
Report of the General Manager - 24 September 2013

ITEM 5.9 **Acquisition of 1A Donovan and part 1 Donovan Street, Revesby Heights - Formerly Revesby Ex-Servicemen's Club (Hero's Hill)**

ECM SUBJECT **Land Development & Sales**

**DELIVERY
PROGRAM
(2013-2017)**

AUTHOR **Corporate and Financial Services**

ISSUE

To acquire two (2) small parcels of land being 1A Donovan and part of 1 Donovan Street, to facilitate and secure proper vehicular access to Council's land at 1B Donovan Street at the rear.

RECOMMENDATION That –

1. Council acquires 1A Donovan Street, Revesby Heights (Lot 4239/DP221663) for the sum of one dollar.
2. Council acquires part of 1 Donovan Street, Revesby Heights (proposed Lot 2/DP634068) for the sum of one dollar.
3. Council consolidates each of these lots with its land at 1B Donovan Street, Revesby Heights (currently Lot 4238 / DP221663).
4. Council classifies each lot as Operational Land in accordance with Section 31 of the Local Government Act 1993.
5. The Mayor and General Manager be delegated authority to complete the acquisition process and execute all relevant documentation, as required.

BACKGROUND

At its Ordinary Meeting on 23 April 2013, Councillors were notified that following its amalgamation with the Bankstown Sports Club (the Club), the Revesby Ex-servicemen's Club (Hero's Hill) facilities and its land holdings (1 Donovan Street) would be sold.

Given its intention, Council resolved to commence the preparation of a planning proposal to rezone and reclassify its adjoining land (1B Donovan Street), which

accommodates a community war memorial and facilitated the hero's hills car parking needs.

Given certain constraints associated with its site, Council has discussed the option of acquiring certain parcels of land from the Club, particularly to ensure appropriate vehicular access remain to our site and enable ongoing maintenance of infrastructure associated with the site.

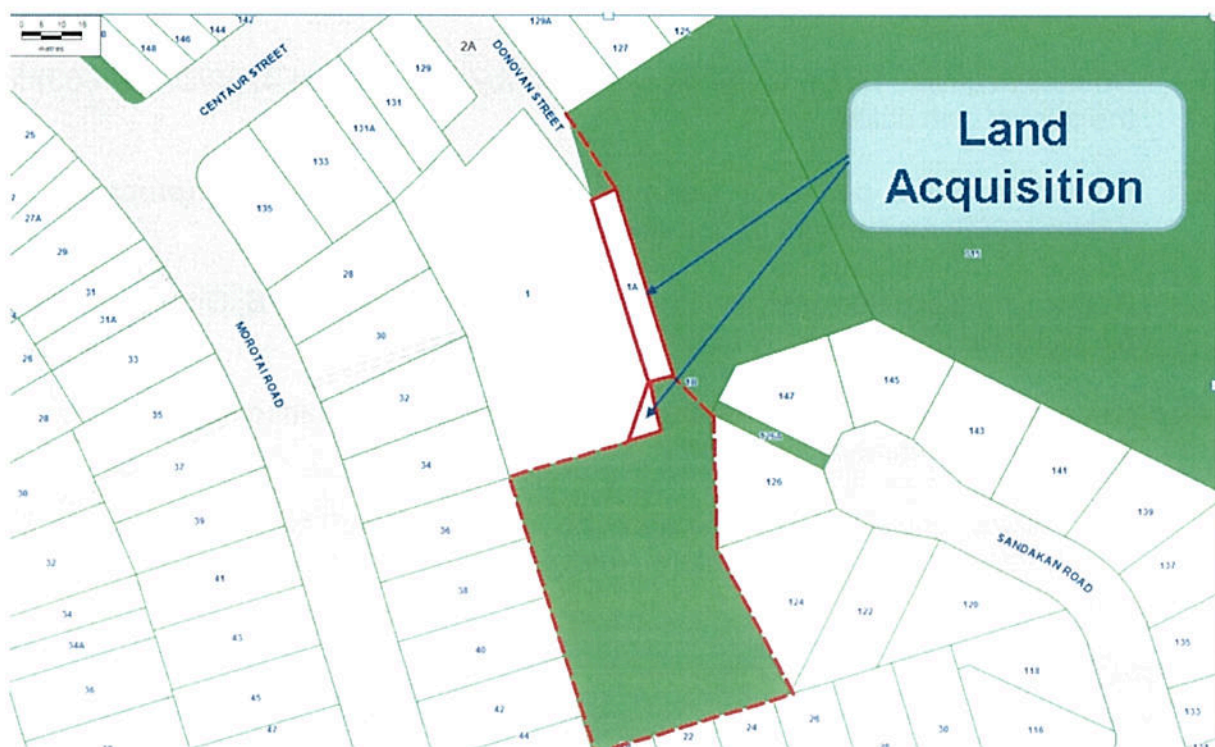
Given these issues, the club have written to Council (letter attached) offering the necessary parcels of land to ensure that we facilitate both our access and operational needs, as well as ensuring vehicle access to 1 Donovan Street (lot 1/ DP 634068) as currently exists.

REPORT

As indicated in their letter to Council, as part of the closure of hero's hill and sale of the land, the club have acknowledged Council's requirements and agreed to both sub-divide a small triangular portion of 1 Donovan Street (currently subject to subdivision application) as well as transfer 1A Donovan Street to Council to ensure that we continue to satisfy the abovementioned outcomes.

The club has offered to sell these two (2) small portions of land to Council for the sum of \$1 per lot with Council assuming responsibility for these two portions of land.

A diagram of the two sites is outlined as follows:



Given the above, it is considered both necessary and appropriate that Council purchase the above lots, ensuring it will have every opportunity to optimise the use and future outcome for its site, which will be subject to consideration of the future planning proposal.

POLICY IMPACT

There are no direct policy implications resulting from this recommendation.

FINANCIAL IMPACT OF RECOMMENDATIONS

Whilst the cost of the acquisition (two dollars) is purely to facilitate the execution of necessary contracts, Council's ongoing requirement to appropriately manage its infrastructure, including the existing carpark, access way and adjoining retaining wall will be reflected in appropriate annual budgets, as required.

RECOMMENDATION That –

1. Council acquires 1A Donovan Street, Revesby Heights (Lot 4239/DP221663) for the sum of one dollar.
2. Council acquires part of 1 Donovan Street, Revesby Heights (proposed Lot 2/DP634068) for the sum of one dollar.
3. Council consolidates each of these lots with its land at 1B Donovan Street, Revesby Heights (currently Lot 4238 / DP221663).
4. Council classifies each lot as Operational Land in accordance with Section 31 of the Local Government Act 1993.
5. The Mayor and General Manager be delegated authority to complete the acquisition process and execute all relevant documentation, as required.

ATTACHMENTS

- A. Survey Report
- B. Bankstown Sports Club - Letter of Offer
- C. Previous Report to Council

SKETCH

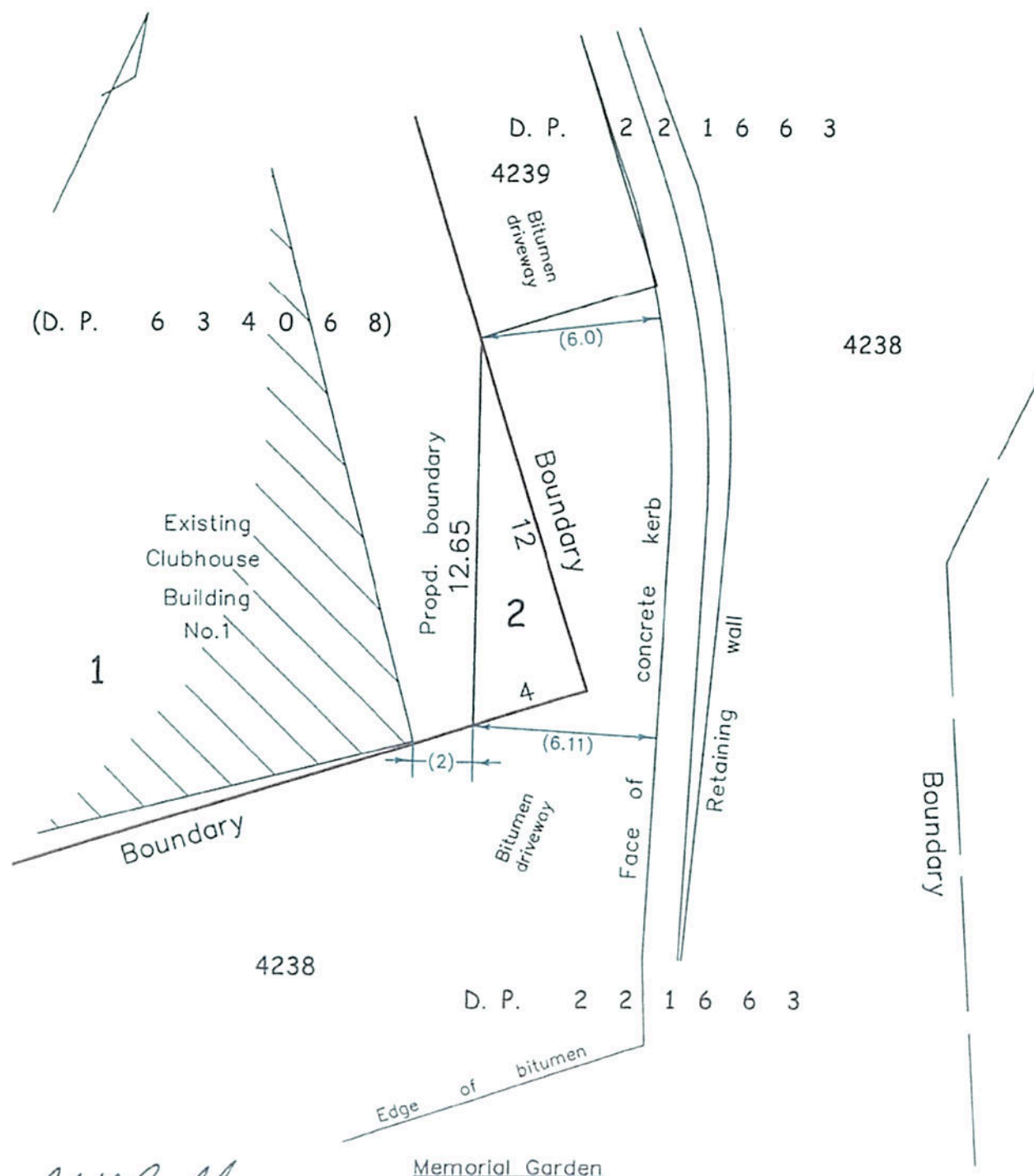
SHOWING WIDTH OF ACCESS TO MEMORIAL GARDEN AT
No.1 DONOVAN STREET, REVESBY HEIGHTS

REFERENCE No.: 207303-4

REDUCTION RATIO: 1:200

DATE OF SURVEY: 28 March 2013

DATE: 19 June 2013



G.V. Hull
REGISTERED SURVEYOR

WE, G.V.HULL & ASSOCIATES, SURVEYORS REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT 2002, HEREBY CERTIFY THAT THE SURVEY REPRESENTED IN THIS PLAN WAS MADE BY US IN ACCORDANCE WITH REGULATION 10 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2012.



GV HULL & ASSOCIATES

CONSULTING SURVEYORS
ABN 58 002 919 244

18 Blamey Street, Revesby NSW 2212
Ph: (02) 9792 2888 Fax: (02) 9772 2484
Website www.gvhull.com.au Email mail@gvhull.com.au

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Bankstown District Sports Club Ltd ABN 88 000 243 916

Registered Office and Club Rooms: 8 Greenfield Parade Bankstown NSW 2200 tel. (02) 9722 9888 fax. (02) 9793 9355
Mark Condi Chief Executive Officer

Matthew Stewart
General Manager
Bankstown City Council
PO Box 8
BANKSTOWN NSW 1885

18 August 2013

BANKSTOWN CITY COUNCIL			
CLASS:		☐ ACK	
DOC NO:			
KEYWORD:			
REGISTERED BY RECORDS		18 SEP 2013	
UNIT	OFFICER	ACTION	INFO
OGM	MS	USER	
CPS	KM		

Dear Matthew,

RE: 1 & 1a Donovan Street Revesby Heights (Lot 2 / DP634068 & Lot 4239 / DP222163)

I write to you in relation to the above properties.

As you will be aware, earlier in the year the Bankstown Sports Club assumed responsibility for the Revesby Heights Ex-Servicemen's Memorial Club (Hero's Hill), including ownership of its property. The Hero's Hill Club has been using Bankstown City Council's land to the rear (part Lot 4238 / DP222163) since the 1970's for car parking. Further, a war memorial stands on Council's land. Due to this occupation and use of Council's land, the Hero's Hill Club has been maintaining the land (rear portion) on behalf of Council.

Most recently, the Bankstown Sports Club has closed the Hero's Hill Club, relocating operations. As part of this closure, it has also sold some of the land to a private party.

Due to this closure of the Club and sale of the land, the Bankstown Sports Club has taken necessary steps to protect and ensure Council can continue to access its land to the rear for the sake of maintenance and the like. Such steps have been to sub-divide a small portion of 1 Donovan Street (24 sqm) and the retention of 1a Donovan Street, to facilitate vehicular access through to Council's land. Similarly, the sale is conditional on ensuring that vehicular access to 1 Donovan Street continue, as currently exists.

The Bankstown Sports Club now offers to sell these two (2) small portions of land to Bankstown City Council for the sum of \$1 per lot, for them both to then be the responsibility of Council.

As Council will appreciate, we have done all things necessary to ensure it has vehicular access to its land, which the previous Hero's Hill Club had the exclusive use and benefit of for many years.

Please feel free to contact me if you require any further information.

Yours sincerely,
BANKSTOWN DISTRICT SPORTS CLUB LTD

MARK CONDI
Chief Executive Officer

Bankstown Sports
BAULKHAM HILLS

Bankstown Sports
BOWLS

BIRROG SPORTS

Bankstown Sports
Innovative Events

Please address all correspondence to: PO Box 213 Bankstown NSW 1885

www.bankstownsports.com

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Report of the General Manager - 23 April 2013

ITEM 5.9 **Reclassification and Rezoning of Part 1B Donovan Road, Revesby Heights**

ECM SUBJECT **Land-use Planning**

AUTHOR **City Planning and Environment**

ISSUE

To commence the process to reclassify part of 1B Donovan Street, Revesby Heights from community land to operational land, and to rezone that land from Open Space to Residential 2(a).

RECOMMENDATION That –

1. Council resolve to prepare and submit a Planning Proposal in accordance with s55 of the *Environmental Planning and Assessment Act 1979* to:
 - a) rezone part of 1B Donovan Street, Revesby Heights from Open Space 6(a) to Residential 2(a); and
 - b) reclassify the land from community land to operational land under the *Local Government Act 1993*.
2. The matter be reported back to Council following exhibition and prior to the Planning Proposal being forwarded to the Department of Planning.

BACKGROUND

Revesby Ex-servicemen's Club (Hero's Hill) is located at 1 Donovan Street, Revesby and currently utilises adjoining land owned by Council (1B Donovan Street), which accommodates a community war memorial as well as facilitating its car parking needs.

Recently, Council was notified by the Club of its intention to sell both its Club facilities and its land holdings. Once sold, Council's agreement with the Club will cease and as such is required to establish and/or determine the most optimum use and/or future outcome for its site.

Councillors should note that the Club have indicated that any sale process will include the need to respectfully consider the relocation of the war memorial to a more accessible and suitable location.

Details of both the Club's site and Council's adjoining land are as follows:



Diagram A – Lot Plan



Diagram B – Aerial Photo

REPORT

Whilst identified as Open Space, Council's adjoining land situated behind the Club at 1B Donovan Street has exclusively been utilised by the Club since 1963 for the purposes of car parking as well as accommodating a war memorial to commemorate our fallen soldiers.

As a standalone site, Council's land is largely land locked and provides very little opportunity and/or value as community open space, particularly given its limited access and/or street frontage.

Given the impending sale of the Club site and its likely development, it is proposed that Council commence a rezoning and reclassification process, which recognises the constraints with the site, its limited value as open space and/or recreational benefit to the community in the long term. Key to this will be the appropriate relocation of the war memorial to a more accessible and suitable location.

Following the preparation of the planning proposal, Council will submit it through the Gateway Determination process required under section 56 of the EP&A Act. If approved at the Gateway determination, Council's formal exhibition process under the EP&A Act; and the public hearing under the Local Government Act will be required enabling a comprehensive engagement with the local community and stakeholders, following which the matter will be reported back to Council for its consideration.

A summary of the proposed changes is outlined in the diagrams below:

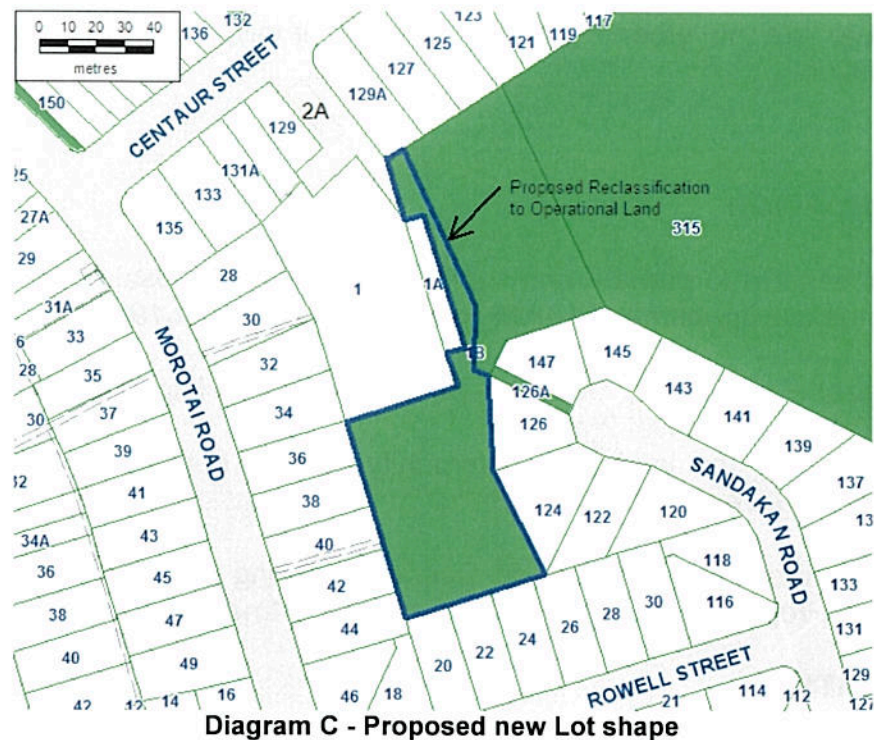


Diagram C - Proposed new Lot shape

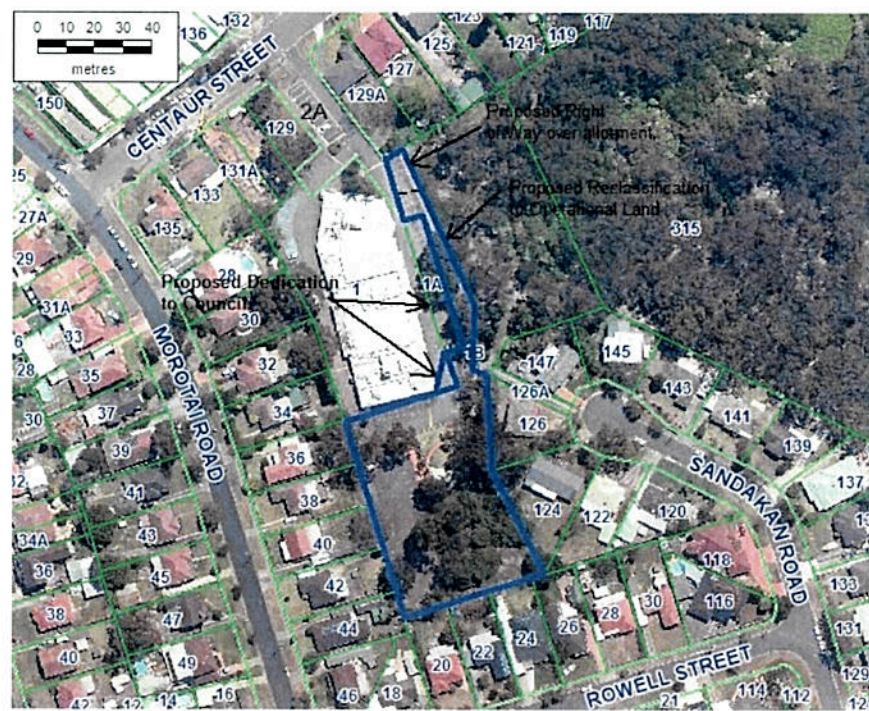


Diagram D - Subdivision and boundary changes in relation to club premises.

POLICY IMPACT

The suggested proposal will provide Council the opportunity to consider and determine a more appropriate future use for the site, particularly given its associated constraints including its limited value as open space and/or recreational benefit to the community.

FINANCIAL IMPACT OF RECOMMENDATIONS

Notwithstanding certain costs associated with carrying out the required regulatory process, there are no other significant financial implications associated with the recommendation.

RECOMMENDATION That –

1. Council resolve to prepare and submit a Planning Proposal in accordance with s55 of the *Environmental Planning and Assessment Act 1979* to:
 - a) rezone part of 1B Donovan Street, Revesby Heights from Open Space 6(a) to Residential 2(a); and
 - b) reclassify the land from community land to operational land under the *Local Government Act 1993*.
2. The matter be reported back to Council following exhibition and prior to the Planning Proposal being forwarded to the Department of Planning.

ATTACHMENTS

Nil