

**Item No:** C0718 Item 2

**Subject:** **OPERATIONAL LAND CLASSIFICATION FOR ARLINGTON GROVE,  
DULWICH HILL AFFORDABLE UNITS (X 2)**

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## SUMMARY

On 8 May 2018, the Inner West Council acquired Land ("The Land") lots 8 and 47, 6-26 Grove Street and 60-64 Constitution Road, Dulwich Hill as a result of a Voluntary Planning Agreement. In accordance with the *Local Government Act 1993*, it is recommended that the land be classified as "operational land".

## RECOMMENDATION

**THAT Council classifies land at Lot 8 and 47, 6-26 Grove Street and 60-64 Constitution Road, Dulwich Hill as operational land for the purposes of the *Local Government Act 1993*.**

## BACKGROUND

On 8 May 2018, the Inner West Council acquired lots 8 and 47, 6-26 Grove Street and 60-64 Constitution Road, Dulwich Hill under a strata scheme as a result of a Voluntary Planning Agreement. The two units will be managed as affordable housing. The units include 1 x 1 bedroom unit and 1 x studio unit. The units are located within the Arlington Grove Development, 6 Grove Street, Dulwich Hill.



**Figure 1: Location map**

Under Chapter 6, Part 2, Division 1 of the *Local Government Act 1993*, the Land must be classified as either community or operational land.

A community land classification is usually applied to land that is reserved for a public purpose (particularly open space land) as it comes with a number of management consequences under the Act (including plans of management, restrictions on the granting of leases/licenses/easements, disposal of land). A community land classification is not considered appropriate for the Grove St Dulwich Hill Land considering the proposed use as

affordable housing units (which requires more flexible management) and is within a strata scheme.

A Council resolution within 3 months of acquisition (i.e. by 7 August 2018) is required for the Land classification of operational.

### **FINANCIAL IMPLICATIONS**

Nil provided that the land is classified operational. Otherwise, there will be some cost associated with managing the land as community land including the preparation of a plan of management.

### **OTHER STAFF COMMENTS**

Nil.

### **PUBLIC CONSULTATION**

The public consultation notification was published on Your Say Inner West and IWC social media from 24 May 2018 to 23 June 2018. During the exhibition period, Council's Your Say Inner West website received the following response:

- No. of visitors who viewed the page - 162
- No. of visitors who clicked the page to download documents - 10
- No. of visitors who engaged and made an online submission - 5

<b>Submission</b>
Three submissions highlighted their support for more affordable housing in the Inner West.
<b>RESPONSE</b>
<p>This matter is not part of the scope to classify the land as operational.</p> <p><b>No change to the exhibited document is recommended.</b></p>
<b>Submission</b>
One submission inquired whether Council intended to dedicate community land for the development of affordable housing.
<b>RESPONSE</b>
<p>Council officer has advised the applicant the affordable units were acquired through a VPA.</p> <p><b>No change to the exhibited document is recommended.</b></p>

<b>Submission</b>
One submission stated whilst they appreciate the need for affordable housing Dulwich Hill does not need any more development.
<b>RESPONSE</b>
<p>This matter is not part of the scope to classify the land as operational.</p> <p><b>No change to the exhibited document is recommended.</b></p>

### **CONCLUSION**

Council classifies land at Lot 8 and 47, 6-26 Grove Street and 60-64 Constitution Road, Dulwich Hill as operational land for the purposes of the *Local Government Act 1993*.

**ATTACHMENTS**

Nil.