

**ITEM 8. RENWICK STREET REDFERN – OWNER'S CONSENT PROPOSED ROAD CLOSURE****FILE NO: S050261****SUMMARY**

This report seeks Council's consent as owner of Renwick Street, Redfern to the lodgement of the development application to the Department of Planning for the proposed National Centre for Indigenous Development on the site of the former Redfern Public School, as shown on the plan at Attachment A.

The proposed development includes part of Renwick Street and, subject to development consent, Council's approval is necessary to proceed with the closure and sale of the relevant portion of public road as shown at Attachment B.

**RECOMMENDATION**

It is resolved that:

- (A) Council approve the granting of consent as owner of Renwick Street, Redfern to the lodgement of the application to the Department of Planning for the redevelopment of the Redfern Public School site;
- (B) subject to development consent, Council approve the closure and sale of that part of Renwick Street shown at Attachment B to the subject report;
- (C) authority be delegated to the Chief Executive Officer to negotiate with ILC the sale of Council land and the dedication as road of ILC land on the basis of the confidential report shown at Attachment D to the subject report; and
- (D) the Financials, Attachment D, remain confidential in accordance with Section 10A(2)(D) of the Local Government Act 1993.

**ATTACHMENTS**

**Attachment A:** Development plan.

**Attachment B:** Road closure plan.

**Attachment C:** Location plan.

**Attachment D:** Financials (confidential)

**BACKGROUND**

1. Since the early 1980s, the Department of Education (DOE) had been negotiating with Council for Renwick Street, Redfern to be closed and included in the grounds of the Redfern Public School.
2. The former South Sydney City Council (SSCC) on 27 March 1996 approved the advertising of the proposed closure and sale of part of Renwick Street, Redfern north from Phillip Street.
3. The proposal was extensively advertised in the local community which resulted in a number of objections from the community and, as a result, the DOE by letter dated 2 October 1997 withdrew its request for the closure of the road.
4. On 10 June 1998, SSCC resolved that no further action be taken to close Renwick Street.
5. However, the Indigenous Land Corporation (ILC) recently purchased the Redfern Public School land with a view to redeveloping the site into a National Centre for Indigenous Development.
6. The proposed new centre will provide facilities for Aboriginal and Torres Strait Islanders, particularly youth, from all over the country to participate in educational, social and sporting activities. The facilities will include as follows:
  - (a) dormitory accommodation for visiting sports teams
  - (b) kitchen/dining facilities for up to 100 people
  - (c) sports training oval
  - (d) outdoor heated swimming pool
  - (e) gymnasium
  - (f) classrooms and activity rooms
  - (g) police and community youth club
  - (h) long-term day care and pre-school
7. As the new centre will be catering for children and young adults, the security of the centre is paramount for its successful operation and the inclusion of Renwick Street is essential to the overall design of the development.
8. It is noted that the General Manager of ILC on 6 November 2006 formally briefed the Councillors on the proposed development.
9. Renwick Street runs between the school lands and ILC has requested Council to close the road and transfer it so that it might be included in the proposed development site.

10. Transport, Traffic and Access Consultants, on behalf of ILC, has submitted an assessment report on various traffic and parking related impacts of the proposal with a view to dedicate part of the site as road for vehicle turning and parking at the northern end of the site, if the Council proceeds with the closure of part of Renwick Street, as shown on plan at Attachment B.
11. The assessment report indicated that the closure of Renwick Street will have a minimal impact on both pedestrian and vehicular accessibility.
12. The report in part states as follows:
  - (a) Renwick Street has been closed to vehicular traffic for several years between Phillip Street and a point 90 metres to the north, although pedestrian access has been maintained.
  - (b) Pedestrian usage of this part of Renwick Street was observed at 20 – 25 movements per hour considered only relatively light to moderate use.
  - (c) However, a new north/south pedestrian route will need to be established as a result of the closure and it is considered adequately provided by adjacent streets, such as Cope Street and George Street, being equally accessible and potentially safer routes.
  - (d) The proposed closure includes the existing cul-de-sac that facilitates the turning of large vehicles that access the street (Council refuse vehicles).
  - (e) In this regard the proposal incorporates the dedication as road of some 227sqm of the development site to provide for a new turning area.

### KEY IMPLICATIONS

13. The Indigenous Land Council has recently purchased the Redfern Public School and wish to include part of Renwick Street in the proposed redevelopment of the site into a new National Centre for Indigenous Development.

### FINANCIAL IMPLICATIONS

14. BEM Property Consultants (Valuers) have been instructed to provide advice on the current market value of the Renwick Street land and the area to be dedicated as road by the ILC. The valuation report has been received.
15. The financial implications of the proposed sale of Council land and the dedication as road of ILC land are shown in confidential Attachment D.

### RELEVANT LEGISLATION

16. Section 34 of the Roads Act 1993 makes provision for the City as Roads Authority of Renwick Street to make application to the Minister to close the road.

### OPTIONS

17. The City may decline owner's consent for the inclusion of Renwick Street in the development application. If this occurs, the development will have a public road though the middle of the site.

**PUBLIC CONSULTATION**

18. The proposed closure will be advertised in accordance with the requirements of the Road Act 1993. Any submissions will be accepted within the 28 day advertising period.

**JOHN BARBELER**

Director Corporate Services

Geoff Bradley, Senior Property Manager