

ITEM 9.2	TRANSFER OF LAND TO COUNCIL FROM TAFE NSW
REPORTING MANAGER	EXECUTIVE MANAGER PROPERTY
TRIM FILE REF	2018/164542
ATTACHMENTS	1 ↓ Belrose TAFE Site - Plan showing proposed land transfer to Council
	2 ↓ Belrose TAFE Site - Draft Concept Plan for Futsal Facility

REPORT

PURPOSE

To consider a proposal to transfer to Council approximately 3,415m² of land in the Belrose TAFE site for the purpose of a public recreation.

REPORT

TAFE NSW, through the strong advocacy of MP Jonathon O’Dea - Member for Davidson, has recently agreed in principle to transfer to Council approximately 3,415m² of the Belrose TAFE site on Wyatt Avenue for public recreation at nominal consideration (e.g. \$1). This is subject to Council committing to develop the land adjacent to John Colet School as a Council open space recreation facility, provisionally planned as three synthetic grass courts and some associated amenities.

RECOMMENDATION OF GENERAL MANAGER ENVIRONMENT & INFRASTRUCTURE

That:

- A. Council accept and authorise the transfer of the subject TAFE NSW land identified in this report (being Lot 2 DP 536909, Lot 2620 DP 752038 and Part Lot 100 DP 874509), subject to appropriate due diligence, totalling approximately 3,415m² for nominal consideration (e.g. \$1) and fund any legal costs and disbursements in relation to this transfer (subject to subdivision consent).
 - B. Council give public notice in accordance with the Local Government Act 1993 of the proposal that the land be classified as Community land under the Local Government Act 1993.
 - C. Council authorise the Chief Executive Officer carrying out of all things necessary to give effect to this resolution including the execution of any required documentation under the existing Power of Attorney.
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BACKGROUND

The NSW Government owns an area of approximately 10.83ha located on Forest Way Belrose which was previously allocated for a proposed TAFE site in Belrose (known as the Belrose TAFE site). The site is currently zoned C8 Belrose North under Warringah LEP 2000 (deferred area).

The site is irregular in shape and comprises a number of parcels. The site also has frontages to Wyatt Avenue and Linden Avenue. The majority of the site is densely vegetated and holds a number of Threatened Flora Species and therefore, the site has limited development potential.

This Belrose TAFE site has been identified as surplus for disposal as part of TAFE's regular review of its property holdings and since that time, MP Jonathon O'Dea - Member for Davidson, TAFE NSW and Council staff have been in discussions regarding the future of this site.

Additionally, Roads & Maritime Services (RMS) is in discussions to retain the majority of the site in State ownership to retain the endangered bushland to be used for bio-certification off-sets to off-set the removal of other endangered bushland as a result of its recent road widening works on the Northern Beaches e.g. Warringah Road upgrade adjacent to the new Northern Beaches Hospital and the proposed Mona Vale Road widening project.

However, TAFE NSW has recently agreed in principle to offer approximately 3,415m² of the site (subject to subdivision consent based on the LEP controls) on Wyatt Avenue to Council for public recreation at nominal consideration (e.g. \$1) on the condition that:

1. Council develop the land on Wyatt Avenue adjacent to John Colet School (approximately 2,574m²) as a Council open space recreation facility, provisionally planned as three synthetic grass courts and some associated amenities
2. The land be classified as Community Land in accordance with the Local Government Act.
3. Council accepts that the land will be subject to a caveat on title that the land can only be used for community purposes for no less than 15 years.
4. Council accepts legal liability for the land upon transfer.

A plan of the subject land is included in this report as Attachment 1 and a preliminary concept plan for the proposed new Council futsal facility is included as Attachment 2.

It is important to note that Council has not been provided the ability to do appropriate due diligence on the parcels of land to be transferred. However, TAFE NSW is comfortable that the transfer is subject to appropriate due diligence to ensure Council is not taking on any unreasonable future liability in this transfer of this land.

Proposed New Council Futsal Facility at Wyatt Avenue Belrose

Council has drafted the attached concept plan to provide a vision for what is possible at the site. The concept plan contains a small sports amenities building, three multi-purpose futsal courts and minor hard and soft landscaping. The final facility mix is subject to community and stakeholder engagement. Based on the attached draft concept plan the capital expenditure required is \$1.3 million. The following high level schedule is proposed pending the availability of funding:

Stage	Timing
Community engagement on draft concept plan and preparation of design brief	2018
Design development	Early 2019
Procurement & construction	Financial Year 2019 / 2020

It is considered with a high need for further sports fields that the provision of recreational space on this land is of high value to the community. If funding is not available Council will look at staging the works over a suitable period of time to match in with funding availability.

FINANCIAL CONSIDERATIONS

The estimated budget which is required to design and construct the proposed three multi-purpose courts, small amenities building and associated landscaping is approximately \$1.3 million. Council has currently not budgeted to undertake the works and will need to allocate the capital expenditure required to design and construct proposal through the Delivery Program. It is anticipated that community consultation and detailed design will be undertaken through the 2018 / 2019 financial year with construction anticipated for the second half of 2019.

ENVIRONMENTAL CONSIDERATIONS

The area selected for the community facilities is considered one of the most degraded areas on the site. While there will be some loss of trees, none have been identified as significant or protected. Further due diligence will be conducted prior to finalization of the agreement should it be approved by Council.

SOCIAL CONSIDERATIONS

The Belrose area has deficit of modern community, youth and active recreation facilities. The proposed community facilities propose to include three multi-purpose futsal courts, but the final mix of facilities will be subject to community engagement. The benefits of the development will be greater social cohesion and encouragement of healthy lifestyle.

GOVERNANCE AND RISK CONSIDERATIONS

It is noted that the LEP controls for a subdivision application would need to be approved.



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**Proposed
Land Transfer
to Council**

Scale (A4) - 1:3,000
GDA 94 MGA Zone 56



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0 10 20 40 Metres

Aerial Photo © Jacobs & Aerometrex 2016
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Three Futsal Courts
(25 x 15 metre)

Site boundary Option 4D

Shelter and seating

Community Building
with change room
facilities and toilets

Entry path,
landscaping and
platform seating

Provide a 1.8 metre wide path
connection between Option 3 and
4. Location of path subject to trees
and vegetation.


 BELROSE TAFE, BELROSE
 Draft Concept Plan 1:400 @A3

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