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## Report of the General Manager - 25 July 2017

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### **ITEM 6.12                      Riverwood North VPA - New Library/Cafe, Community Hub and Associated Car Parking Areas**

**AUTHOR                      Corporate**

### **ISSUE**

This report seeks an Operational land classification for the soon to be acquired and completed library/café, community hub and car parking spaces within the Riverwood North Trinity complex, and to commence negotiations for the lease of the café.

### **RECOMMENDATION    That -**

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1. In accordance with the Local Government Act 1993, public notice be given of the proposal to classify the land as operational, as detailed in the report.
2. At the conclusion of the public exhibition period, a further report be presented to Council with details of any submissions received.
3. The General Manager be given delegated authority to negotiate a lease for the café as detailed in the report.

### **BACKGROUND**

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In accordance with the conditions of the Voluntary Planning Agreement between Council and Payce Communities No 4 Pty Ltd (Payce) related to the Riverwood North Urban Renewal Project, Council will (following completion of construction) accept a transfer of the stratum lot corresponding to the new library/cafe and community hub (and associated car parking spaces) within the Trinity building currently under construction by Payce at the corner of Washington Avenue and Kentucky Road at Riverwood.

On transfer of the land to Council's ownership, Council will need to consider its public land classification for the purposes of the NSW *Local Government Act 1993*.

The Local Government Act states that unless Council resolves within three months after the date of acquisition that the land be classified as Operational, the land's classification will "default" to a community classification. Section 34 of the Act requires any proposed resolution to classify the land as Operational be subject to public exhibition.

## REPORT

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### Land Classification

It is considered that the land should be classified as Operational land for the following reasons:

- To maintain consistency with the way in which other public land, on which facilities such as libraries and community halls are located, is classified.
- The future use and management of the land is not consistent with a community classification, which is more suited to parks and reserves.

Accordingly, it is recommended that Council endorse the following proposed resolution and it be made the subject of public notice for the purposes of Section 31 of the Local Government Act.

*That the land at the corner of Washington Avenue and Kentucky Road, Riverwood (Lot 2 in DP 1228475), being the new library/café, community hub and associated car parking component of the Trinity building be classified as operational land for the purposes of Part 2 of Chapter 6 of the Local Government Act 1993 (NSW).*

Following public exhibition, a further report will be submitted to Council, detailing any submissions received.

### Café Lease

As detailed above, Council will soon take ownership of a café (cold shell) as part of the VPA with Payce Communities. The café has an area of 60 square metres and adjoins the library.

The not-for-profit Payce Foundation has created a social enterprise, pop-up youth café at Riverwood North, known as Kick Start Cafe. The Café employs local young people through a training and employment pathways program. The program provides trainees with work experience, vocational education, mentoring and life skills. At the completion of the program, participants are provided with support so they can transition to employment or obtain further training. Since the Kick Start Café commenced operating three years ago, ten young people have completed the training and obtained jobs in the hospitality industry.

The Kick Start Café model has proved to be successful and has provided tangible benefits to the residents of Riverwood North. It is therefore suggested that Council negotiate with the Payce Foundation to establish a similar community venture for the Council café site, to replace the existing pop-up café. Negotiations would be based on a maximum lease term of five years, with Payce Foundation responsible for fitout costs (estimated to be \$150,000). In return for funding the fitout of the café, Council would accept a peppercorn rental.

The land management provisions of the Local Government allow for Councils to enter into lease arrangements in respect of community classified land with not for profit groups, without the need to go to tender for the lease. Even though the Café is proposed to be classified as Operational Land, the recommended action to negotiate with Payce Foundation is consistent with the Act's more stringent provisions for community classified land.

## **POLICY IMPACT**

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This report has no policy impact.

## **FINANCIAL IMPACT OF RECOMMENDATIONS**

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This report has no financial impact.

## **RECOMMENDATION** That -

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1. In accordance with the Local Government Act 1993, public notice be given of the proposal to classify the land as operational, as detailed in the report.
2. At the conclusion of the public exhibition period, a further report be presented to Council with details of any submissions received.
3. The General Manager be given delegated authority to negotiate a lease for the café as detailed in the report.

## **ATTACHMENTS**

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Nil