

## 9.2 Future Use of Lot 7013 DP1026085 at Red Hill Gulgong

REPORT BY THE PROPERTY OFFICER  
TO 03 NOVEMBER 2021 ORDINARY MEETING  
GOV400088, F0590004

### RECOMMENDATION

#### That Council:

1. **receive the report by the Property Officer on the Future Use of Lot 7013 DP1026085 at Red Hill Gulgong; and**
2. **allow the Department of Education to licence Lot 7013 DP1026085 for development and use in the school curriculum for student biodiversity studies at Red Hill Environmental Education Centre.**

### Executive summary

The purpose of this report is to seek direction from Council on the future development and use of Lot 7013 DP1026085 at Red Hill Gulgong.

### Disclosure of Interest

Nil.

### Detailed report

The Department of Education (DoE) has created a Landscape Masterplan (the plan) that outlines their commitment to future development and implementation of 'zones' throughout the Red Hill Environmental Education Centre (RHEEC) licenced area that will enhance and upgrade the environmental and biodiversity aspects of the current landscape and use of the areas within the school curriculum. The plan includes the proposed addition of Lot 7013 DP1026085 which is not included in their current licence with Council, for development and use in the school curriculum for student biodiversity studies. Please refer the plan as attached, pages 23-24, zone 6, for a comprehensive outline of proposed development of this lot.

The plan details extensive tree and vegetation management throughout Lot 7013 whilst still accommodating the natural ecological aspects of the land. Part of Lot 7013 has already been developed through prior Council approval and if the extension over the remainder of Lot 7013 is approved, will be added to their licence with Council and enable the school to finalise implementation and future use of the area within the school curriculum.

Council has consulted with a representative of the Gulgong Gold Experience who suggested that part of Lot 7013 could be used for a zip line flying fox playground equipment to compliment the future use of Red Hill as a tourist attraction. This proposal has not been endorsed on the Red Hill Masterplan and therefore is not considered to be aligned with Council's strategic goals for Red Hill and its future development.

It is recommended that Council support the DoE's proposal due to the educational component and retention as a natural biodiversity area which will provide an ongoing benefit to the local community, future generations and is aligned with Council's Community Plan.

If authorised by Council, Lot 7013 will be incorporated into an agreement which is currently being negotiated with DoE for the occupation of the adjoining land being used for school/educational purposes. Terms and conditions of this proposed agreement have not yet been finalised.

## Community Plan implications

<b>Theme</b>	<b>Looking After Our Community</b>
Goal	Meet the diverse needs of the community and create a sense of belonging
Strategy	Support programs which strengthen the relationships between the range of community groups

## Strategic implications

### **Council Strategies**

Nil.

### **Council Policies**

Leasing & Licencing of Council Property Policy.

### **Legislation**

Local Government Act 1993.

Crown Land Management Act 2016.

## Financial implications

The DoE will cover full costs towards the development of Lot 7013 DP1026 as outlined in their Landscape Masterplan.

## Associated Risks

Nil.

**KELLY BARNES**  
**PROPERTY OFFICER**

**LEONIE JOHNSON**  
**CHIEF FINANCIAL OFFICER**

11 October 2021

*Attachments:* 1. RHEEC - Landscape Masterplan. (separately attached)  
2. Map to show Lot 7013. (separately attached)  
3. Extract from 2019 Red Hill Masterplan. (separately attached)

**APPROVED FOR SUBMISSION:**

**BRAD CAM**  
**GENERAL MANAGER**