

ATTACHMENT 3

COUNCIL REPORT AND RESOLUTION

OPEN SPACE CONSOLIDATION REVIEW NOVEMBER 2007

OPERATIONS COMMITTEE – 13 NOVEMBER 2007

ITEM NO. 6

FILE NO: PSC2005-3693

OPEN SPACE CONSOLIDATION REVIEW**REPORT OF: JASON LINNANE – RECREATION SERVICES MANAGER****RECOMMENDATION IS THAT COUNCIL:**

- 1) Resolve to submit a Reclassification and Rezoning request for the land parcels as identified and detailed in the information provided under separate cover.
- 2) Consider a further report on the possible allocation of the net proceeds realised from the sale of the nominated land parcels for the rehabilitation and/or embellishment of infrastructure.

BACKGROUND

The purpose of this report is to gain Council resolution to submit reclassification and rezoning request for the parcels of land identified in this report.

Traditionally, Council has acquired community land via a range of means that have not always resulted in a medium to long term net gain for the community. In the past there has been a lack of co-ordination and control mechanisms governing the acquisition of community land. This has resulted in Council receiving community land with little community recreation, environmental, social or cultural value.

In August 2006, Council considered and approved a report that recommended a reclassification and rezoning request be submitted for a number of community land parcels. The parcels of land subject to this current report were not included at that time due to a lack of information on utilisation, demand and other strategic needs of each property. Each of these properties are subject to broader planning processes or have other rationale to why they have now been included. See information provided under separate cover for further detail in this regard

The reclassification of the identified parcels for operational purposes will allow for increased flexibility in how the land is managed in the future and move from a quantity to quality approach of open space management.

The initial review proposed to reclassify a total of approximately 10 hectares which equated to only 1% of the total open space (857 hectares) within the LGA. These additional sites have a combined size of 15 hectares which now equates to an overall 1.7% of the total open space supply.

In some cases future income generated from this process will further assist in the embellishment of other areas of open space within the LGA. This approach is consistent with Council's asset management directive and will move towards a more sustainable approach of open space management in the future.

Any net return through the proposed sale of property as a result of the recommendations can be used for the embellishment of existing community land buildings or as otherwise

OPERATIONS COMMITTEE – 13 NOVEMBER 2007

decided by Council in line with legislative requirements. (See information provided under separate cover).

The recommendations are consistent with Council's new standards for Community and Recreation Facilities and the reclassification requirements prescribed by the Local Government Act (1993).

The internal review included consultation with key stakeholders from within the Property, Environmental, Traffic Planning, Town Planning, and Engineering Services and Operations Sections of Council.

LINKS TO CORPORATE PLANS

Provide enhanced quality of life through equitable access to a diverse range of sporting and recreation facilities.

FINANCIAL/RESOURCE IMPLICATIONS

The rezoning of these land parcels will be done at the same time as those previously approved by Council in August 2006. The estimated cost of the rezoning proposal lodgement is approximately \$30,600 based on Council's current fee schedule for such processes. It is proposed that these costs be paid for out of future income from leases and/or land sales resulting from the reclassification and other processes identified in this report.

Reclassification of parcels for operational purposes will allow for increased flexibility in how the land is managed in the future as well as providing a means of allowing existing resources to be allocated more effectively across council's land holdings.

The net return to Council on the sale of the land will become available, together with future ward funds and accumulated s94 funds, for future spending on priority and investment projects, subject to relevant legislative requirements following consultation with the community and further report to Council. The indicative total land value for these sites is potentially up to approximately \$2m (not withstanding the deduction of legal and other costs). There is also the potential to gain rental income from the land behind the Raymond Terrace Golf Course (6B Elizabeth Avenue). This would be approximately \$6,000 per annum.

It should be noted that the potential allocation of land at Anna Bay for a future depot site would reduce this return. A feasibility study of this site for a depot has not been carried out at this time and would need to proceed in parallel with the reclassification and rezoning process.

LEGAL AND POLICY IMPLICATIONS

This report seeks Council resolution to submit a reclassification and rezoning request for the parcels identified in the information provided under separate cover. Section 30 of the Local Government Act (1993) provides the means by which Council can reclassify land from Community to Operational via the LEP process.

The proposed lodgement (as landowner) to request reclassification and rezoning of land will be consistent with Council's adopted policy for the procedure for requests to amend Port Stephens LEP 2000.

Australian Business Excellence Framework

This aligns with the following ABEF Principles.

- 1) Clear direction allows organisational alignment and a focus on the achievement of goals
- 2) Mutually agreed plans translate organisational direction into actions
- 3) Understanding what customers value, now and in the future, influences organisational direction, strategy and action
- 7) All people work IN a system; outcomes are improved when people work ON the system
- 8) Effective use of facts, data and knowledge leads to improved decisions
- 11) Sustainability is determined by an organisation's ability to create and deliver value for all stakeholders

SUSTAINABILITY IMPLICATIONS

SOCIAL IMPLICATIONS

This review identifies parcels of community land which record little recreational, environmental or community benefit that can be more appropriately zoned and classified for possible sale or rent. The realisation of this report recommendation would see the proposed introduction of restricted funds for the embellishment and rehabilitation of community land, facilities and associated infrastructure. These funds would only seek to enhance existing services and assist in providing improved community resources.

ECONOMIC IMPLICATIONS

Quality open space provides and caters for a large percentage of the community's passive recreation activities throughout the local government area. Much of the current visitor and tourist base contributing to the local economy also utilise many areas and associated facilities that can be enhanced through embellishment and rehabilitation. The management and enhancement of these parks and reserves in a structured and sustainable manner will enhance these assets and associated benefits.

ENVIRONMENTAL IMPLICATIONS

All sites included in the review have been subject to environmental investigations. There will be no adverse environmental effects associated with the proposed future management of the individual parcels identified for reclassification.

The Environmental Services Section has provided an integral advisory role throughout the internal review process. Each parcel was investigated on an individual basis to determine the effect which reclassification or rezoning may have to the environmental integrity of the site and local environment.

CULTURAL IMPLICATIONS

The review recommendations will not negatively impact on cultural aspects of the environment. The review provides a mechanism for the embellishment and rehabilitation of existing community land, facilities and infrastructure. This enhancement of community land, facilities and infrastructure would only seek to improve existing and potential cultural opportunities through enhanced community recreation areas.

CONSULTATION

- Property Focus Group
- Environmental Services
- Traffic Planning
- Property Section
- Town Planning Section
- Engineering Services
- Park Co-ordinators
- Councillor briefing
- Executive Team

OPTIONS

- 1) Accept recommendations
- 2) Reject recommendations and review list of proposed sites
- 3) Reject recommendation and do not seek any further re-classifications

ATTACHMENTS

- 1) Nil – information to be provided under separate cover.

TABLED DOCUMENTS

- 1) Identification of land parcels – West Ward, Central Ward and East Ward

Attachment 1

West Ward

Parcel Number	Street Address	Zoning	Area (m2)	Current Use	Potential Use	Potential Value	Comments
7593	6b Elizabeth Ave, Raymond Terrace	6a/1(c4)	11.2 hectares	Vacant bushland. There is a right of way/easement thru the property	Lease to Muree Golf Course	\$120,000 (based on retaining 6(a) zoning) \$6,000 pa for lease purposes	Site not suitable for public recreation due to location and access. Site also has drainage and easement issues. Golf Club have expressed an interest in entering into an agreement to expand golf links. Environmental issues need to be addressed which would be required to be completed by the golf club as part of their planning process. Preferred option for them is to lease this site.
18098	13 Scholl Drive Tomago	4a	1239	Access way	Access way	\$15,000	Land has no recreation or other public values. Need to formalise access rights to adjoining owner. Owner has made representations to do such

Central Ward

Parcel Number	Street Address	Zoning	Area (m2)	Current Use	Potential Use	Potential Value	Comments
17599	2 Jessie Road Anna Bay	6a	3.5 hectares	Former sportsground	Commercial, industrial, tourism	\$850,000	Site not suitable for sporting use due to location, access and size. Tomaree Sports Council supports rationalisation with view to improving sporting facilities elsewhere on the Tomaree Peninsula. Infrastructure on the site is in extremely poor condition. Note that the portion of the site used by Anna Bay Pony Club is to be retained for their use. Reclassification to operational land will not impact on their ongoing use of the site. It will actually make it easier for future management purposes. These have been approached from a number of organisations who are interested in this site. Further possible use as a Council Depot needs to be considered.

East Ward

Parcel Number	Street Address	Zoning	Area (m2)	Current Use	Potential Use	Potential Value	Comments
17298	35a Blanch Street Boat Harbour	6a	1466	Tennis courts	residential	\$1,150,000	As per adopted tennis strategy, relocation of courts to new One Mile Beach site being pursued. Will provide for greater use, sustainability and meet future needs of the broader community. Proposed site at One Mile Beach can cater for 4-6 courts and meet broader recreation needs. Additional open space in this precinct is not required due to other existing provision nearby.



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OPEN SPACE CONSOLIDATION REVIEW

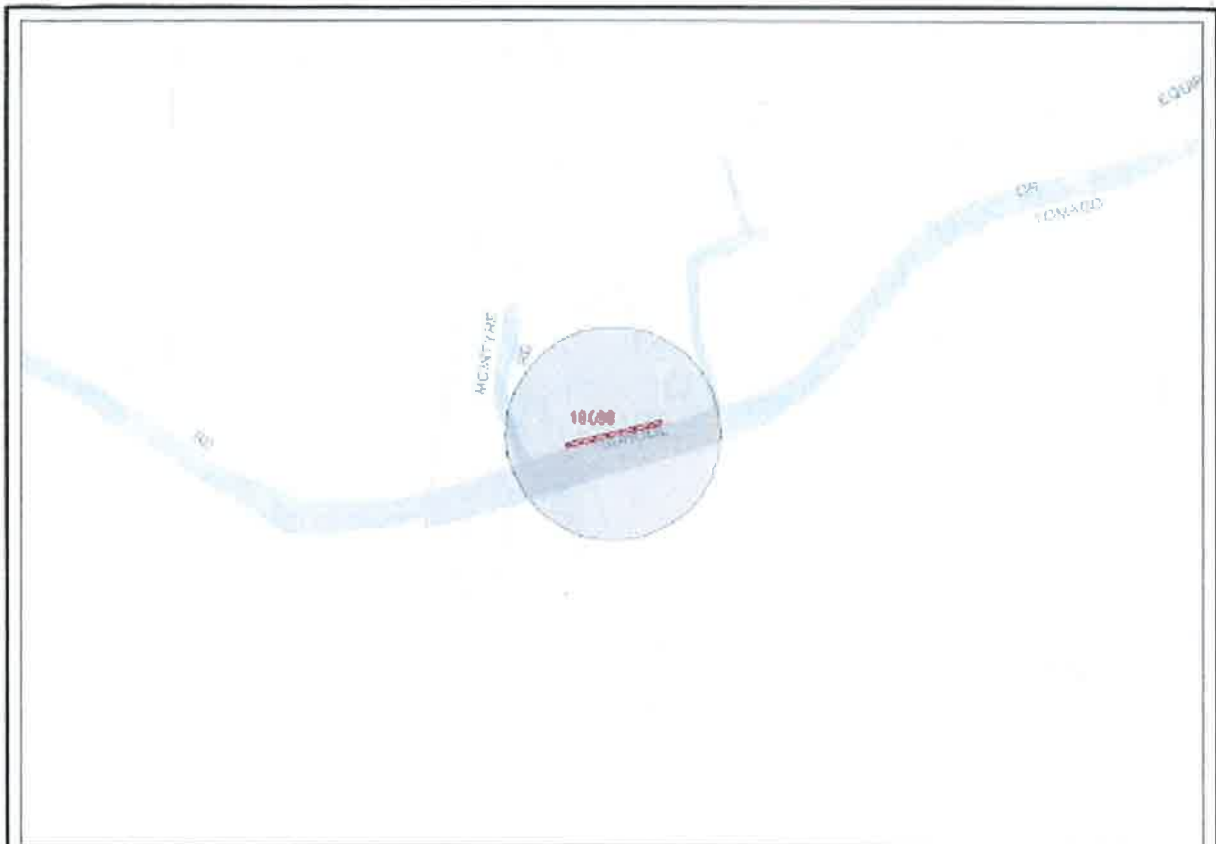
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Port Stephens Council



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OPEN SPACE CONSOLIDATION REVIEW

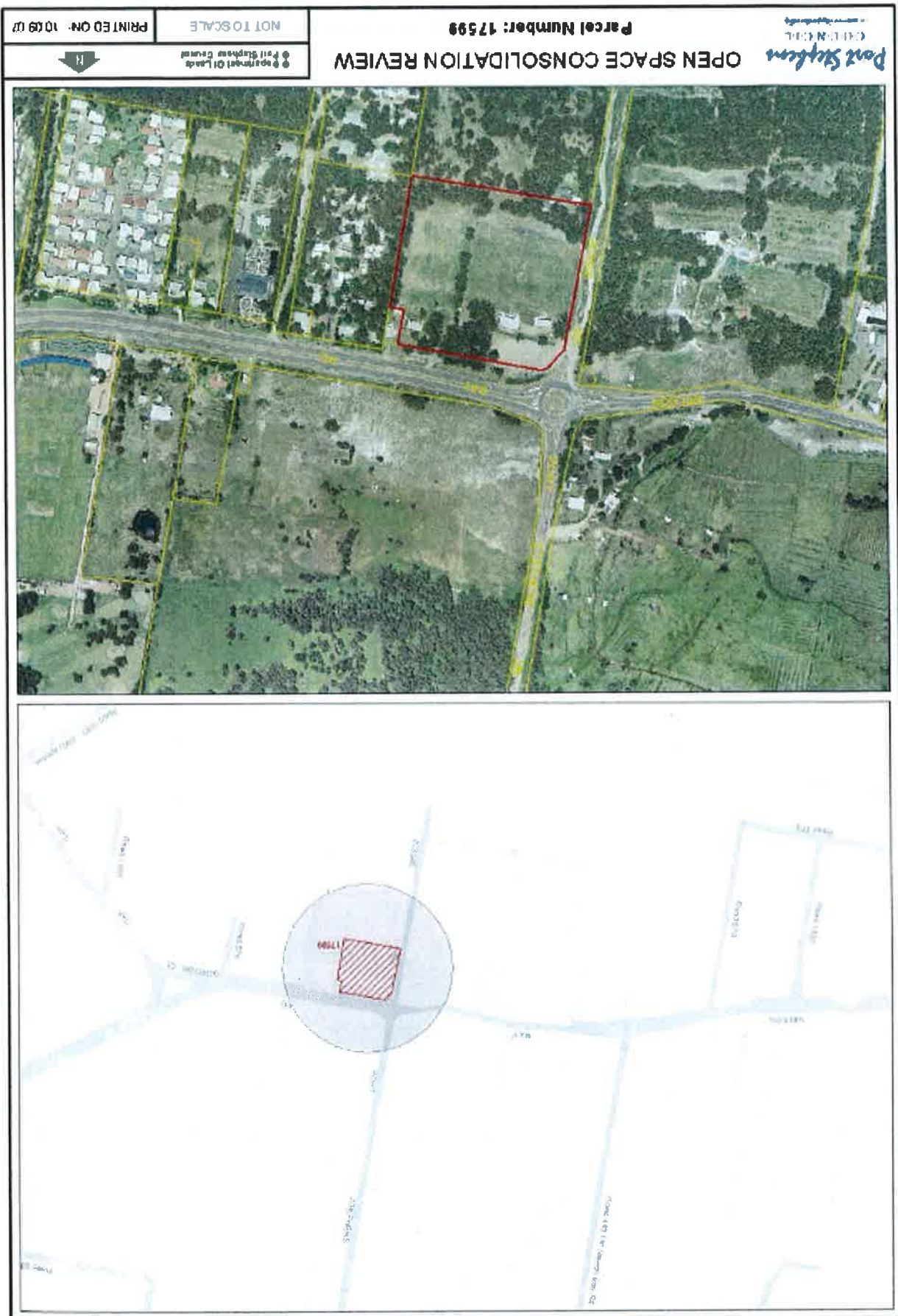
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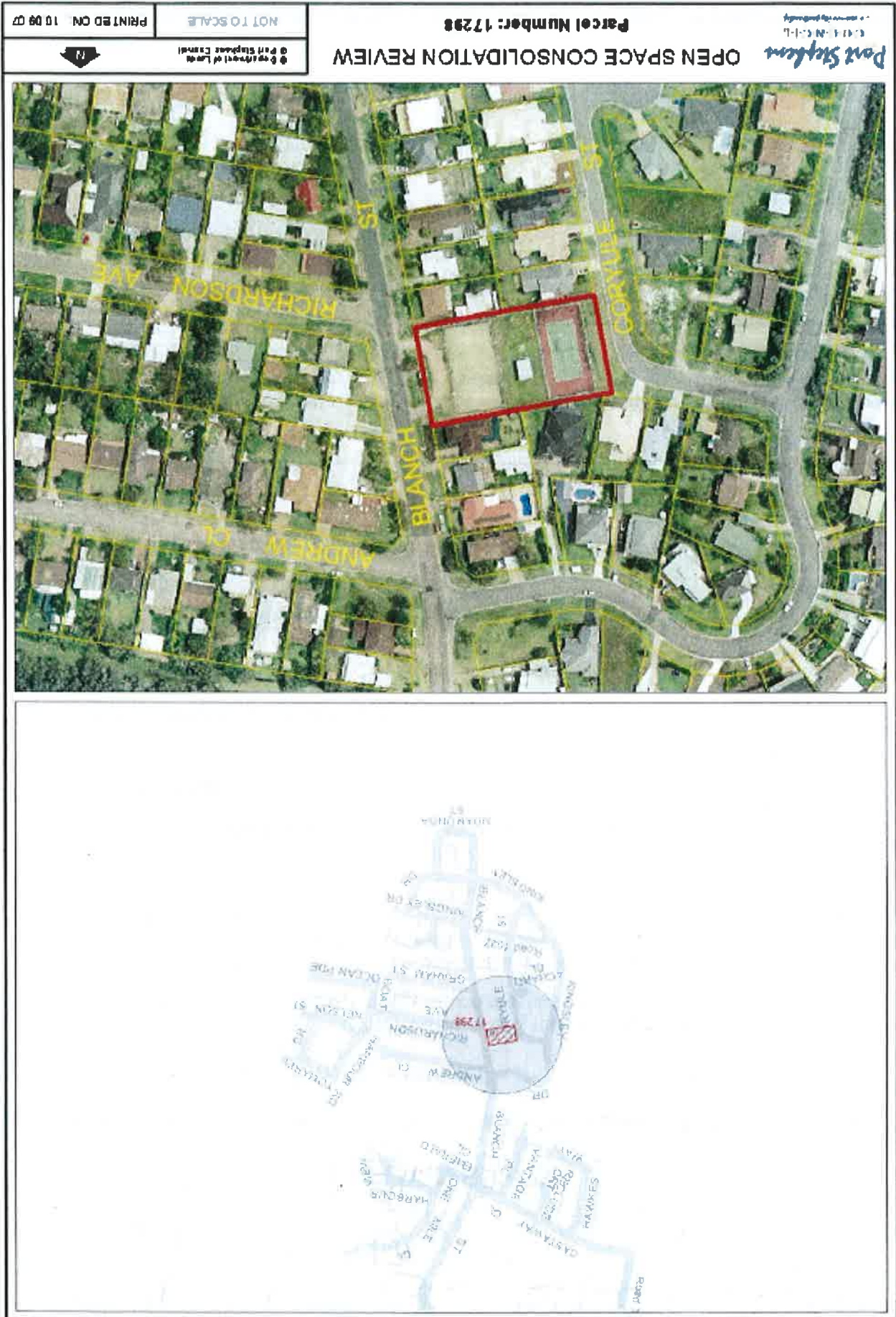
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ITEM NO. 6

FILE NO: PSC2005-3693

OPEN SPACE CONSOLIDATION REVIEW

REPORT OF: JASON LINNANE – RECREATION SERVICES MANAGER

RECOMMENDATION IS THAT COUNCIL:

- 1) Resolve to submit a Reclassification and Rezoning request for the land parcels as identified and detailed in the information provided under separate cover.
- 2) Consider a further report on the possible allocation of the net proceeds realised from the sale of the nominated land parcels for the rehabilitation and/or embellishment of infrastructure.

OPERATIONS COMMITTEE MEETING – 13 NOVEMBER 2007

RECOMMENDATION:

That the recommendation be adopted.

Tabled document: Open Space Consolidation Review

ORDINARY MEETING – 27TH NOVEMBER 2007

RECOMMENDATION:

343	Councillor Nell Councillor Dover	It was resolved that the recommendation be adopted.
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Tabled Document: Open Space Consolidation Review

ATTACHMENT 2

COUNCIL REPORT AND RESOLUTION

**PROPOSED AMENDMENT TO PORT STEPHENS LOCAL ENVIRONMENTAL PLAN 2000
TO RECLASSIFY AND REZONE VARIOUS COUNCIL OWNED PUBLIC LANDS**

JULY 2009

ITEM NO. 3

FILE NO: PSC 2009-01335

**PROPOSED AMENDMENT TO PORT STEPHENS LOCAL
ENVIRONMENTAL PLAN 2000 TO RECLASSIFY AND REZONE VARIOUS
COUNCIL OWNED PUBLIC LANDS**

REPORT OF: TREVOR ALLEN – MANAGER, INTEGRATED PLANNING

RECOMMENDATION IS THAT COUNCIL:

1) Pursuant to Section 54 of the Environmental Planning and Assessment Act (1979) resolve to:

a) Reclassify the following land from "community" to "operational" as identified in Attachment 1 (provided under separate cover) and rationales provided in Attachment 2 (provided under separate cover):

- Lot 279 DP 740009, 27 Garden Avenue, Raymond Terrace (Site 1)
- Lot 5 DP 261238, 9 Rosemount Drive, Raymond Terrace (Site 2)
- Lot 1 DP 1093118, 1 Sketchley Street, Raymond Terrace (Site 3)
- Lot 23 DP 843416, 77 Dawson Road, Raymond Terrace (Site 4)
- Lot 133 DP 246855, 20 Enterprise Drive, Tomago (Site 5)
- Lot 132 DP 246855, 15 Enterprise Drive, Tomago (Site 6)
- Lot 10 DP 596640, 44 Ferodale Road, Medowie (Site 7)
- Lot 39 DP 807956, 2 Coachwood Drive, Medowie (Site 8)
- Lot 38 DP 807956, 1 Coachwood Drive, Medowie (Site 9)
- Lot 64 DP 815722, 151 Ferodale Road, Medowie (Site 10)
- Lot 109 DP 243096, 1 Lyndel Close, Soldiers Point (Site 11)
- Lot 22 DP 241918, 8 Garuwa Street, Fingal Bay (Site 12)
- Lot 17 DP 805074, 154 Rocky Point Road, Fingal Bay (Site 13)
- Lot 25 DP 247555, 44A Squire Street, Fingal Bay (Site 14)
- Lot 34 DP 580267, 13 School Drive, Tomago (Site 15)
- Lot 17 DP 231214, 35a Blanch Street, Boat Harbour (Site 16)
- Pt Lot 322 DP 636840, 9 Mitchell Street, Soldiers Point (Site 17)
- Pt Lot 2071 DP 852662, 2 Ridgeway Avenue, Soldiers Point (Site 18)

b) Rezone the following land as below as identified in Attachment 1 (provided under separate cover) and rationales provided in Attachment 2 (provided under separate cover):

- (Site 1) Lot 279 DP 740009, 27 Garden Avenue, Raymond Terrace from 6(a) Community/Recreation to 2(a) Residential

MINUTES FOR ORDINARY MEETING- 28 JULY 2009

- (Site 3) Lot 1 DP 1093118, 1 Sketchley Street, Raymond Terrace from 6(a) Community/Recreation to 2(a) Residential
- (Site 8) Lot 39 DP 807956, 2 Coachwood Drive, Medowie from 6(a) Community/Recreation to 2(a) Residential
- (Site 9) Lot 38 DP 807956, 1 Coachwood Drive, Medowie from 6(a) Community/Recreation to 2(a) Residential
- (Site 11) Lot 109 DP 243096, 1 Lyndel Close, Soldiers Point from 6(a) Community/Recreation to 2(a) Residential
- (Site 14) Lot 25 DP 247555, 44A Squire Street, Fingal Bay from 6(a) Community/Recreation to 2(a) Residential
- (Site 16) Lot 17 DP 231214, 35a Blanch Street, Boat Harbour from 6(a) Community/Recreation to 2(a) Residential
- (Site 18) Pt Lot 2071 DP 852662, 2 Ridgeway Avenue, Soldiers Point from 6(a) Community/Recreation to 3(a) Business General.

- 2) Note that the future classification, zone and use of community land zoned Public Recreation 6(a) Lot 10 DP 729986 at Jessie Road, Anna Bay will be considered as part of the preparation of a new Port Stephens Local Environmental Plan for 2011.

STRATEGIC COMMITTEE – 07th JULY 2009

RECOMMENDATION:

	Councillor Bruce MacKenzie Councillor Ken Jordan	That Council: 1) Pursuant to Section 54 and 55 of the Environmental Planning and Assessment Act (1979)/ resolve to initiate a planning proposal and to: a) Reclassify the following land from "community" to "operational" as identified in Attachment 1 (provided under separate cover) and rationales provided in Attachment 2 (provided under separate cover): ▪ Lot 279 DP 740009, 27 Garden Avenue, Raymond Terrace (Site 1) ▪ Lot 5 DP 261238, 9 Rosemount Drive, Raymond Terrace (Site 2) ▪ Lot 1 DP 1093118, 1 Sketchley Street, Raymond Terrace (Site 3) ▪ Lot 23 DP 843416, 77 Dawson
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MINUTES FOR ORDINARY MEETING- 28 JULY 2009

		Road, Raymond Terrace (Site 4) ▪ Lot 133 DP 246855, 20 Enterprise Drive, Tomago (Site 5) ▪ Lot 132 DP 246855, 15 Enterprise Drive, Tomago (Site 6) ▪ Lot 10 DP 596640, 44 Ferodale Road, Medowie (Site 7) ▪ Lot 39 DP 807956, 2 Coachwood Drive, Medowie (Site 8) ▪ Lot 38 DP 807956, 1 Coachwood Drive, Medowie (Site 9) ▪ Lot 64 DP 815722, 151 Ferodale Road, Medowie (Site 10) ▪ Lot 109 DP 243096, 1 Lyndel Close, Soldiers Point (Site 11) ▪ Lot 22 DP 241918, 8 Garuwa Street, Fingal Bay (Site 12) ▪ Lot 17 DP 805074, 154 Rocky Point Road, Fingal Bay (Site 13) ▪ Lot 25 DP 247555, 44A Squire Street, Fingal Bay (Site 14) ▪ Lot 34 DP 580267, 13 School Drive, Tomago (Site 15) ▪ Lot 17 DP 231214, 35a Blanch Street, Boat Harbour (Site 16) ▪ Pt Lot 322 DP 636840, 9 Mitchell Street, Soldiers Point (Site 17) ▪ Pt Lot 2071 DP 852662, 2 Ridgeway Avenue, Soldiers Point (Site 18) b) Initiate a Planning Proposal and to Rezone the following land as below as identified in Attachment 1 (provided under separate cover) and rationales provided in Attachment 2 (provided under separate cover)/planning proposal: ▪ (Site 1) Lot 279 DP 740009, 27 Garden Avenue, Raymond Terrace from 6(a) Community/Recreation to 2(a) Residential ▪ (Site 3) Lot 1 DP 1093118, 1
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MINUTES FOR ORDINARY MEETING- 28 JULY 2009

		Sketchley Street, Raymond Terrace from 6(a) Community/Recreation to 2(a) Residential ▪ (Site 8) Lot 39 DP 807956, 2 Coachwood Drive, Medowie from 6(a) Community/Recreation to 2(a) Residential ▪ (Site 9) Lot 38 DP 807956, 1 Coachwood Drive, Medowie from 6(a) Community/Recreation to 2(a) Residential ▪ (Site 11) Lot 109 DP 243096, 1 Lyndel Close, Soldiers Point from 6(a) Community/Recreation to 2(a) Residential ▪ (Site 14) Lot 25 DP 247555, 44A Squire Street, Fingal Bay from 6(a) Community/Recreation to 2(a) Residential ▪ (Site 16) Lot 17 DP 231214, 35a Blanch Street, Boat Harbour from 6(a) Community/Recreation to 2(a) Residential ▪ (Site 18) Pt Lot 2071 DP 852662, 2 Ridgeway Avenue, Soldiers Point from 6(a) Community/Recreation to 3(a) Business General. 2) Note that the future classification, zone and use of community land zoned Public Recreation 6(a) Lot 10 DP 729986 at Jessie Road, Anna Bay will be considered as part of the preparation of a new Port Stephens Local Environmental Plan for 2011.
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MINUTES FOR ORDINARY MEETING– 28 JULY 2009**MATTER ARISING:**

	Councillor Peter Kafer Councillor Bruce MacKenzie	That Council incorporate the implementation of the Council resolution of 24 October 2006 (Minute No. 715) to rezone Aliceton Reserve from Residential 2 (a) to Public Open Space 6(a) into the amendments proposed above.
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In accordance with the Local Government Act 1993, a division is required for this item.

Those for the Motion: Councillors Bruce MacKenzie, Sally Dover, Shirley O'Brien, Steve Tucker, Geoff Dingle, Frank Ward, John Nell, Bob Westbury, Daniel Maher, Ken Jordan and Peter Kafer.

Those against the Motion: Nil.

ORDINARY COUNCIL – 28TH July 2009

Cr Peter Kafer returned to the meeting at 6.59pm prior to voting on Item 3.

234	Councillor John Nell Councillor Ken Jordan	It was resolved that the recommendation be adopted.
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In accordance with the Local Government Act 1993, a division is required for this item.

Those for the Motion: Cr Peter Kafer, Glenys Francis, Ken Jordan, Daniel Maher, Shirley O'Brien, Geoff Dingle, John Nell, Frank Ward, Bob Westbury, Sally Dover and Bruce MacKenzie.

Those against the Motion: Nil.

MATTER ARISING:

235	Councillor John Nell Councillor Ken Jordan	It was resolved that Council incorporate the implementation of the Council resolution of 24 October 2006 (Minute No. 715) to rezone Aliceton Reserve from Residential 2 (a) to Public Open Space 6(a) into the amendments proposed above.
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MINUTES FOR ORDINARY MEETING- 28 JULY 2009

In accordance with the Local Government Act 1993, a division is required for this item.

Those for the Motion: Cr Peter Kafer, Glenys Francis, Ken Jordan, Daniel Maher, Shirley O'Brien, Geoff Dingle, John Nell, Frank Ward, Bob Westbury, Sally Dover and Bruce MacKenzie.

Those against the Motion: Nil.

Good Sutton.
Port Stephens

PSC 2005-3693

C·O·U·N·C·I·L

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Open Space Consolidation Review

TABLED DOCUMENT

2006

BACKGROUND	1
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APPENDIX A - DEPLOYMENT FLOW CHART FOR THE RECLASSIFICATION AND REZONING PROCESS	

Background

Council staff recently completed a two year review of the open space system across the LGA and have finalised a list of community land parcels for consideration for possible re-classification and associated actions that may include improved site management, rental or sale. Appendix A provides a deployment flowchart of the consolidation review process including the re-classification and rezoning of community land.

Criteria

The criteria used during the desktop data base analysis included reviewing the land parcels score for each of the following categories:

- **SIZE:** The individual parcel does not meet the minimum standard for a community land parcel of 0.3ha (3000m²). This standard provides a guide for one of the attributes required in the provision of a quality local park prescribed in the Community Services and Facility Strategy (1999)
- **LOCATION:** The provision of any community land parcel should be taken into context of the over-all community land (open space) provision within its locality. For example, if there is an over abundance of a particular type of reserve (eg urban park) in a planning district or if there is a more community recreation appropriate parcel(s) within 500mtres of the identified site.
- **SHAPE:** the individual parcel identified is too narrow or of irregular shape restricting the provision for community recreation opportunities
- **ACCESS:** It is necessary that all community land be accessible to the community. Pedestrian access and or vehicular access and parking have been identified as being limited at this particular parcel's location
- **TOPOGRAPHY:** The topography of any parcel of land is very important when considering the provision of community recreation opportunities. The topography of the individual parcel identified is not conducive to community recreation opportunities.

Any parcel of land that returned a score less than 5/10 from the desk top review of the data base for any of the above categories were flagged for further investigation which has since been completed and is provided in Table 4.

Staging:

It is intended to stage this project due to the number of issues that may be encountered in any given site. This would allow for parcels with similar process requirements to progress as per the recommendation. Staging the project would avoid delaying the process as a whole due to any site-specific issue. Parcels requiring additional steps in the process to realise the recommended outcome will be dealt with in stage 2 and on an individual basis as shown on table 4

Potential Financial Benefits:

Any profits generated through the sale of property as a result of these recommendations can be used for the embellishment of existing community land holdings or as otherwise decided by Council in line with legislative requirements. This consolidation process will also provide a means of allowing existing resources to be allocated more effectively across council's land holdings.

Reclassification of parcels for operational purposes will allow for increased flexibility in how the land is managed in the future as well as the potential to generate an income source in some cases.

It should be noted that the net proceeds of sale by Council of land dedicated in accordance with a condition imposed under Section 94 of the Environmental Planning and Assessment Act 1979 must be dealt with as if the proceeds were a monetary contribution paid instead of a dedication. Table 2 shows the potential financial benefits per ward of land acquired via section 94 acquired.

The balance of the net return to Council on the sale of parcels of land not acquired under Section 94 of the Environmental Planning and Assessment Act, will become available, together with future Ward Funds and accumulated s94 funds, for future spending on priority infrastructure and investment projects. Table 3 shows the potential financial benefits per ward of non -section 94 acquired land proposed to be reclassified and rezoned where necessary.

Potential Social Benefits:

Identified parcels of community land with little recreational, environmental or community benefit can be more appropriately zoned and classified for more appropriate use. This should provide a higher quality of open space system of community land with wider community benefit through more appropriate zonings and management systems.

This project (as well as other recreation strategies) will provide a flexible framework to create a higher quality Open Space system of community land holdings across Port Stephens.

Summary Of Open Space Reviewed:

Table 1 shows a summary of the total open space reviewed and that portion detailed later for possible reclassification. As can be seen by the table only 1.2% has been recommended of the total current open space for reclassification. Table 4 details specific land parcel information per ward including maps of each site.

TABLE 1 - POTENTIAL FINANCIAL BENEFITS PER WARD (SECTION 94 ACQUIRED LAND)

Plan of Management

Page

Sec 94 Acquired Land

Ward	Potential Use	Value
West Ward	Reclassification, sale or rent	\$405,000
Central Ward	Reclassification only	Nil
East Ward	Reclassification, sale or rent	\$70,000

Note:
 Potential projects for expenditure for West and East Wards subject to Forward Works Plan priorities and Section 94 legislative requirements

TABLE 2 - POTENTIAL FINANCIAL BENEFITS PER WARD (NON - SECTION 94 ACQUIRED LAND)

Plan of Management	Page
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Non Sec 94 Acquired Land

Ward	Potential Use	Value
West Ward	Reclassification, sale or rent	\$5,000pa (through potential rental opportunity)
Central Ward	Reclassification only	\$75,000
East Ward	Reclassification, sale or rent	\$2,625,000

Note: This land is Not affected by Section 94 legislative requirements and the net proceeds of this land are proposed to provide a restricted fund for asset rehabilitation of community land, facilities and associated infrastructure

TABLE 3 - SUMMARY OF OPEN SPACE REVIEWED

Plan of Management

Page

Summary

Planning District	Ward	Current Supply (ha)	Supply Required as per Standard (ha)	% Actual/ Standard	Total Area to be re-classified (ha)	Balance Returned
Rural West	West	63.6	18	353%	0	353%
Raymond Terrace	West	249.9	43.5	574%	51	573%
Medowie	Central	48.3	33	146%	3.58	435%
Karuah Swan Bay	West	43.8	6	730%	0	730%
Tilligerry	Central	215.5	21	1026%	0	1026%
Tomaree	East	190.5	73.5	259%	.87	258%
Fern Bay	Central	.94	13.5	(Below required standard)	0	(Below required standard)
Rural East	East	45.24	9.3	486%	5.33	429%
TOTAL		857.78	217.8	393%	10.29 (Equal to 1.2% of total Open Space supply)	389%

TABLE 4 - WARD PARCEL INFORMATION SHEET AND MAPS

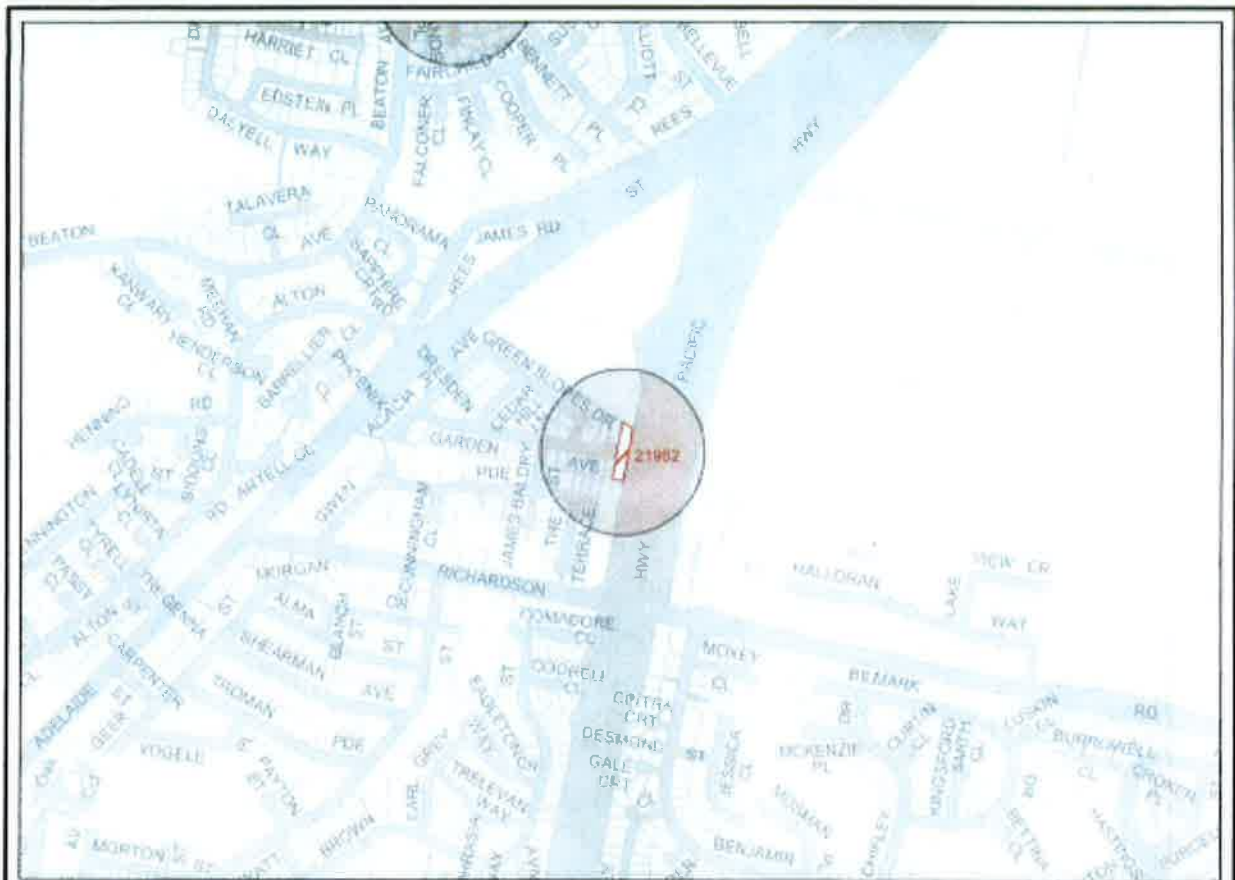
<u>Plan of Management</u>	<u>Page</u>
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TABLE 4

WEST WARD

Parcel Number	Street Address	Zoning	Area (m2)	Stage	Current Use	Potential Use	Potential Value	Comments
21962	27 Garden Avenue, Raymond Terrace	6(a) (General Recreation)	2,016	1	General community, no recreational facilities, vacant lot adjoins residential development and buffer to highway	Subdivision & sale - 3 possible residential allotments	Sale \$275,000	Requires rezoning for residential use. This is consistent with adjoining residential development. (Right Of Carriageway in favour of RTA would need to be extinguished) (* Si, Sh, A, L)
16409	9 Rosemount Drive, Raymond Terrace	2(a) (Residential Zone)	644	1	General community, no recreational facilities, vacant lot adjoins residential development	Sale - Residential	Sale \$130,000	Restriction on user to be resolved. Refer 88B Instrument. Subject to drainage easement at rear boundary. (* Si, L)
18149	1 Sketchley Street, Raymond Terrace	6(a) (General Recreation)	662	1	Sketchley Cottage, requires maintenance and restoration work	Classify as Operational for management purposes. Lease to Historic Society	N/A	Requires re-zoning. (* Si)
30273	77 Dawson Road, Raymond Terrace	2(a) (Residential Zone)	1,851	1	General community, no recreational facilities, vacant lot adjoins residential development	Classify as Operational for management purposes. Development of Child Care Centre.	N/A	Possible drainage issues need to be addressed prior to potential development. (* Si, L)
18092	20 Enterprise Drive Tomago	4(a) (Industrial General)	26,774	1	Natural Area / Drainage Basin	Classify as operational land for potential lease for possible storage purposes only.	\$2,500pa rent	Utilisation of site would be subject to Development Consent in accordance with restrictions on site ie drainage basin, environmental considerations (*Sh, L)
18091	15 Enterprise Drive, Tomago	4(a) (Residential Zone)	13,185	1	Drainage Basin	Classify as operational land for potential lease for possible storage purposes only..	\$2,500pa rent	Utilisation of site would be subject to Development Consent in accordance with restrictions on site ie drainage basin which requires a drainage study prior to any other agreement (* Sh, L)

LEGEND: Si = Size Unsuitable for Community Recreation, Sh = Shape Unsuitable for Community Recreation, A = Access unsuitable for Community Recreation, L = Location Unsuitable for Community Recreation, T = Topography unsuitable for Community Recreation



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OPEN SPACE CONSOLIDATION REVIEW

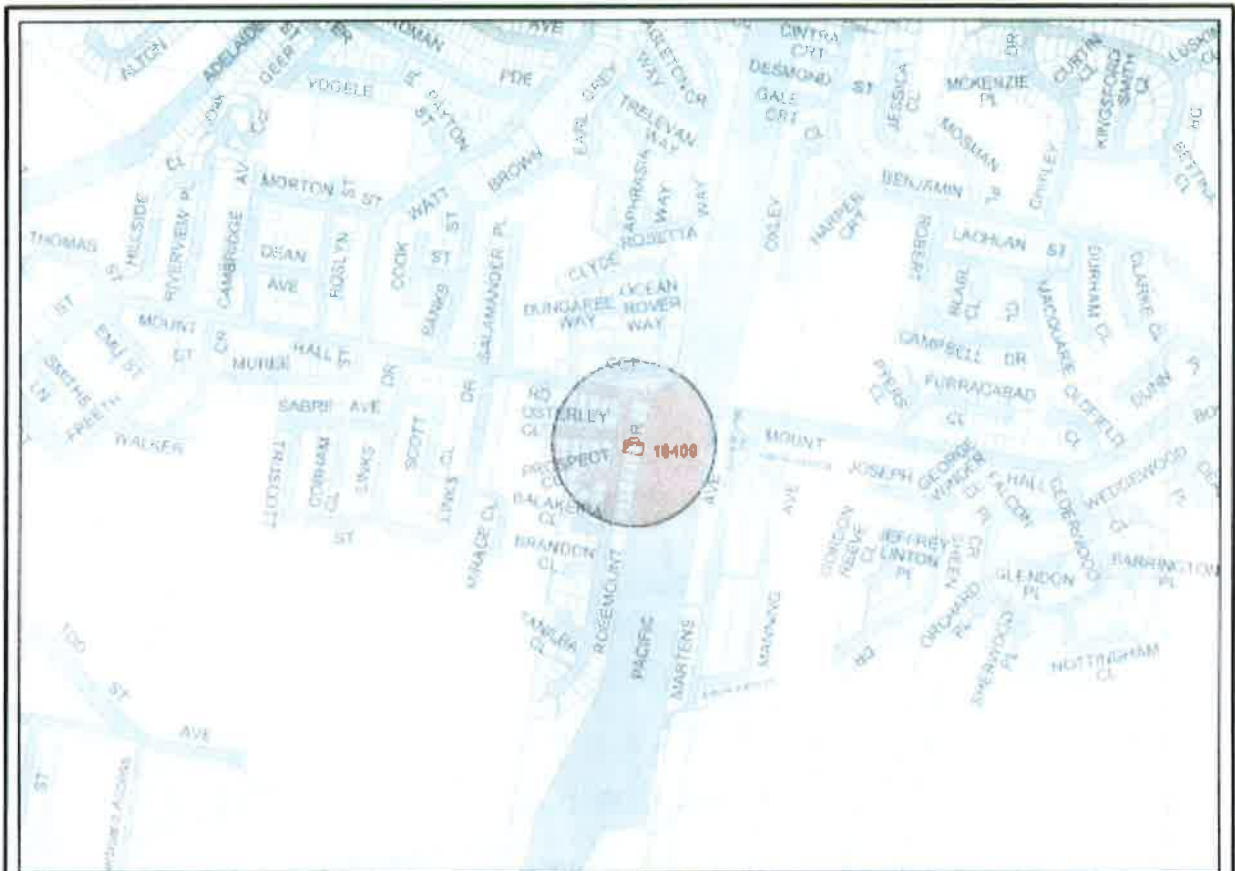
Parcel Number: 21962

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OPEN SPACE CONSOLIDATION REVIEW

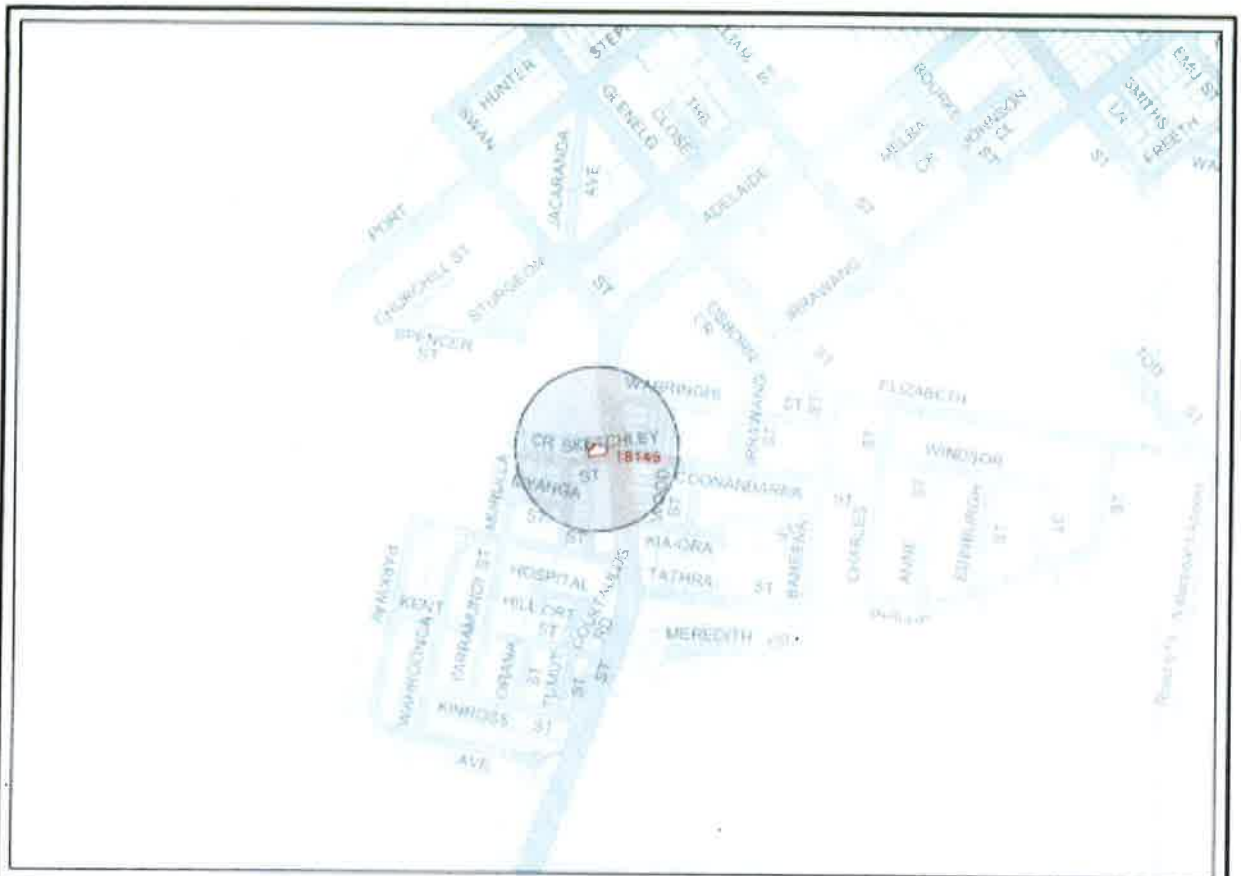
Parcel Number: 16409

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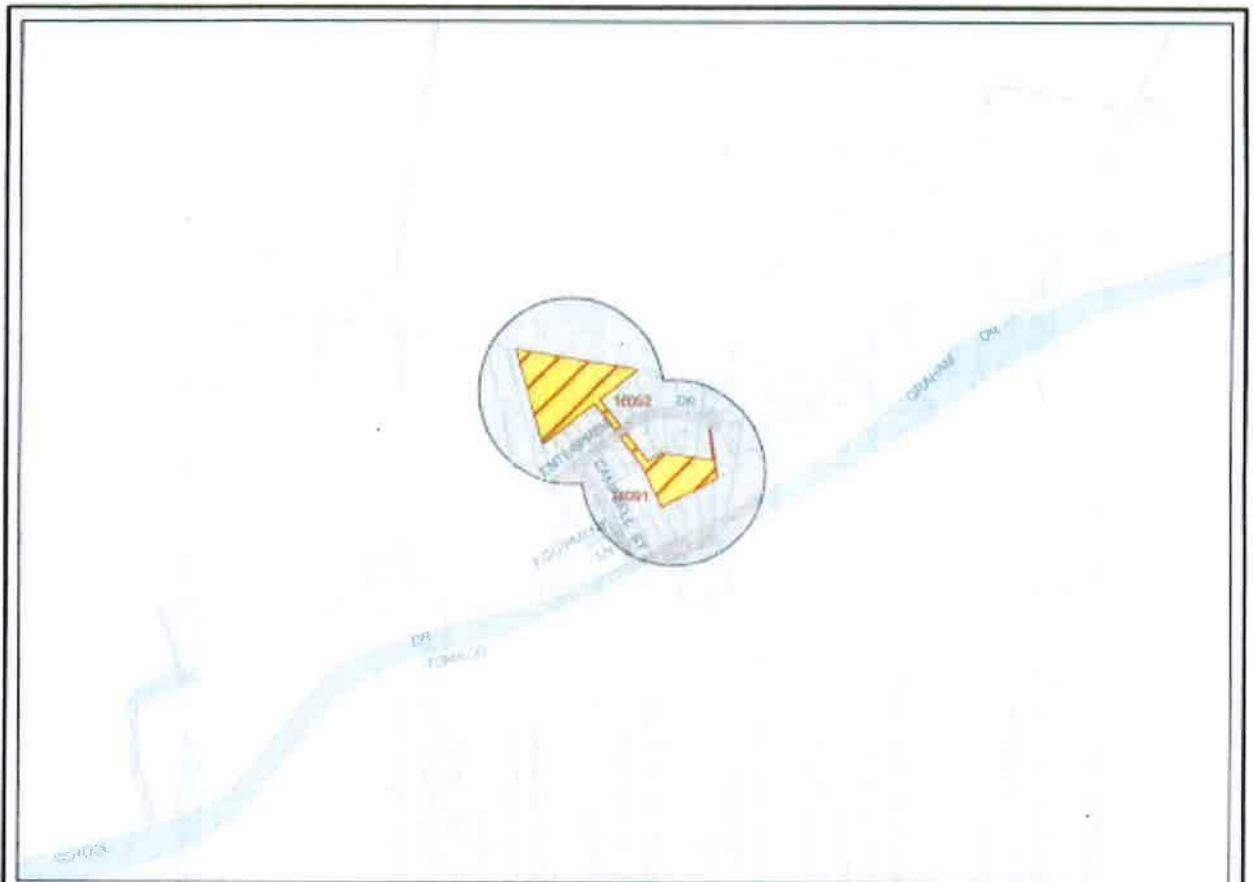
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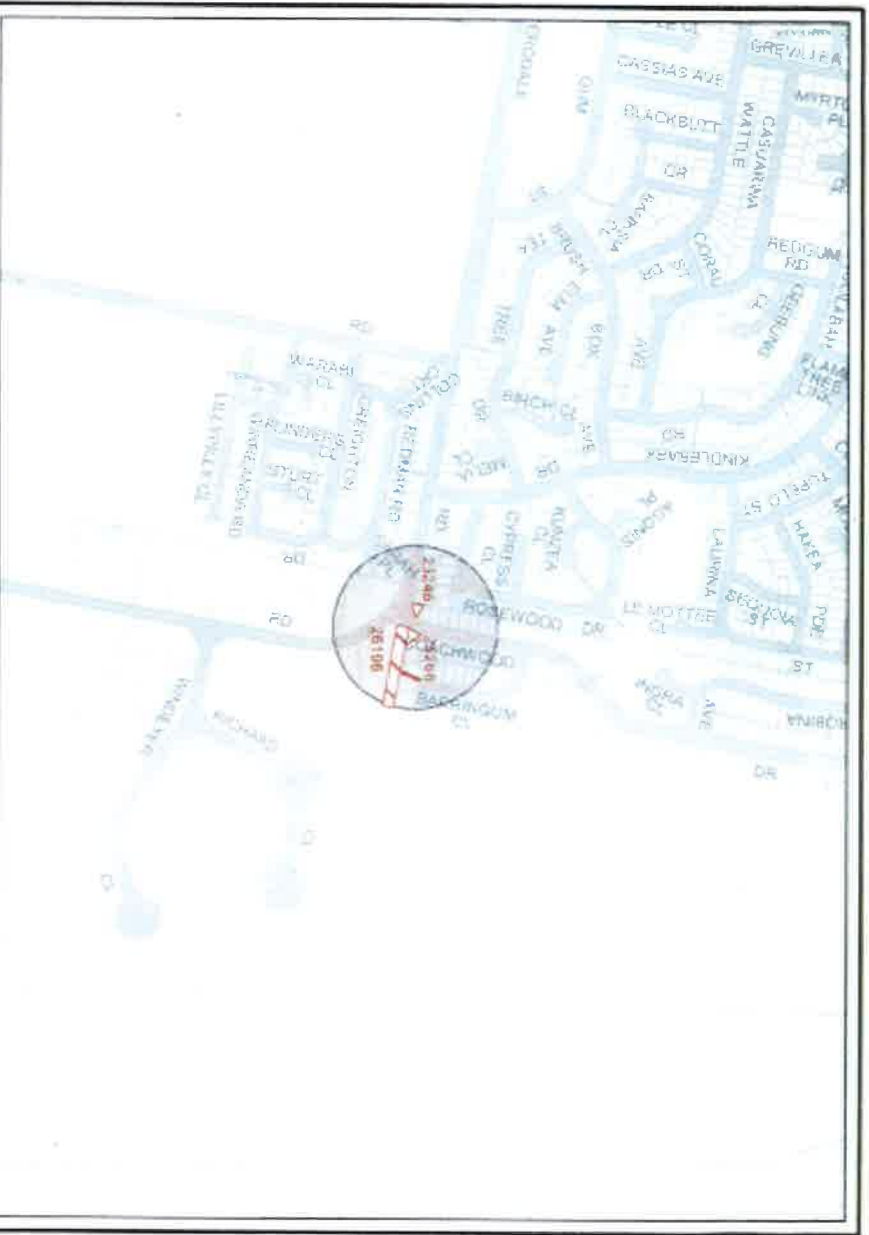
CENTRAL WARD

Parcel Number	Street Address	Zoning	Area (m2)	Stage	Current Use	Potential Use	Potential Value	Comments
17432	44 Ferodale Road, Medowie	1(c)1 (Rural - Small Holdings)	15954	1	General community, community hall site	Classify as Operational for Hall management purposes.	N/A	Re-classifying this land to Operational will provide greater flexibility in how the site is managed resulting in a net gain for the community (* Sh, L)
21271	25A Ferodale Road, Medowie	6 (a) (General Recreation)	16000	1	General community, no recreational facilities, vacant lot utilised as drainage reserve	Classify as Operational for management purposes. Drainage Reserve	N/A	Re-classifying this land to Operational will provide greater flexibility in how the site is managed resulting in a net gain for the community (* Sh, A, L)
25268	2 Coachwood Drive, Medowie	6(a) (General Recreation)	380	1	General community, no recreational facilities, vacant lot adjoining residential development	Classify as Operational for management purposes.	Sale \$25,000 (indicative price only)	Possible drainage issues need to be addressed. Requires rezoning if utilised for adjoining property extension. (* Si, Sh, L)
25246	1 Coachwood Drive, Medowie	6(a) (General Recreation)	294	1	General community, no recreational facilities, vacant lot adjoining residential development	Classify as Operational for management purposes.	Sale \$20,000 (indicative price only)	Possible drainage issues need to be addressed. Requires rezoning if utilised for adjoining property extension. (* Size, Shape, Location)
26196	151 Ferodale Road, Medowie	2(a) (Residential Zone)	3,180	1	General community, no recreational facilities, vacant lot	Classify as Operational for management purposes. Drainage Reserve	N/A	Various easements – drainage, sewer, electricity, right of carriageway (*Sh, L)
28126	54A Lemon Tree Passage Road Salt Ash	6(a) (General Recreation)	4715	2	General Community	Investigate potential sale to adjoining owners	Sale \$30,000 (indicative price only)	Sale to adjoining owners and consolidate into adjoining lots is possible but likelihood is low and would require rezoning. Parcel is effectively landlocked. *Return would be neutral if consolidated into adjoining lots. Need to investigate possible encroachments (* Si, Sh, A, L)

LEGEND: Si = Size Unsuitable for Community Recreation, Sh = Shape Unsuitable for Community Recreation, A = Access unsuitable for Community Recreation, L = Location Unsuitable for Community Recreation, T = Topography unsuitable for Community Recreation



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Post Systems

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Parcel Numbers: **26246, 26268 & 26196**

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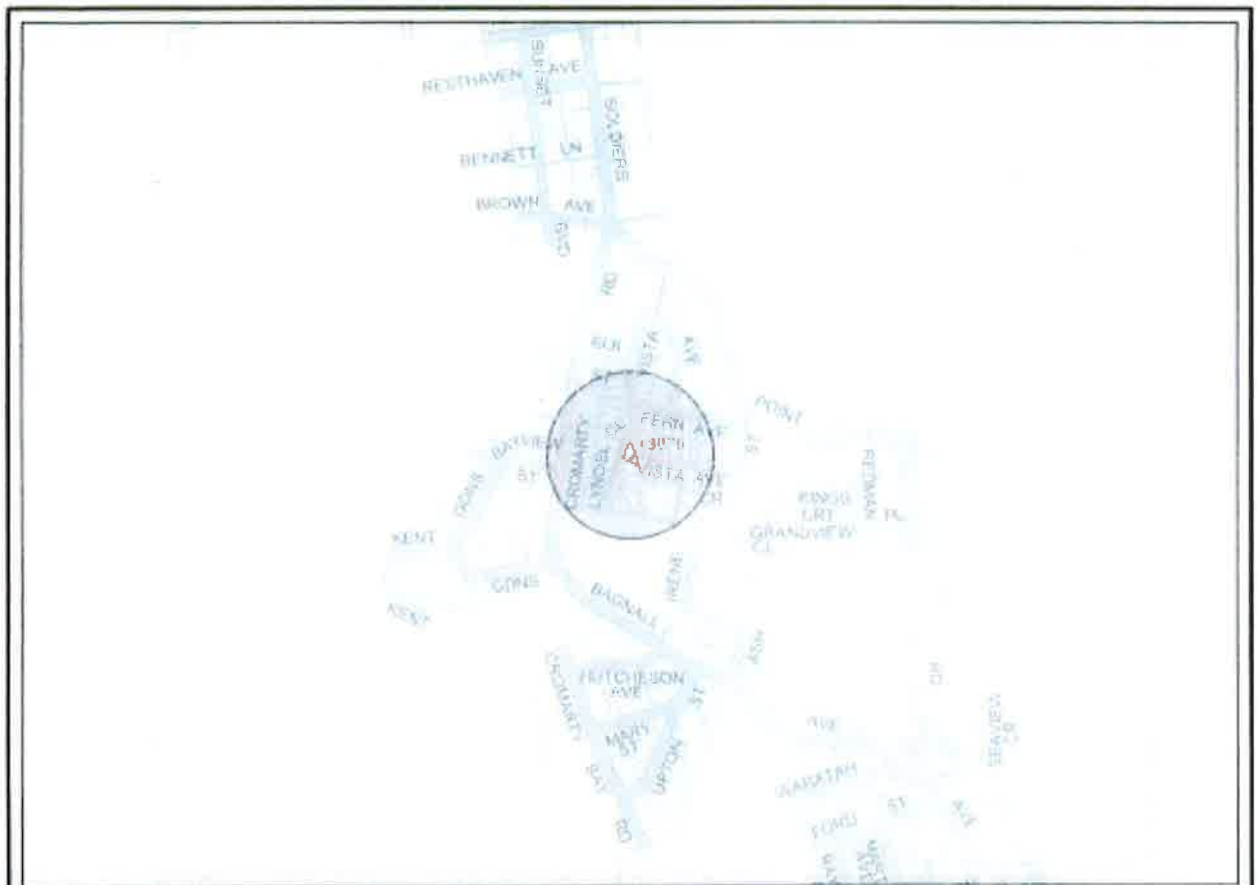
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EAST WARD

Parcel Number	Street Address	Zoning	Area (m2)	Stage	Current Use	Potential Use	Potential Value	Comments
20512	9B Diemars Road, Salamander Bay	4(a) (Industrial General)	3684	1	Foreshore reserve, no recreational facilities, vacant lot.	Sale to adjoining owners	Sale \$150,000	Landlocked parcel with no public access. Value to adjoining owners only (<i>* Sh, A, L</i>)
18079	1 Lyndel Close, Soldiers Point	6(a) (General Recreation)	513	2	General community, no recreational facilities, vacant lot adjoining residential development	Potential for sale – residential development	Sale \$450,000 (indicative price only)	Adjoining owners encroachment (structural and vegetation) to be addressed prior to decision. Adjoining owners maintain as "park". Would also require rezoning (<i>* Si, Sh, T, L</i>)
2254	8 Garuwa Street, Fingal Bay	2(a) (Residential Zone)	923	1	General community, no recreational facilities, vacant lot adjoining residential development	Sale Residential	Sale \$600,000	Encroachment by adjoining owners on this lot and road reserve frontage. Needs to be surveyed and resolved with adjoining owners. Private BBQ facilities (poor condition) on site. Elevated block with extensive views surrounding residential development (<i>* Si, Sh, A, L, T</i>)
24723	154 Rocky Point Road Fingal Bay	2(a) (Residential Zone)	315	2	General community, no recreational facilities, vacant lot adjoining residential development	Road Closure and Sale Residential	Sale \$85,000 (indicative price only)	Potential to close adjoining road & subdivide into 2 possible residential lots before progressing with proposal for rezoning. This figure relates to the small parcel only and does not take into consideration of the road closure and consolidation with adjoining lots (<i>* Si, L</i>)
17447	44A Squire Street, Fingal Bay	6(a) (General Recreation)	2837	1	Natural Area, no recreational facilities, vacant lot adjoining residential development. Isolated pocket that has no ecological connectivity. Adequate vegetation type represented locally	Sale – residential development	Sale \$1,340,000 (indicative price only)	Sale potential d requiring reclassification and rezoning. As an environmental off set to selling this parcel revenue to be used in environmental restoration works in Barry Park -Lot 478 DP 728140 rather than into consolidated revenue in addition to plant translocation prior to clearing (<i>* L, T</i>)
17922	314 Soldiers Road, Salamander Bay	4(a) (Industrial General)	470	1	General community, no recreational facilities, vacant lot adjoining commercial development	Potential sale – to adjoining owners	Sale \$70,000 (indicative price only)	Adjoining owners encroachment (structural) to be addressed prior to decision. Potential sale to adjoining owners or plant out as a Koala refuge crossing the road from Wanda through the industrial area to Cromarty Bay (<i>* Si, Sh, L</i>)

LEGEND: Si = Size Unsuitable for Community Recreation, Sh = Shape Unsuitable for Community Recreation, A = Access unsuitable for Community Recreation, L = Location Unsuitable for Community Recreation, T = Topography unsuitable for Community Recreation





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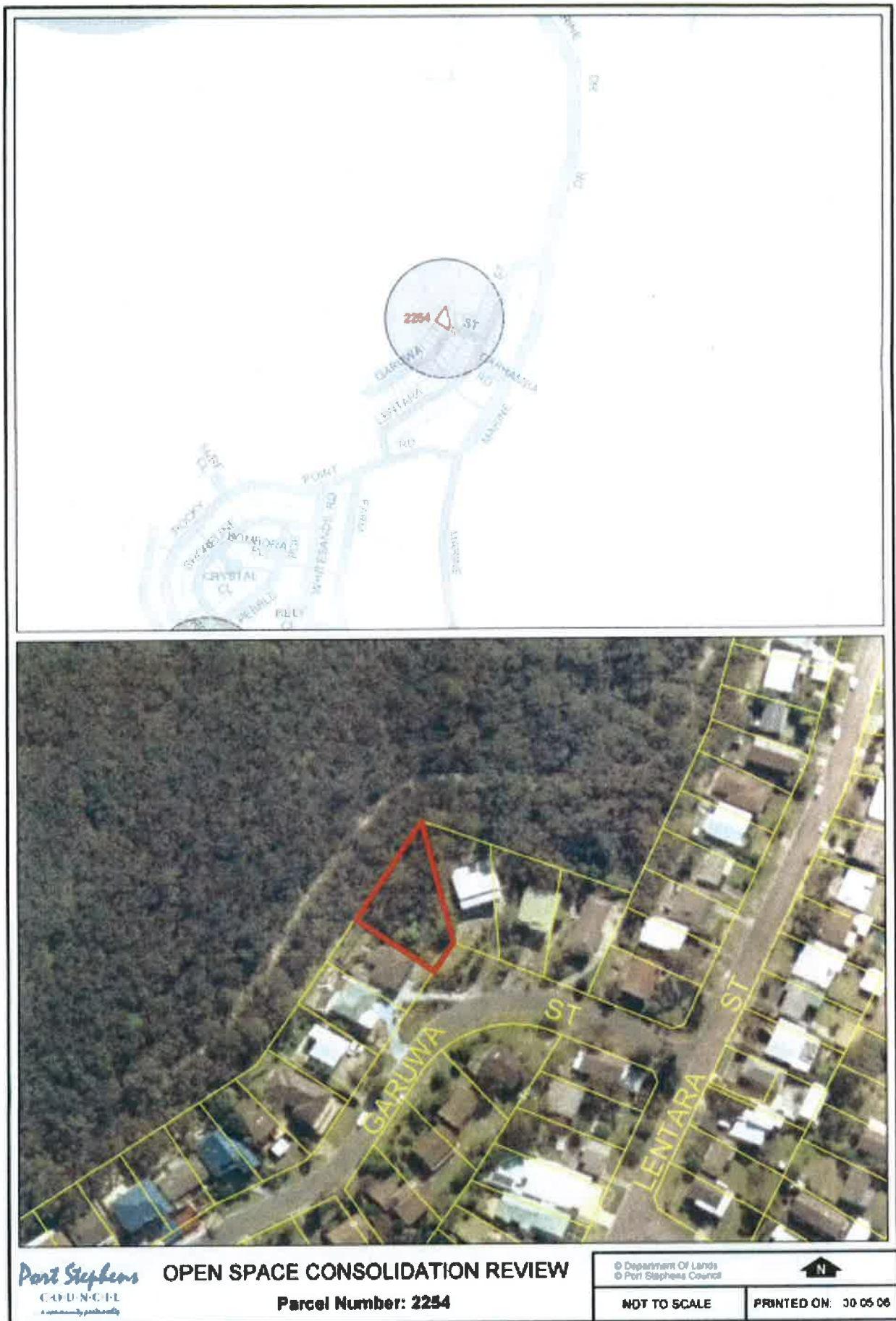
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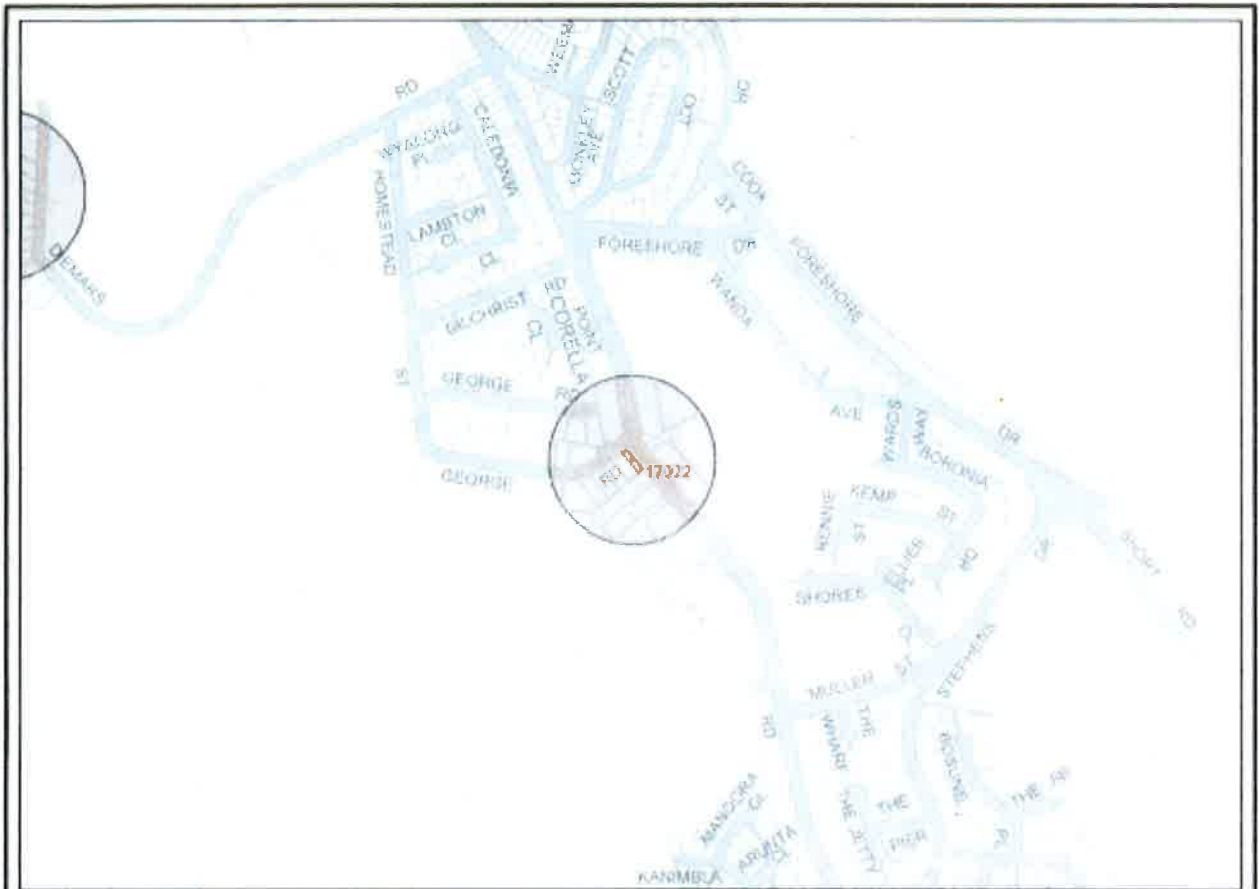
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