

Chair: Tr Barry Longland

Trustees: M Armstrong
G Bagnall
C Byrne
K Milne
W Polglase
P Youngblutt

Agenda

Tweed Reserves Trust Meeting Thursday 23 January 2014

held at Murwillumbah Cultural and Civic Centre
commencing at 4.30pm

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Items for Consideration of the Trust:

ITEM	PRECIS	PAGE
	CONFIRMATION OF MINUTES	5
1	[CONMIN-RT] Confirmation of Ordinary Tweed Reserve Trust Meeting held Thursday 21 November 2013	5
	REPORTS THROUGH THE EXECUTIVE MANAGER OF THE TRUST	7
	REPORTS FROM DIRECTOR ENGINEERING AND OPERATIONS	7
2	[EO-RT] Lease of Murwillumbah Community Centre - Knox Park	7
	CONFIDENTIAL MATTERS	15

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CONFIRMATION OF MINUTES

- 1 [CONMIN-RT] Confirmation of Ordinary Tweed Reserve Trust Meeting held Thursday 21 November 2013

SUBMITTED BY: Corporate Governance



Civic Leadership

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK:

- 1 Civic Leadership
 - 1.2 Improve decision making by engaging stakeholders and taking into account community input
 - 1.2.2 Decisions made relating to the allocation of priorities will be in the long-term interests of the community
-

SUMMARY OF REPORT:

The Minutes of the Ordinary Tweed Reserve Trust Meeting held Thursday 21 November 2013 are attached for information and adoption by Council.

RECOMMENDATION:

That the Minutes of the Ordinary Tweed Reserve Trust Meetings held Thursday 21 November 2013 be adopted as a true and accurate record of proceedings of that meeting.

REPORT:

As per Summary.

COUNCIL IMPLICATIONS:

a. Policy:

Code of Meeting Practice Version 2.3.

b. Budget/Long Term Financial Plan:

Not applicable.

c. Legal:

Not Applicable.

d. Communication/Engagement:

Inform - We will keep you informed.

UNDER SEPARATE COVER/FURTHER INFORMATION:

To view any "non confidential" attachments listed below, access the meetings link on Council's website www.tweed.nsw.gov.au or visit Council's offices at Tweed Heads or Murwillumbah (from Friday the week before the meeting) or Council's libraries (from Monday the week of the meeting).

Attachment 1

Minutes of the Ordinary Tweed Reserve Trust Meeting held Thursday 21 November 2013 (ECM 3227111).

REPORTS THROUGH THE EXECUTIVE MANAGER OF THE TRUST

REPORTS FROM DIRECTOR ENGINEERING AND OPERATIONS

2 [EO-RT] Lease of Murwillumbah Community Centre - Knox Park

SUBMITTED BY: Design



Supporting Community Life

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK:

- 2 Supporting Community Life
 - 2.3 Provide well serviced neighbourhoods
 - 2.3.6 Provide conveniently placed and well equipped parks, sporting, recreational, cultural and community facilities
-

SUMMARY OF REPORT:

The Murwillumbah Community Centre, located within part Crown Reserve 755724 (for Future Public Requirements) and part Proclamation (P540095) (for Public Park) at Knox Park, Murwillumbah has been completed and is fully operational.

It is now necessary to enter into a lease for the occupation of the Community Centre between Tweed Shire Council as the Knox Park Reserve Trust Manager (the Trust) and NSW Trade and Investment, Crown Lands Division.

Two of the parcels that are subject of the lease, Lots 7317 and 7318 in DP1168115, fall within Crown Reserve 755724 for Future Public Requirements, which are under NSW Trade & Investment, Crown Lands control. The Crown Lands surveyor has advised that to allow the lease area to include these parcels it is necessary for Crown Lands to revoke these parcels from Crown Reserve 755724 and add them to Crown Reserve 540095 for Public Park.

To rationalise the management of Knox Park, the Trust should consider the addition of these subject parcels to the Proclamation (P540095). To facilitate the addition, the Trust is required to request the revocation of the parcels from the first reserve (755724), and resolve to add these parcels to the Proclamation (P540095). If approved by the Trust, the Minister will then be requested to proceed with these actions.

RECOMMENDATION:

That

- 1. The Knox Park Reserve Trust requests the revocation of the part Crown Reserve 755724, being Lots 7317 and 7318 DP 1168115 and the addition of these parcels to Proclamation (P540095) for Public Park and request the Minister to proceed with these actions; and**
- 2. The Knox Park Reserve Trust consents to Tweed Shire Council entering into a Lease Agreement with NSW Trade and Investment, Crown Lands Division for the Murwillumbah Community Centre at Knox Park for a period of 20 years over the area defined as proposed Lot 1 in the unregistered plan of subdivision of Lots 7317 and 7318 DP1168115, Lots 1-32 Section 14 DP2087 and Lot 1 DP1162740.**
- 3. All necessary documentation be executed under the Common Seal of Council.**

REPORT:

The Murwillumbah Community Centre, located within part Crown Reserve 755724 (for Future Public Requirements) and part Proclamation (P540095) (for Public Park) at Knox Park, Murwillumbah has been completed and is fully operational.

It is now necessary to enter into a lease for the occupation of the Community Centre between Tweed Shire Council as the Knox Park Reserve Trust Manager (the Trust) and NSW Trade and Investment, Crown Lands Division. A report will be tabled at the January 2014 Council meeting relating to the particulars of the proposed lease.

Two of the parcels that are subject of the lease, Lots 7317 and 7318 in DP1168115, fall within Crown Reserve 755724 for Future Public Requirements, which are under NSW Trade & Investment, Crown Lands control. The Crown Lands surveyor has advised that to allow the lease area to include these parcels it is necessary for Crown Lands to revoke these parcels from Crown Reserve 755724 and add them to Crown Reserve 540095 for Public Park.

To rationalise the management of Knox Park, the Trust should consider the addition of these subject parcels to the Proclamation (P540095). To facilitate the addition, the Trust is required to request the revocation of the parcels from the first reserve (755724), and resolve to add these parcels to the Proclamation (P540095). If approved by the Trust, the Minister will then be requested to proceed with these actions.

The revocation is required as the area of these parcels is within a Crown Reserve purpose that does not fall within the use of the reserve for community facilities.

The Plan of Management for Knox Park for Reserve 540095 states at Objective 8, to provide a community facility that meets the demands of the existing and future local community at this site. The newly constructed Murwillumbah Community Centre falls specifically within this objective and has room to expand its current services and programs as and when required for future use.

Revocation from Reserve 755724 and Addition to Reserve 540095

To enable Crown Lands to proceed with the revocation and addition of the subject parcels, the Trust must establish that the use of these parcels is in accordance with the Plan of Management by their addition to Reserve 540095 for Public Park and show that the community centre satisfies Objective 8 of the Plan.

The Murwillumbah Community Centre will service not only the local area but also the broader community of the Tweed Heads Region providing the following essential services and programs:

Community Services

Community Hub
Information and referral
Homeless Support
Office Services
Meeting Room Hire
Office Hire

Financial
Emergency Relief
Financial Counselling
No Interest Loan Scheme
Home Energy Saver Scheme
Tenancy Support
Legal Assistance and Justice of the Peace

Programs

Womens Wellness
Smart Recovery
Multi-Cultural Groups
Alcoholics Anonymous
Yoga
Broadband for Seniors
Art Tank
Young Parent Playgroup
Go For Fun
Kids caring for Country
Self Defence
Judo

The range of services, information and programs offered by the Murwillumbah Community Centre aim to build community connections and enhance the social fabric of the area, as well as strengthen community capacity, build community resilience and improve community safety. This is in keeping with the aims and objectives of the Northern Rivers Regional Action Plan NSW 2021 and the NSW State Plan 2021.

The Northern Rivers Regional Action Plan aligns with NSW 2021 and has a vision for the region to inter alia be sustainably recognised for biodiversity, tourism and recreation, be socially inclusive by investing in health and community services to provide appropriate support for all community members in need and be economically strong by investing in infrastructure to support a growing population and to drive investment and job growth.

The Murwillumbah Community Centre purpose satisfies the State Infrastructure Strategy which is the 20 year strategy to identify and prioritise the delivery of critical public infrastructure that drives productivity and economic growth. It further achieves the priority actions of the Northern Rivers Regional Action Plan to build the capacity of the non government sector to deliver community services, increase engagement with young people and improve outcomes for Aboriginal communities in the delivery of its services and programs.

It is considered that the new community centre satisfies Objective 8 of the Plan of Management and recommends that the Minister be requested to proceed with the revocation and addition of Lots 7317 and 7318 of DP1168115 as described earlier in the report.

Knox Park Upgrade and Public Interest

In addition to the establishment that the relevant parcels are within the scope of the Plan of Management for Knox Park, Council is further required to show that the addition of the subject parcels satisfies the overall purpose of the Crown Reserve and is in the interest of the public as a whole.

The Knox Park Redevelopment Master Plan is currently on exhibition and compliments the recent construction of the Community Centre.

Knox Park sits in the heart of Murwillumbah and was once a thriving community asset, but over the years the park has aged with the infrastructure failing to keep up with the public's needs and expectations. The intent of the new Knox Park upgrade is to once again position the park as being central to the community's daily life with places to meet, upgraded facilities and a series of community based events organised for all to participate in.

For the public to re-engage with the park, a new, open plaza area has been designed to accommodate passive shaded seating for local workers looking for a lunch time spot or as a place to meet and chat. This space will form the entry into the park. From here strong avenue pathways will be installed to direct the community into and through the park to a number of different areas including a new adventure playground nestled within the existing treed area and surrounded by shade shelters and a barbeque area. The plan also includes the design of a new youth precinct that incorporates a multi use half basketball court and a street style skate plaza.

There will also be a new amenities block built to serve the public using the park and will include a number of unisex disability accessible toilet facilities.

These are just some of the new works designed for the upgrade of Knox Park to better engage with the local community and once again re-establish Knox Park as the heart of Murwillumbah.

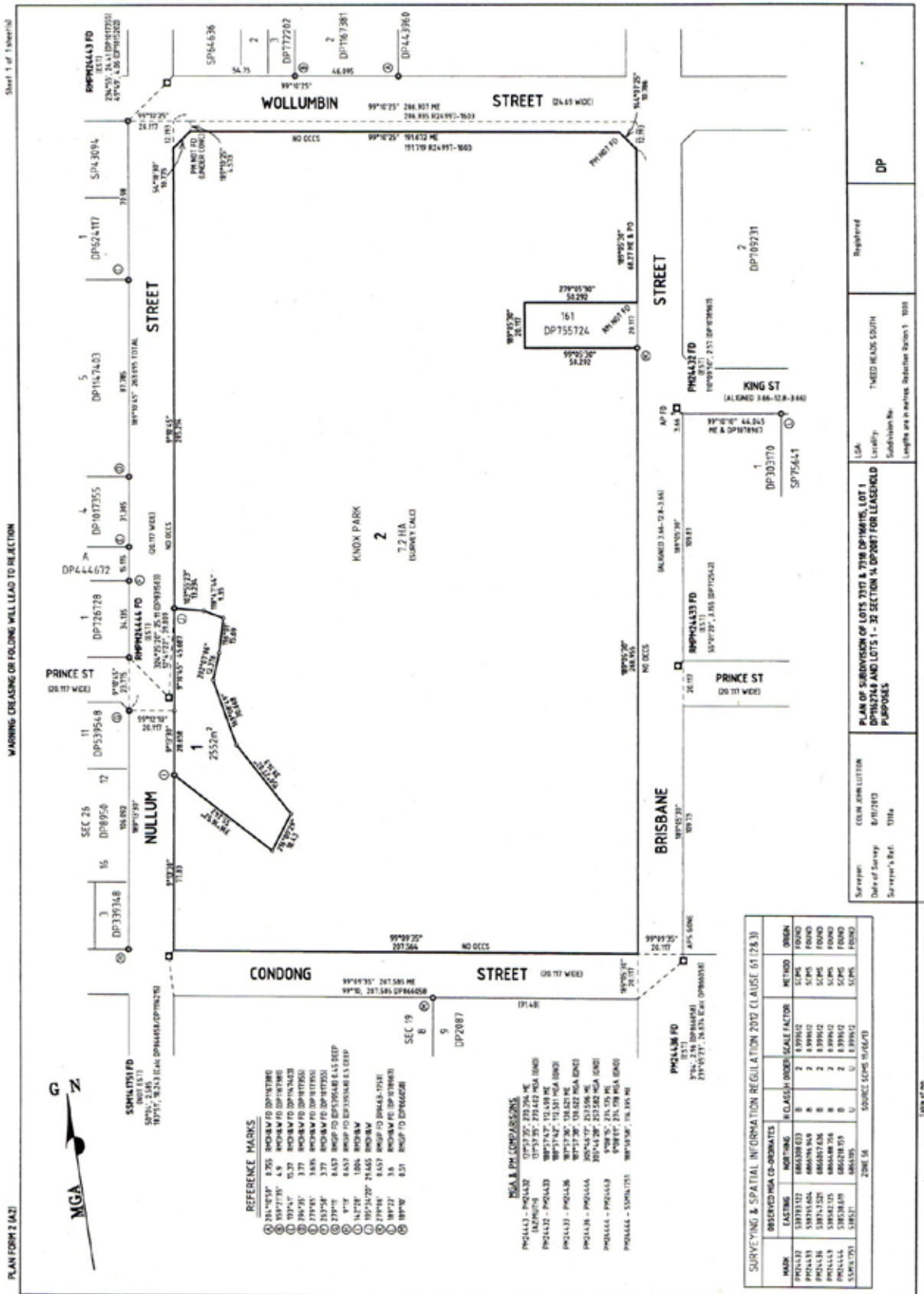
Lease Requirements

It is now necessary for Tweed Shire Council to enter into a lease for the occupation of the Community Centre with NSW Trade and Investment, Crown Lands. The consent of the Knox Park Reserve Trust is required to allow this to proceed.

Following the revocation and addition of Lots 7317 and 7318 in DP1168115 as required, a lease plan showing the area to be leased must be registered.

The plan of subdivision for lease purposes, including Lots 7317 and 7318 in DP1168115, Lots 1-32 Section 14 DP 2087 and Lot 1 in DP1162740 has been prepared, to create the lease area for the community centre as Lot 1 and the residue as Lot 2.

The proposed plan is shown below:



Impacts

Should the addition of Lots 7317 and 7318 in DP1168115 to Crown Reserve 540095 not proceed it would have a detrimental impact upon Tweed Shire Council, The Reserve Trust and the community as a whole.

The Community Centre must be tenured by a lease with Crown Lands to allow it to function and operate. Without the addition of these parcels to Reserve 540095, over which the Community Centre partly sits, the facility cannot be occupied and the financial commitment already extended to its construction rendered futile.

Similarly the Knox Park Redevelopment Master Plan could not proceed as the purpose of the parcels proposed to be added to Reserve 540095 does not allow for the upgrade works which are proposed by the plan. Should the works not go ahead then the benefits would not be attained and the park would simply wallow and become more neglected and the aged infrastructure simply removed and not replaced.

OPTIONS:

The only option available is that the Trust requests the Crown to revoke Lots 7317 and 7318 DP 1168115 from Reserve 755724 and to add these parcels to Reserve 540095 and to consent to Tweed Shire Council entering into a lease for the Murwillumbah Community Centre for a term of 20 years. This allows the Trust to provide community services to the Tweed Region in accordance with the Plan of Management for Knox Park and for the proposed works to proceed under the Knox Park Redevelopment Master Plan which will benefit the community as a whole.

CONCLUSION:

As it is necessary for a lease to be entered into for the occupation of the community centre, and to allow the requirements of the lease to be fulfilled it is necessary for the Knox Park Reserve Trust to consent to the revocation of the part of Crown Reserve 755724 affecting Lots 7317 and 7318 DP 1168115 and the addition of same to Crown Reserve 540095 for Public Park and request the Minister to proceed with these actions.

It is further recommended that the Trust resolves to consent to Tweed Shire Council entering into a 20 year lease agreement over the facility with NSW Trade and Investment, Crown Lands Division shown as Lot 1 in the unregistered plan of subdivision of Lot 7317 and 7318 DP 1168115, Lots 1-32 Section 14 DP 2087 and Lot 1 in DP 1162740.

COUNCIL IMPLICATIONS:

a. Policy:

Community Services / Facilities Community Strategic Plan.

b. Budget/Long Term Financial Plan:

The estimated lease cost is in the order of \$7,600(+GST) per annum and will be funded from within the existing Murwillumbah Community Centre current budget.

c. Legal:

Council will enter a 20 year lease.

d. Communication/Engagement:
Inform - We will keep you informed.

UNDER SEPARATE COVER/FURTHER INFORMATION:

Nil.

CONFIDENTIAL MATTERS

Nil.

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