

13 REPORT OF THE DIRECTOR ENGINEERING AND WORKS

13.1 Revenue Sub Committee

CSP Objective: 4 Responsible Civic Leadership that is Transparent, Innovative and Accessible

CSP Strategy: 4.3 Identify opportunities to diversify and expand new and existing funding sources to meet community needs

Delivery Program: 4.3.2 Investigate surplus Council owned land and buildings being leased or sold to maximise return

Summary

On 15 April 2014, Council resolved to commence a reclassification/rezoning process in relation to land on the corner of Willawa Avenue and Fern Street Gerringong. On 20 May 2014 Council additionally resolved to commence a reclassification/rezoning process in relation to part of the Iluka Reserve at Kiama Downs. The intent of the rezoning/reclassification process is to allow part of the respective land areas to be sold and residential development to occur.

The planning proposals for the respective land are now able to be progressed however on the basis of the time elapsed since the previous resolutions, it is appropriate for Council to re-affirm its commitment to undertake the planning proposal process which will ultimately recommend the suitability of either/both sites being rezoned and reclassified as proposed.

Finance

The Revenue Sub-Committee recommends that Council commence the rezoning/reclassification process in relation to land surplus to Council's needs and which if sold will provide income for capital works and/or assist in long term financial sustainability.

Policy

N/A

Attachments

1 Iluka Reserve - plan of residential and public open space areas

Enclosures

Nil

RECOMMENDATION

That Council formally proceeds with planning proposals for:

1. Part of the Iluka Reserve at Kiama Downs to create up to nine residential lots including open space embellishment over the remainder of the public reserve to meet community needs for future recreation activities in the area based on a masterplan including community consultation, and

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2. [Part of the land on the corner of Willawa Avenue and Fern Street Gerringong up to two residential lots.](#)

BACKGROUND

The Revenue Sub-Committee investigates opportunities for additional revenue raising activities for the development of future capital works. This can be achieved through the identification of surplus Council lands for development and/or sale as well as purchasing land for development, although the Committee does look at other means of achieving their objective not involving Council land and property directly.

The Revenue Sub-Committee has been assessing various Council-owned land which are not considered to have significant active community use and/or environmental values. If able to be supported for rezoning and reclassification, the lands provide opportunity for revenue for priority capital works and/or assisting long term financial sustainability if sold. All Councils are currently having to demonstrate their financial and operational sustainability in the longer term as part of the Fit for the Future requirements. This proposal is consistent with this Council's desire to continue to seek opportunities for on-going funding for community and service delivery.

Willawa Avenue

The land area is described as Lot 22 DP200176 and is currently zoned for residential purposes under Kiama LEP 2011. The land requires reclassification to operational to allow Council to subdivide/sell part of the land for residential purposes. The land does not have an active community use and is used at times for overflow parking in connection with the adjoining church. The land has some residential development potential with consideration having to be made with regard to retaining appropriate view lines to the adjoining heritage item (Uniting Church), existing vegetation around the boundaries of the site and geotechnical investigations to establish the usability of a section of the land generally in the centre of the site. Council has previously resolved to name the retained public reserve area as Arthur Campbell Reserve.

Iluka Reserve

The land area is described as Lot 34 DP28122, Lot 243 DP30200 and Lot 1 DP509019. The land potentially available for residential development is mostly zoned for residential purposes under Kiama LEP 2011. The land requires reclassification to operational as well as a rezoning of some of the land from Public Recreation (RE1) to subdivide/sell the land for residential purposes. The land sought for potential residential development is on the northern side of the reserve. A large area of the remainder of the site is subject to uncontrolled fill and geotechnical reports have established that these areas are unsuitable for development. However these areas continue to have open space and recreational potential which at this time is not maximised.

The area potentially available for residential development is about one-third of the total area of the Iluka Reserve and the majority of this section is currently zoned residential.

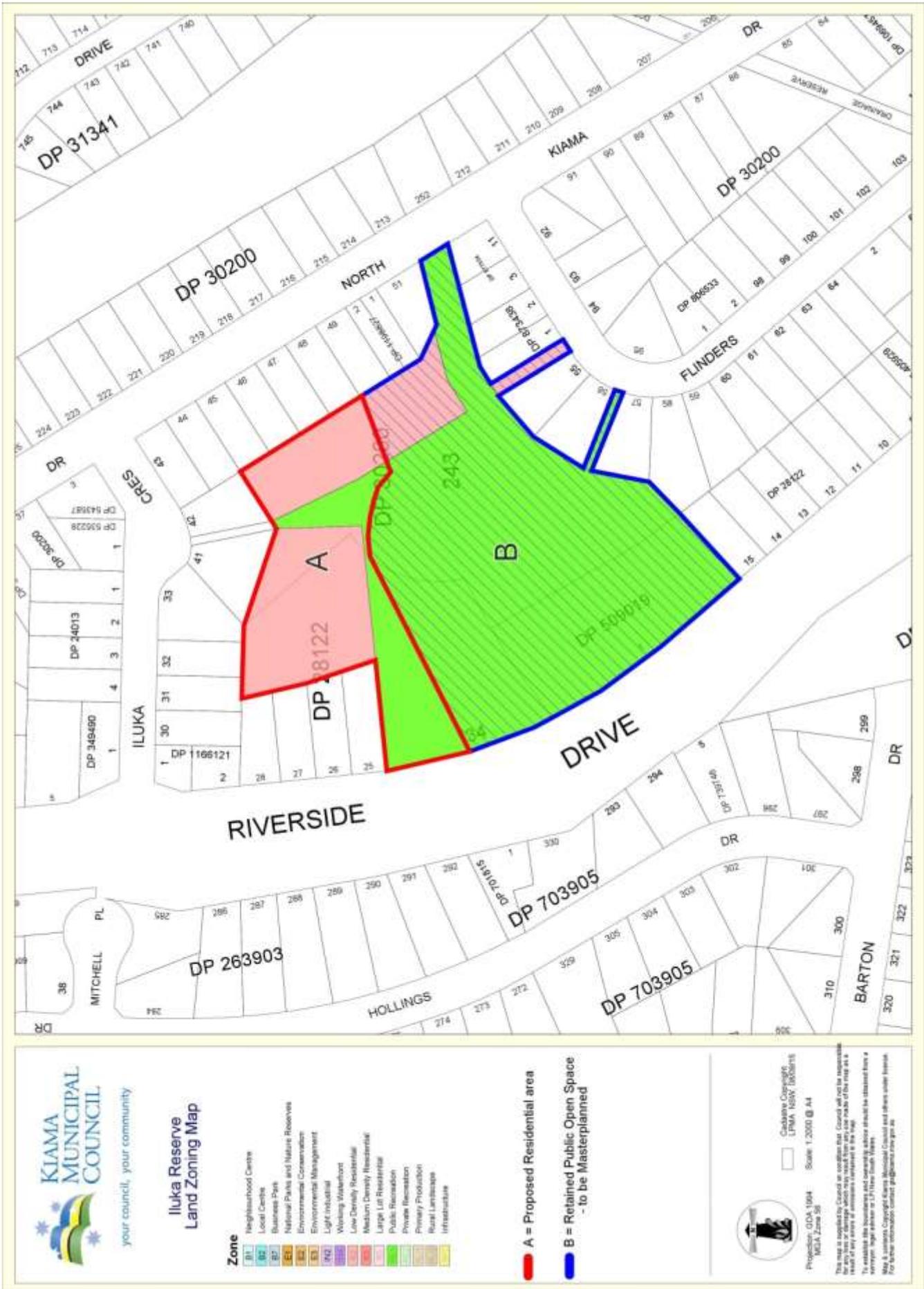
Iluka Reserve is almost two hectares in total area. It is not heavily used by the community in its current form and there are ongoing costs to maintain this reserve for

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the community. The potential residential development of the northern part of the reserve provides an opportunity for the retained public reserve to be properly masterplanned for future open space embellishment so the reserve can be better utilised by the community. The masterplan considerations would include but not limited to the relocation of the children's playground, continued and enhanced public access provision, alternative recreational usage options for the retained land including the long term use of the tennis courts on North Kiama Drive.

This open space masterplan can be undertaken with community involvement to determine and consider the various options and preferences available for the embellishment and long term use of Iluka Reserve. The embellishment would be able to be funded from revenue received from the residential sales of the identified land.



Item 13.1

Attachment 1