees and survey, estimated at \$5,000.

Minor works to the land to ensure it is safe for the public are needed and include the removal of bamboo and several introduced trees, removal of a small dilapidated shed and old wire fencing, and the installation of a new fence. These works, estimated to cost \$7,500, can be accommodated within current operating budgets. Restoration will require planting of native plants, which will be achieved through the existing Bushcare program.

Wattlebird Reserve is a CX4 (maintenance only on request and where there is a hazard or safety concern) reserve requiring minimal maintenance. The additional parcel of land will have the same classification. While this is an additional asset being added to Council’s portfolio, it is not expected to adversely impact ongoing operational budgets due to the very low levels of maintenance required, the

majority of which will be provided through Bushcare volunteers who support the addition of the parcel of land to the reserve.

STRATEGIC ALIGNMENT

Council has an *Environment Strategy 2013* that supports *Council's LEP 2015*. An objective of this strategy is "To protect and enhance local biodiversity". Moreover this proposal assists Council in meeting the following strategic objective:

Community Strategic Plan Strategy	Delivery Program (2017-2021) Deliverables
2.2 Enhance and protect diverse natural habitats	2D Review and implement the Urban Tree and Bushland Policy and Programs.

POLICY AND LEGISLATIVE REQUIREMENTS

The acquisition of the land will help Council meets its policy objectives within the *Urban Tree and Bushland Policy*, more specifically "To improve the quality and increase the quantity of bushland and the tree canopy throughout the Sutherland Shire".

CONCLUSION

The addition of this parcel of land to Wattlebird Bushland Reserve is viewed as a positive contribution that will help Council increase the bushland and open space available to residents. It is recommended that approval be given for the acquisition, rezoning, reclassification and basic restoration of this property.

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is the Manager Property Services, Lani Richardson, who can be contacted on 9710 0614.

File Number: 2018/304252



PLN036-18**Proposed Land Acquisition - 153 Gannons Road, Caringbah South****File Number: 2018/304252**

RECOMMENDATION: (Councillor Croucher/Councillor Collier)

THAT:

1. The owner of 153 Gannons Road be thanked in writing for the generous donation to benefit the Shire Community.
2. The acquisition by donation of approximately 800m² of 153 Gannons Road, Caringbah (Part Lot 108 DP 5179) to increase open space at Wattlebird Bushland Reserve at terms and conditions to the satisfaction of the General Manager be approved.
3. Once the land is acquired, a Planning Proposal be prepared to rezone part of 153 Gannons Road, Caringbah from R2 Low Density Residential to RE1 Public Recreation and reclassify the land as 'Community'.
4. The Planning Proposal be submitted to NSW Planning and Environment for Gateway Determination with a request that Council may make the plan under delegation.
5. Subject to an approval being granted at Gateway, the above planning proposal be exhibited in accordance with Council's policies and any conditions specified in the Gateway determination.
6. The acquired land (Part Lot 108 DP 5179), and Wattlebird Bushland Reserve (consisting of Lot 1114 DP 588662, Lot 32 DP 537845, Lot 34 DP 589616, Lot 36 DP 538620, Lot 44 DP 535533 and Lot 46 DP 536689) be consolidated into a single lot.
7. Council delegates the General Manager to execute any necessary documentation, in accordance with the Power of Attorney dated 6 July 2016 BK 4710 No. 28, for the acquisition of part of 153 Gannons Road, Caringbah (Lot 108 DP 5179).

The Meeting closed at 6:48pm