
ITEM NO	: 4.9
SUBJECT	: RECLASSIFICATION OF LAND AT 4 PITTWATER ROAD GLADESVILLE
STRATEGIC OUTCOME	: COUNCIL HAS WELL PLANNED COMMERCIAL AREAS, VILLAGE CENTRES AND NEIGHBOURHOODS
ACTION	: CONTINUE TO REVITALISE THE GLADESVILLE PRECINCT AS A COMMERCIAL HUB
REPORTING OFFICER	: NICK TOBIN

Ref:478028

PURPOSE

To advise Council of the need to lodge a Planning Proposal to classify 4 Pittwater Road Gladesville as Operational Land under the Local Government Act and seek approval to lodge the application with Ryde City Council.

RECOMMENDATION

That Council approve the lodging of a Planning Proposal with Ryde City Council for the reclassification of 4 Pittwater Road Gladesville to Operational land.

BACKGROUND

Hunters Hill Council owns 4 Pittwater Road Gladesville which is within the City of Ryde. The property is adjacent to Jim Wilson Carpark owned by Ryde City Council. The land is currently classified as Community Purposes under the Local Government Act. In order for Hunters Hill Council to ensure it achieves the best result in any redevelopment of this site in order to provide new or upgraded Community Infrastructure it would be beneficial if the site was reclassified as Operational land under the Local Government Act.

REPORT

Under Section 25 of the Local Government Act 1993 all land owned by Council must be classified. There are two classifications for public land- "community" and "operational". The reclassification of land may be made by an environmental plan. In order for Hunters Hill Council to reclassify 4 Pittwater Road Gladesville to Operational Land it must submit a planning proposal to Ryde City Council requesting the reclassification. Ryde City Council must then assess and hold a public hearing as required under Section 29 of the Local Government Act.

Council sought legal advice to confirm the above process given the land is not within Hunters Hill Council's jurisdiction. The advice confirmed that Council must apply to Ryde City Council for the reclassification of the land and that owner's consent was required for the application.

The reclassification of 4 Pittwater Road will not affect its current use or predetermine future use but give council flexibility to ensure it can deliver improved community infrastructure via

redevelopment of the site or possible sale and redirection of funds to other community infrastructure projects.

Any dealing with the property following reclassification would be subject to a further council resolution.

CONCLUSION

Reclassification of 4 Pittwater Road Gladesville to Operational Land will provide Council flexibility for future dealings of the land. Reclassification does not alter its current use and any change in use or ownership would be subject to a separate report and approval of Council.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

ATTACHMENTS

There are no attachments to this report.

445/21 RESOLVED on the MOTION of Councillor Miles, seconded Councillor Collins

1. That the report be received and noted.
2. That after a 28 day public notice period, a one-off rates rebate of \$400 for eligible ratepayers who are eligible recipients of either the Commonwealth COVID-19 disaster payment, the small and medium term business support payment, or the federal and state grants program for micro businesses be included for this financial year.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.9 RECLASSIFICATION OF LAND AT 4 PITTWATER ROAD GLADESVILLE

PROCEEDINGS IN BRIEF

446/21 RESOLVED on the MOTION of Councillor Miles, seconded Deputy Mayor Sanderson
That Council approve the lodging of a Planning Proposal with Ryde City Council for the reclassification of 4 Pittwater Road Gladesville to Operational land.

CARRIED UNANIMOUSLY.

RECORD OF VOTING	
For	Against
Mayor Ross Williams	
Councillor Ben Collins	
Councillor Elizabeth Krassoi	
Councillor Justine McLaughlin	
Councillor Zac Miles	
Deputy Mayor Jim Sanderson	

4.10 DEVELOPMENT APPLICATIONS DETERMINED BY THE LOCAL PLANNING PANEL IN AUGUST 2021

PROCEEDINGS IN BRIEF

447/21 RESOLVED on the MOTION of Councillor McLaughlin, seconded Deputy Mayor Sanderson

That the report be received and noted.