Attachment 2

Response to Best Practice Note PN 09-003 *'Classification and reclassification of public land through a local environmental plan'*

	1 **Cnr Junction & Heathcote Rd, Moorebank**	2 **46 Apex St, Liverpool**	3 **9 Grimson Crescent, Liverpool**
Proposed zone	R2 Low Density Residential	R3 Medium Density Residential	No change to zoning
Council's proposed future use of the land	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land
Site specific requirements	The following controls will be introduced: ▪ Maximum Building Height: 8.5m ▪ Maximum FSR: 0.5:1 ▪ Minimum lot size: 300sqm	The following controls will be introduced: ▪ Maximum Building Height: 8.5m ▪ Maximum FSR: 0.5:1 ▪ Minimum lot size: 300sqm	The amendment does not alter existing development standards
The nature of council's interest in the land	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land
How and when the interest was first acquired	Resumption. Dated: 7 February 1976	Dedication. Dated: 13 October 1959	Dedication. Dated: 13 October 1959
Why council acquired an interest in the land	Public reserve (Park unnamed)	Public reserve (Rotary Park)	Public reserve (Saunders Park)
Any agreements over the land	None known	None known	None known
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise	The site has a current value of $16.66 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately $140 psm following the reclassification and rezoning process.	The site has a current value of $90.82 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately $165 psm following the reclassification and rezoning process.	The site has a current value of $82.58 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately $165 psm following the reclassification and rezoning process.
The asset management objectives being pursued, the manner in which they will be achieved and the type of benefits the council wants, (how the council may or will benefit financially)	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.
Is there an agreement for the sale or lease of the land? If yes, what are the details of this agreement and, if relevant, when council intends to realise its asset	No	No	No
Other relevant matters	N/A	N/A	N/A

	4	5	6
	20 First Ave, Hoxton Park	**54 Nineteenth Ave, Hoxton Park**	**6 Skipton Lane, Prestons**
Proposed zone	No change to zoning	No change to zoning	No change to zoning
Council's proposed future use of the land	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land
Site specific requirements	The amendment does not alter existing development standards	The amendment does not alter existing development standards	The amendment does not alter existing development standards
The nature of council's interest in the land	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land
How and when the interest was first acquired	Acquisition. Dated: 23 March 1999	Acquisition. Dated: 24 February 1997	Acquisition. Dated: 23 October 1998
Why council acquired an interest in the land	Public reserve (park unnamed)	Proposed child care centre at that time. (No longer being proposed)	Purchased for drainage purposes
Any agreements over the land	None known	None known	None known
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise	The site has a current value of $38.85 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately $165 psm following the reclassification and rezoning process.	The site has a current value of $284.29 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately $400 psm following the reclassification and rezoning process.	The site has a current value of $108.85 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately $140 psm following the reclassification and rezoning process.
The asset management objectives being pursued, the manner in which they will be achieved and the type of benefits the council wants, (how the council may or will benefit financially)	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.
Is there an agreement for the sale or lease of the land? If yes, what are the details of this agreement and, if relevant, when council intends to realise its asset	No	No	No
Other relevant matters	N/A	N/A	N/A

	7	8	9
	Rear 9 Monica Close, Lurnea	**9 McLean Street, Liverpool**	**24 Bulbul Ave, Liverpool**
Proposed zone	No change to zoning	B6 Enterprise Corridor	No change to zoning
Council's proposed future use of the land	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land
Site specific requirements	The amendment does not alter existing development standards	The following controls will be introduced: ▪ Maximum Building Height: 15m ▪ Maximum FSR: 1:1 ▪ Minimum lot size: 2000sqm	The amendment does not alter existing development standards
The nature of council's interest in the land	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land
How and when the interest was first acquired	Dedication. Dated: 4 March 1975	Dedication. Dated: 22 August 1969	Dedication. Dated: 6 May 1991
Why council acquired an interest in the land	Dedicated for drainage purposes	Public reserve (Park unnamed)	Public reserve (Park unnamed)
Any agreements over the land	None known	None known	None known
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise	The site has a current value of $18.11 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately $100 psm following the reclassification and rezoning process.	The site has a current value of $86.18 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately $165 psm following the reclassification and rezoning process.	The site has a current value of $108.71 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately $400 psm following the reclassification and rezoning process.
The asset management objectives being pursued, the manner in which they will be achieved and the type of benefits the council wants, (how the council may or will benefit financially)	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.
Is there an agreement for the sale or lease of the land? If yes, what are the details of this agreement and, if relevant, when council intends to realise its asset	No	No	No
Other relevant matters	N/A	N/A	N/A

	10 **7C Lewis Road, Liverpool**	11 **Part Lot 400 CS 10/23 (Rear 37 Carboni Street, Liverpool)**	12 **1A Robin Street, Hinchinbrook**
Proposed zone	No change to zoning	R4 High Density Residential	R2 Low Density Residential
Council's proposed future use of the land	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land
Site specific requirements	The amendment does not alter existing development standards	The following controls will be introduced: ▪ Maximum Building Height: 18m ▪ Maximum FSR: 1.2:1 ▪ Minimum lot size: 1000sqm	The following controls will be introduced: ▪ Maximum Building Height: 8.5m ▪ Maximum FSR: 0.5:1 ▪ Minimum lot size: 300sqm
The nature of council's interest in the land	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land
How and when the interest was first acquired	Transfer. Dated: 21 July 1955	Dedication. Dated: 14 September 1966	Dedication. Dated: 17 July 1990
Why council acquired an interest in the land	Public reserve (Logan Park)	Public reserve (Collimore Park)	Public reserve (Park unnamed)
Any agreements over the land	None known	None known	None known
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise	The site has a current value of $82 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately $165 psm following the reclassification and rezoning process.	The site has a current value of $12.77 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately $100 psm following the reclassification and rezoning process.	The site has a current value of $81.90 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately $165 psm following the reclassification and rezoning process.
The asset management objectives being pursued, the manner in which they will be achieved and the type of benefits the council wants, (how the council may or will benefit financially)	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.
Is there an agreement for the sale or lease of the land? If yes, what are the details of this agreement and, if relevant, when council intends to realise its asset	No	Yes, the land is to be sold to the adjoining landowner. This will be achieved through transfer by boundary adjustment. To be completed by registration of plan.	No
Other relevant matters	N/A	N/A	N/A

	13 **181 Elizabeth Drive, Liverpool**	**THIS SECTION LEFT BLANK INTENTIONALLY**	**THIS SECTION LEFT BLANK INTENTIONALLY**
Proposed zone	No change to zoning		
Council's proposed future use of the land	The amendment will allow Council to dispose of the land		
Site specific requirements	The amendment does not alter existing development standards		
The nature of council's interest in the land	Council owns the subject property. Classified: Operational land since 14 June 1994		
How and when the interest was first acquired	Transfer. Dated: 2 January 1969		
Why council acquired an interest in the land	Not stated in transfer document		
Any agreements over the land	None known		
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise	The site has a current value of $193.10 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately $275 psm following the reclassification and rezoning process.		
The asset management objectives being pursued, the manner in which they will be achieved and the type of benefits the council wants, (how the council may or will benefit financially)	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.		
Is there an agreement for the sale or lease of the land? If yes, what are the details of this agreement and, if relevant, when council intends to realise its asset	No		
Other relevant matters	N/A		