

Land Classification - 119 Redfern Street, Redfern

File No: X020956

Summary

On 21 November 2018, the City of Sydney acquired the former Redfern Post Office, 119 Redfern Street, Redfern, in response to an action within the Reconciliation Action Plan to investigate and advocate for suitable sites to establish a local cultural centre.

The Local Government Act 1993 requires Council to classify land within three months of the date of acquisition.

On 29 October 2018, Council resolved to publicly notify a proposed resolution to classify the land as Operational for an extended period of 48 days.

The application of an Operational classification will enable the asset to be effectively utilised as a cultural facility for the local Aboriginal and Torres Strait Islander community, further supporting a strategic objective to encourage the recognition and development of Aboriginal cultural heritage and its contemporary expression (Sustainable Sydney 2030).

The proposed resolution to classify the land was publicly notified in The Sydney Morning Herald on 13 December 2018 for an extended period of 48 days. Submissions closed on 29 January 2019. As of the date of this report, no submissions have been received.

This report recommends that Council resolve to classify the land as Operational.

Recommendation

It is resolved that Council classify 119 Redfern Street, Redfern, being the whole of the land contained in Lot 1 in Deposited Plan 776807, as Operational land in accordance with section 31 of the Local Government Act 1993.

Attachments

Nil.

Background

1. On 29 October 2018, Council resolved to acquire 119 Redfern Street, Redfern, in response to an action within the Reconciliation Action Plan to investigate and advocate for suitable sites for a local cultural centre. The City settled the acquisition of the property on 21 November 2018.
2. Under the Local Government Act 1993, all Council-owned land must be classified as either Community land or Operational land within three months of the date of acquisition. The Community classification is intended to support the management of recreational open space and reserves.
3. The application of a Community land classification to 119 Redfern Street would be inconsistent with the current use and the objective to adapt this asset to a community operated local Aboriginal knowledge and culture centre potentially requiring long term adaptability for uses and operational arrangements.
4. The Operational land classification will enable the asset to be used and managed more effectively for its intended purpose. The existing commercial lease (with a one-year option to renew) can be more readily managed and adapted as needed until the facility is operational. As the City intends to provide this asset on a long-term lease as a cultural facility, an Operational classification provides significantly more flexibility in any future use by the lessee and allows longer lease periods. Furthermore, a Community classification would require a significant write-down in the value of the asset affecting Council's financial position.
5. On 29 October 2018, Council resolved to publicly notify a proposed resolution to classify the land as Operational and to publicly notify the proposed resolution for an extended period of 48 days.

Relevant Legislation

6. Section 25 of the Local Government Act 1993 requires all public land to be classified as either Community or Operational land.
7. Section 31 of the Local Government Act 1993 requires Council to classify newly acquired land as Operational or Community land within three months from the date of acquisition of the land. The following sections of the Local Government Act 1993 are relevant:
 - (a) section 31(2) permits Council to resolve to classify land prior to acquisition; and
 - (b) section 34 requires the proposed resolution to classify be publicly notified and made available for inspection by the public for a period of 28 days.

Critical Dates / Time Frames

8. The proposed resolution was publicly notified for 48 days. The additional 20 days were beyond the minimum 28 day period, providing allowance for the holiday period.

Public Notification

9. The proposed resolution was publicly notified in the Sydney Morning Herald on 13 December 2018.
10. No submissions were received.

AMIT CHANAN

Director City Projects and Property

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