

Planning Proposal

Draft Liverpool Local Environmental Plan 2008 Amendment (Hammondville Park)

- **Rezone and reclassify part of Lot 10 DP 1162812 from RE1 Public Recreation to B6 Enterprise Corridor and RE2 Private Recreation**

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Background

Part of Hammondville Park on Heathcote Rd, Hammondville, has been identified by Council officers as having potential for the development of a retail or business use and potential recreational facility. In order to facilitate the potential development of the land, it is required to be rezoned and reclassified from 'community land' to 'operational land'. The land is legally defined as Lot 10, DP 1162812.

At its meeting dated 16 December 2014, Council resolved to:

"Agree to commence the process of reclassification of part Lot 10 DP 1162812, Heathcote Road, Hammondville, through an amendment to the Liverpool Local Environmental Plan 2008".

Council officers developed a basic master plan to identify alternate uses of the portion of Lot 10, DP 1162812, fronting Heathcote Road. This process has identified the most favourable outcomes to be retail and/or community uses. To facilitate such uses, portions of Lot 10 DP 1162812 and the adjoining road reserve would need to be rezoned to 'B6 Enterprise Corridor' and to 'RE2 Private Recreation' in the Liverpool Local Environmental Plan (LLEP) 2008.

This planning proposal has been drafted in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (the Act) and *A Guide to Preparing Planning Proposals* (NSW Planning and Infrastructure 2012).

Delegation of Plan Making Function to Council

Council is seeking an authorisation to make the plan for this planning proposal. Council's response to the evaluation criteria for the delegation of plan making function is provided below;

	Council Response	Department Assessment
	Y/N	Agree/Disagree
Is the planning proposal consistent with the Standard Instrument Order, 2006?	Y	
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y	
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y	
Does the planning proposal contain details related to proposed consultation?	Y	
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Director-General?	Y	
Does the planning proposal adequately address any consistency with all relevant S117 Planning Directions?	Y	
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y	
Minor Mapping Error Amendments		

Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	N	
Heritage LEPs		
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?	N	
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?	N	
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?	N	
Reclassifications		
Is there an associated spot rezoning with the reclassification?	Y	
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?	N	
Is the planning proposal proposed to rectify an anomaly in a classification?	N	
Will the planning proposal be consistent with an adopted POM or other strategy related to the site?	N	
Will the draft LEP discharge any interests in public land under section 30 of the <i>Local Government Act, 1993</i> ?	N	
If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the planning proposal?	Y	
Has the council identified that it will exhibit the planning proposal in accordance with the department's Practice Note (PN 09-003) <i>Classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land</i> ?	Y	
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?	Y	
Spot Rezonings		
Will the proposal result in a loss of development potential for the site (i.e. reduced FSR or building height) that is not supported by an endorsed strategy?	N	
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	N	
Will the planning proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N	
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?	N/A	

Does the planning proposal create an exception to a mapped development standard?	N	
Section 73A matters		
Does the proposed instrument a. correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?; b. address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?; or c. deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land? (NOTE – the Minister (or Delegate) will need to form an Opinion under section 73(A)(1)(c) of the Act in order for a matter in this category to proceed).	N	

Site identification

The planning proposal affects part of Lot 10 DP 1162812, Hammondville Park, Heathcote Road, Hammondville. Lot 10 has an area of 16.58 hectares. Approximately 2.9 hectares is proposed to be rezoned under this proposal.

The land is currently zoned RE1 Public Recreation under the LLEP 2008 and is partly occupied by car parking for the adjoining sports fields and the Moorebank Sports Club. The remainder is vacant land.

Part 1 - Objectives

The Liverpool Master Planning Steering Committee has identified the land as having potential for the development of a retail use fronting Heathcote Road and a possible recreational facility on land adjoining the Moorebank Sports Club.

The objective of this planning proposal is to facilitate future development of the site. The majority of the land, which is proposed to be rezoned, is currently occupied by car parking for the adjoining sports fields and the Moorebank Sports Club. It is likely that this use will continue across much of the site into the future, in order to satisfy the parking requirements for these facilities. However, there is potential to develop a portion of the site should the B6 zoning be applied to the land.

Revenue raised through the development of land fronting Heathcote Rd would aid in funding a potential recreation or community facility on the land which is proposed to be rezoned RE2 Private Recreation.

Part 2 - Explanation of provisions

Amendment applies to:	Explanation of provision
Land Use Zoning • LZN 015 • FSR 015 • HOB 015 • LSZ 015 • RPL 015	Rezone part of Lot 10 DP 1161812, Hammondville Park, Hammondville from RE1 Public Recreation to B6 Enterprise Corridor and RE2 Private Recreation. The following development standards will apply to land being rezoned RE2; • FSR – 1.0 • HOB – 15m • LSZ – 10,000sqm The following development standards will apply to land being zoned B6; • FSR – 1.0 • HOB – 15m • LSZ – 2,000sqm

The Liverpool Master Planning Steering Committee have identified the subject land as having the potential for redevelopment for a potential recreational facility on the land adjoining the existing sports club and a business use fronting Heathcote, such as a service station or small grocery store. The proposed zoning would facilitate the development of the land for these purposes.

The development standards which are to apply to the RE2 zoned land are consistent with those applying to the adjoining RE2 zoned land and will ensure that the site can be developed for its envisaged purpose.

The development standards which are proposed to apply to the B6 zoned land are also consistent with the adjoining RE2 land in terms of 'floor space ratio (FSR) and height of buildings (HOB). The proposed minimum lot size for the land is consistent with other B6 zoned land within the Liverpool Local Government Area (LGA).

Part 3 - Justification

A. Need for the Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not the result of any strategic study or report. The site has been identified by the Liverpool Master Planning Steering Committee as having potential for a higher and better use than its current use as car parking and vacant land.

B. Relationship to Strategic Planning Framework

2. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

A Plan for Growing Sydney

The planning proposal is generally consistent with the Sydney Metropolitan Strategy. A majority of the amendments proposed are administrative and seek to ensure the LLEP 2008 remains accurate and current.

Direction 1.4: Transform the productivity of Western Sydney through growth and investment

One of the key directions of Sydney's metropolitan strategies relates to the need to facilitate growth and investment in Western Sydney. The subject land has been identified surplus land is currently vacant and/or utilised for car parking for the adjoining recreational facilities. The proposed reclassification and rezoning would permit a greater range of uses for the land.

It is envisaged that the land which is proposed to be rezoned to RE2 will facilitate a potential recreational or community facility and the B6 land will largely continue to be utilised for car parking to satisfy the demand for the adjoining facilities, with a small portion to the south east having the potential to accommodate a business use, such as a service station.

While it is envisaged that the majority of the land which is proposed to be rezoned B6 will continue to be utilised for car parking, it does allow Council greater ability to explore other potential employment generating uses of the land in the future.

South West Draft Subregional Strategy

The Draft South West Subregional Strategy is the strategic land use planning framework to guide the sustainable growth of South West Sydney over the next 25 years.

It translates priorities of the Sydney Metropolitan Strategy to the local level. According to the Strategy, South West Sydney will experience growth in the vicinity of some 155,000 new dwellings over the next 19 years.

The following actions relate specifically to the proposal;

A1.1 Provide a framework for accommodating jobs across the subregion

The proposed rezoning will facilitate a future community, entertainment or recreational facility and a roadside convenience use. The potential development of the land will lead to job creation in a highly accessible location, close to public transport infrastructure.

It is noted that the majority of the land being rezoned B6 Enterprise Corridor will continue to be used for car parking to accommodate the demand generated by the adjoin land uses, however the zoning could potentially facilitate the development of the land for commercial or retail uses in the future, should an alternate car parking solution be pursued at any point in the future.

B3.4 Concentrate retail activity in centres, business development zones and enterprise corridors

The proposed rezoning will create an enterprise corridor adjoining Heathcote Road, one of South-West Sydney's key major arterial roads. While it is not envisaged that the land will be extensively developed in the short to medium term, the zoning will enable such development to occur in the future, should council see fit to pursue development of the land.

3. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Growing Liverpool 2023 identifies social and community priorities for Liverpool and proposes strategies that work towards and sustain a better quality of life and increased prosperity within the community. The Strategy focuses on seven future directions. These areas have been developed to build on the work undertaken in the previous community strategic plan.

Growing Liverpool 2023 has been developed as a result of intensive and ongoing community consultation with various stakeholders, including local residents, businesses and government representatives.

The planning proposal is consistent with Council's Community Strategic Plan, Growing Liverpool 2023.

Vibrant Prosperous City

One of Council's key strategic directions is to promote a vibrant prosperous city, with objectives outline to achieve this goal including to attract investment and job creation within the LGA and to encourage business to grow and innovate.

The proposed rezoning will potentially facilitate job creation through the establishment of an enterprise corridor and also through enabling the potential development of a recreational facility on the RE2 zoned land.

Healthy Inclusive City

This planning proposal aligns with Council's objective of achieving a healthy, inclusive city which provides a range of services, programs and facilities and promotes an active community. The proposed RE2 zone which applies to part of the subject land will facilitate a potential recreational or community facility in an accessible location and will complement the existing sporting and recreation facilities on the adjoining land.

4. Is the planning proposal consistent with the applicable state environmental planning policies?

The planning proposal is not inconsistent with any state environmental planning policy.

5. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Various Section 117 Ministerial Directions apply to this planning proposal. These are discussed below:

S.117 Direction No. and Title	Contents of S.117 Direction	Planning Proposal	Comply
1.1 - Business and Industrial Zones	The objective of this direction is to encourage employment growth in suitable locations, protect employment land in business and industrial zones and support the viability of identified strategic	The planning proposal is consistent with the objectives of the direction in that it encourages employment growth in a suitable location; it bears no impact on employment land in existing business and industrial zones of the viability of any identified strategic centre. The land is strategically located	Yes

S.117 Direction No. and Title	Contents of S.117 Direction	Planning Proposal	Comply
	centres.	adjacent to Heathcote Rd, a major Sydney arterial road. While it is not envisaged that the land being rezoned B6 will facilitate any extensive development in the short term, it does allow for greater potential of the land for employment uses.	
2.1 - Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas	Land identified for environmental protection by the LLEP 2008 and located to the south-east of the subject land has been specifically excluded from the planning proposal.	Yes
3.4 - Integrating land use and transport	Planning Proposal must be consistent with DUAP publications <i>"Improving Transport Choice"</i> and <i>"The Right Place for Business and Services"</i> .	The proposal will create an enterprise corridor adjacent to Heathcote Rd, a major arterial road, and within walking distance of public transport (approximately 650 metres from Holsworthy Station). The proposal will enable the potential co-location of recreational uses and roadside commercial/retail uses. Any potential future use of the B6 land would most likely service passing traffic and the future use of RE2 land would be likely to complement the existing use of the adjoining recreational land.	Yes
4.1 – Acid Sulfate Soils	The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines when preparing a planning proposal A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulphate soils	While the planning proposal will allow for the intensification of land uses on land identified as having the potential for acid sulphate soils, it is considered that the risk to the environment is relatively minor given that the land is identified as probable acid sulphate soils Class 5, the least sensitive of the classes. Council has adopted the model clause which stipulates that any works on land identified as having Class 5 acid sulphate soils within 500m of adjacent Class 1-4 land below 5m AHD by which the water table is likely to be lowered below 1m AHD on the adjacent Class 1-4 land require consent. It is highly unlikely that the envisaged future development of the land will result in such an impact. Nevertheless, this is a matter which can be considered as part of any future development application proposing works on the land.	No, inconsistency is of minor significance.
4.3 - Flood Prone Land	This direction aims to ensure that LEPs consider potential flood impacts.	The south-eastern corner of the land is identified as being within the flood planning area. This represents only a small portion of the land which is proposed to be rezoned. It is unlikely	No, inconsistency is of minor significance.

S.117 Direction No. and Title	Contents of S.117 Direction	Planning Proposal	Comply
	A planning authority must not rezone land within the flood planning area from a recreational zone to a business zone.	to result in any adverse impacts should the land be developed in the future, because there is adequate potential land to provide compensatory storage. There are no immediate plans to develop the land and the likely nature of any future development is unknown at this time. Council will ensure that the future development of the land is consistent with the principles of the <i>Floodplain Development Manual 2005</i> and the relevant provisions of the LLEP 2008 and LDCP 2008.	
4.4 – Planning for Bushfire Protection	This direction aims to protect life, property and the environment from bush fire hazards, and to encourage sound management of bush fire prone areas. The direction requires that a Council shall consult with the Commissioner of the NSW Rural Fire Service during the preparation of the draft LEP, and take into account any comments made. It also requires that the draft local environmental plan shall have regard to Planning for Bushfire Protection 2006, and introduce controls that avoid placing inappropriate developments in hazardous areas.	Part of the land is identified as being 'Vegetation Buffer' on Council's Bushfire Prone Land Map. Council recommends that the planning proposal be referred to the NSW Rural Fire Service for comment. The requirements of <i>Planning for Bushfire Protection 2006</i> will be complied with as part of any future development of the land.	Yes
6.1 – Approval and Referral Requirements	The objective of this direction is to ensure the efficient and appropriate assessment of development	The planning proposal does not contain provisions which require concurrence, consultation or referral to any minister or public authority and does not identify development as designated development	Yes
6.2 – Reserving Land for Public Purposes	The aim of this objective is to facilitate the removal of reservations of land for public purposes where the land is no longer required for	The planning proposal proposes to reduce the existing zoning of land for public recreation purposes. Council is therefore seeking the concurrence of the Secretary of the Department of Planning & Environment (or an officer of the Department nominated by the Secretary)	Yes

S.117 Direction No. and Title	Contents of S.117 Direction	Planning Proposal	Comply
	acquisition.		
7.1 – Implementation of A Plan for Growing Sydney	Planning proposals shall be consistent with the NSW Government's A Plan for Growing Sydney published in December 2014.	The planning proposal is consistent with the overall intent of the Plan and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.	Yes

C. Environmental, Social and Economic Impact

6. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The land to which the planning proposal relates is cleared land which is either vacant or utilised for car parking. The planning proposal will not adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats.

7. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal is unlikely to result in any negative environmental effects.

8. How has the planning proposal adequately addressed any social and economic effects?

The planning proposal will result in positive social and economic impacts. The RE2 zoning will facilitate a potential future recreational facility and/or community use and the B6 zone will facilitate a potential future roadside retail/convenience use. The development which would be facilitated by the planning proposal will create jobs in a highly accessible location and provide for enhanced recreational opportunities within the Liverpool LGA.

D. State and Commonwealth Interests

9. Is there adequate public infrastructure for the planning proposal?

Essential services are in place to service any future development of the land and the site is well located in close proximity to public transport infrastructure. Development which could be facilitated by the proposed rezoning of the land will not generate any significant demand for additional infrastructure.

10. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

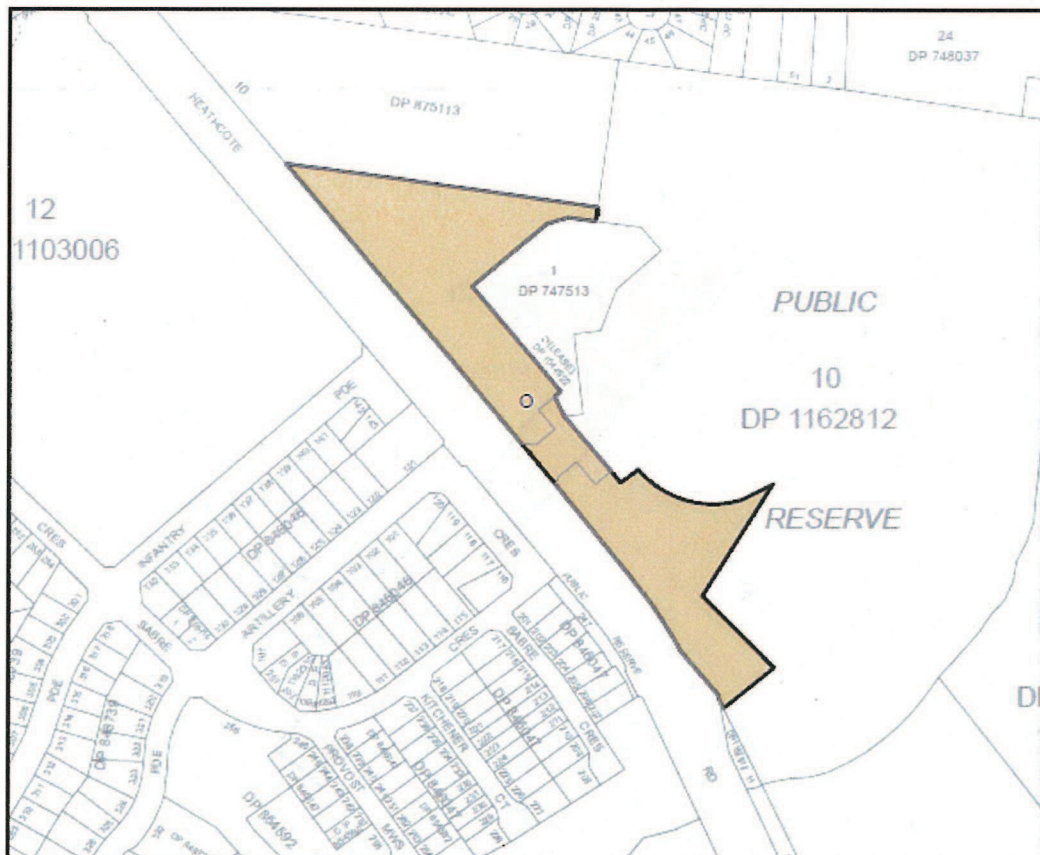
Pursuant to section 56(2)(d) of the EP&A Act 1979, the Gateway determination is to state any consultation required with State or Commonwealth public authorities that will or may be adversely affected by the proposed instrument. It is recommended that the following public authorities be consulted as part of the exhibition of the planning proposal;

- Sutherland Shire Council

- New South Wales Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)
- Roads and Maritime Services

Part 4 – Mapping





Maximum Building Height (m)



15

Subject land shown edged thus



SCALE :- 1 : 4000

LOCALITY :- HAMMONDVILLE

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

CITY OF LIVERPOOL

Liverpool Local Environmental Plan, 2008.

(Draft Amendment No.54)

Height of Buildings Map (HOB)

Map 2

DRAWN BY :- F N DE ROOY DATE: 25/6/2015

PLANNING OFFICER: TAYLAR VERNON

COUNCIL FILE No. 2015/1493

DEPARTMENT FILE No.

GOVERNMENT GAZETTE No.
DATE

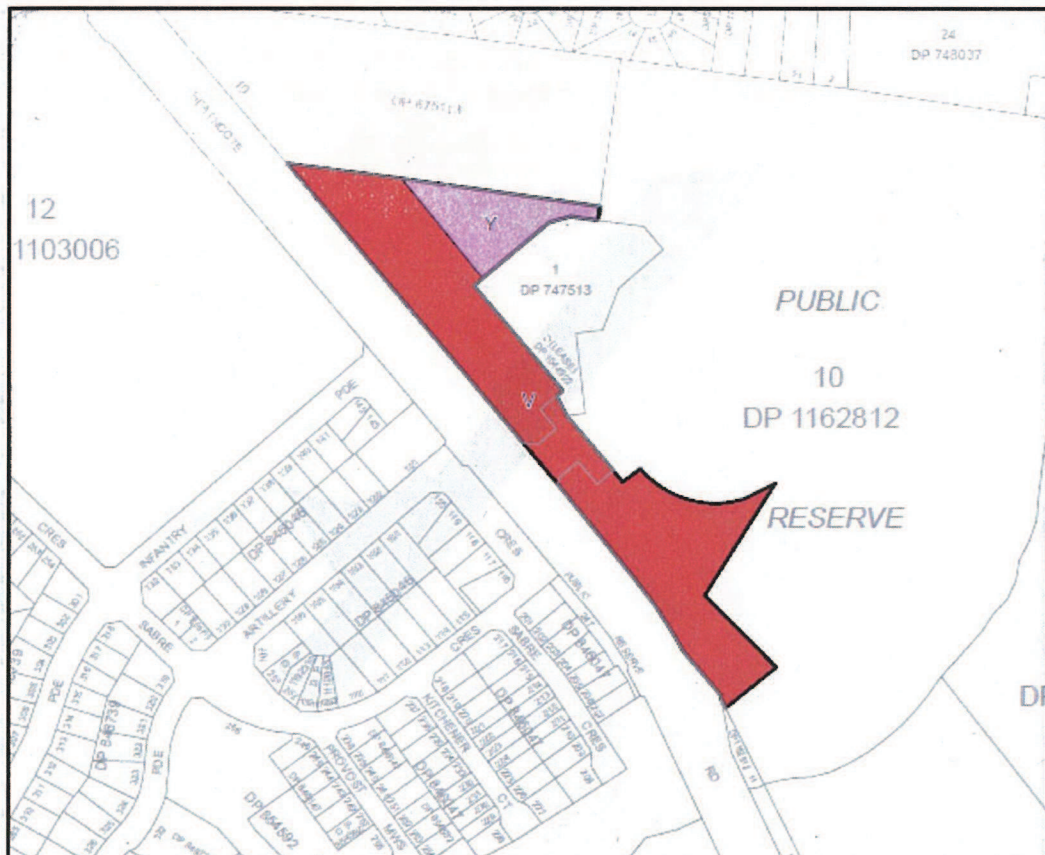
STATEMENT OF RELATIONSHIP WITH OTHER PLANS:-

AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008

CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL
PLANNING AND ASSESSMENT
ACT 1979 AND REGULATION.

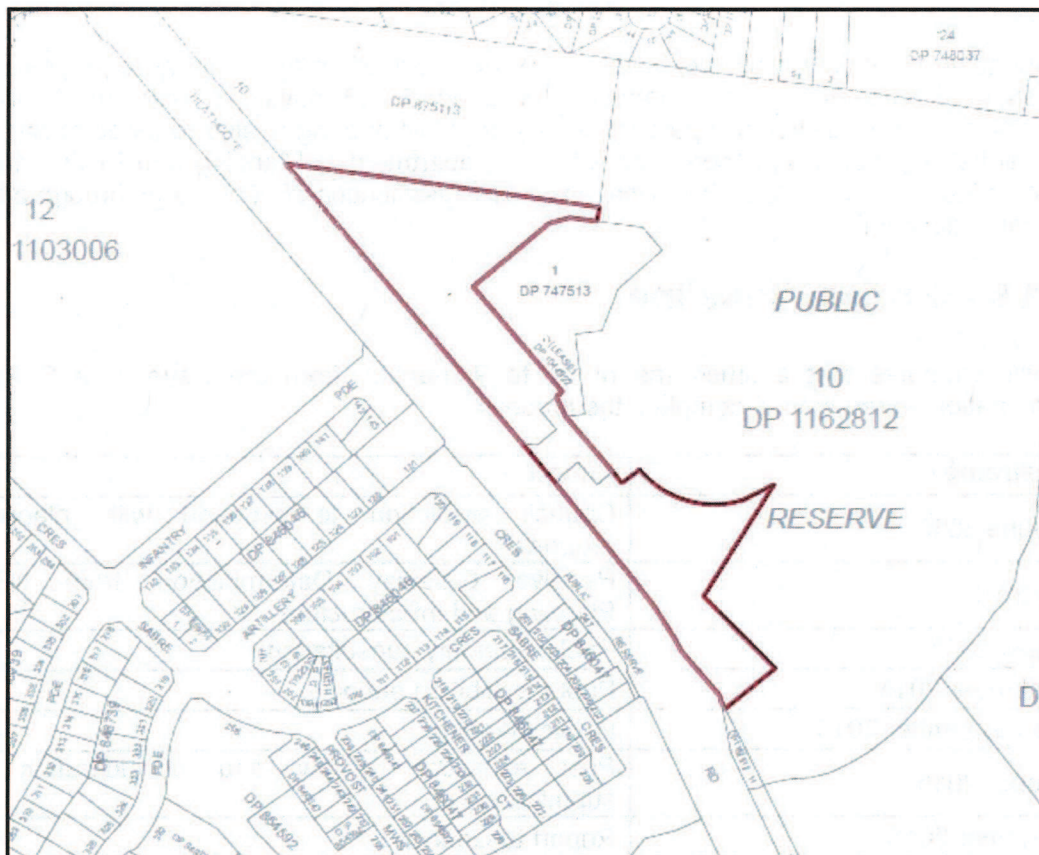
CHIEF EXECUTIVE OFFICER

DATE



Minimum Lot Size (sq m) V 2000 Y 10000 Subject land shown edged thus SCALE :- 1 : 4000 LOCALITY :- HAMMONDVILLE	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.54) Lot Size Map (LSZ) Map 3	
DRAWN BY :- F N DE ROOY DATE: 25/6/2015 PLANNING OFFICER: TAYLAR VERNON COUNCIL FILE No. 2015/1493	STATEMENT OF RELATIONSHIP WITH OTHER PLANS:- AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
DEPARTMENT FILE No. GOVERNMENT GAZETTE No. DATE	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. CHIEF EXECUTIVE OFFICER DATE





Land Reclassification (Part Lots)



Operational Land

Subject land shown edged thus



SCALE :- 1 : 4000

LOCALITY :- HAMMONDVILLE

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

CITY OF LIVERPOOL

Liverpool Local Environmental Plan, 2008.

(Draft Amendment No.54)

Land Reclassification (Part Lots) Map (RPL) Map 5

DRAWN BY :- F N DE ROOY DATE: 25/6/2015

PLANNING OFFICER: TAYLAR VERNON

COUNCIL FILE No. 2015/1493

DEPARTMENT FILE No.

GOVERNMENT GAZETTE No.
DATE

STATEMENT OF RELATIONSHIP WITH OTHER PLANS:-

AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008

CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL
PLANNING AND ASSESSMENT
ACT 1979 AND REGULATION.

CHIEF EXECUTIVE OFFICER

DATE

Part 5 - Community Consultation

It is suggested that community consultation, involving exhibition of the planning proposal and supporting documentation, is undertaken for a period 28 days. As community land is proposed to be reclassified to operational land, a public hearing is also required to be held. This will be undertaken in accordance with the Department of Planning and Environment's LEP practice note PN09CO3 'Classification and reclassification of public land through a local environmental plan'.

Part 6 – Project Timeline

Council estimates that a timeframe of up to 9 months, from the issue of a Gateway determination, is required to complete the process.

Timeframe	Action
17 June 2015	Council resolution to proceed with planning proposal
July 2015	Receive Gateway Determination from NSW Planning and Infrastructure
August 2015	Public authority consultation
September 2015	Public exhibition period
Late September 2015	Public Hearing
October 2015	Post exhibition review and consideration of submissions
November 2015	Report to Council
Early December 2015	Anticipated date of submission to NSW Planning and Infrastructure to finalise the LEP
Early 2016	Anticipated notification of amended LEP

Attachment 1 – Best Practice Guidelines (Council Properties)

Part of Lot 10 DP 1162812, known as Hammondville Park, Hammondville, is proposed to be reclassified from 'community' to 'operational' land. As part of an amendment to the LLEP 2008 and the supporting planning proposal, Council must provide a statement that addresses site specific requirements for public land. This statement has been prepared in accordance with "*Classification and reclassification of public land through a local environmental plan*" (PN 09-003).

The land is currently owned by Council. The proposal seeks to amend Part 1 of Schedule 4 of the Liverpool Local Environmental Plan 2008 to include part of Lot 10, DP 1162812. Public exhibition of the amendment to the instrument will also be undertaken in accordance with the requirements stipulated in the practice note.

The land has been determined to be surplus to Council and community needs. Council is reclassifying the land to remove restrictions imposed by the community classification. Council will hold the land as an asset until such a time as it sees fit to either dispose of part of the land, or enter into a lease over the land with a private operator.

The changes resulting from the reclassification, such as the proposed future use of the land, proposed future zoning, site specific requirements, anticipated physical or operational changes (in addition to other requirements stipulated under the Practice Note) are addressed in the table on the following pages.

	Part of Lot 10 DP 1162812, Part of Hammondville Park, Heathcote Road, Hammondville
Proposed zone	Rezone part of the Heathcote Road reserve and part of Hammondville Park from RE1 Public Recreation to B6 Enterprise Corridor and RE2 Private Recreation.
Council's proposed future use of the land	The land will be held as an asset temporarily and Council may seek to either dispose of part the land, or enter into a lease over the land in the future. It is envisaged that much of the land will be retained as car parking for the adjoining recreational facilities.
Site Specific Requirements	It is not proposed to create any site specific provisions dictating the future development of the land. Council's LEP maps will be amended to apply controls on height, minimum lot size, and floor space ratio consistent with adjoining land.
The nature of council's interest in the land	Council is the owner of the land. The land is currently classified as Community Land in accordance with the relevant provisions of the <i>Local Government Act 1993</i> and the <i>Environmental Planning and Assessment Act 1979</i> .
How and when the interest was first acquired	The exact history of Council's interest in the land is unclear. The land is former Crown Land, which was vested in Council prior to 1979. The land was not acquired through funds raised by Council under section 94 of the Environmental Planning and Assessment Act 1979 or any condition imposed on development pursuant to this section.
Why council acquired an interest in the land	It is understood that the land is former Crown Land which was dedicated to Council for use as public open space.
Any agreements over the land	There are no agreements over the land at this time.
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise.	The magnitude of any financial gain to Council that would result from the reclassification of the land is not known at this time. There has been no agreement made to either sell the land, or enter into a lease over the land. It is envisaged that Council will seek to reach an agreement at some point in the future to either dispose of, or enter into a lease over the land for financial gain.
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 the subject land, Council can dispose of the underutilised land, which will provide opportunities for other development. The finances generated by this process will go into a property development reserve.
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	There have been no agreements made for the sale or lease of the land at this time.

realise its assets.	
Other relevant matters	No restrictions on the title of the land stipulate that the land is to be held in reserve. Accordingly, no interests will change and this property will be placed in Schedule 4 Part 1 of the Liverpool Local Environmental Plan 2008.

Attachment 2 – Reclassification of Public Land: Certificates of Title

Note: No certificate has yet been issued following acquisition of part of the land by the Former Roads and Traffic Authority. Title search is attached.

Title Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

POLIO: 10/1162812

SEARCH DATE	TIME	EDITION NO	DATE
5/6/2015	8:42 AM		

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 10 IN DEPOSITED PLAN 1162812
AT HAMMONDVILLE
LOCAL GOVERNMENT AREA LIVERPOOL
PARISH OF HEATHCOTE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1162812

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF LIVERPOOL

SECOND SCHEDULE (2 NOTIFICATIONS)

- * 1 EASEMENT(S) APPURTENANT TO THE LAND ABOVE DESCRIBED CREATED BY:
 - * V610445 -RIGHT OF CARRIAGEWAY AFFECTING THE LAND SHOWN AS "EASEMENT FOR ACCRES" IN DP262661
 - * V610445 -TO DRAIN SEWAGE AFFECTING THE LAND SHOWN AS "PROPOSED EASEMENT FOR SEWER" IN DP262661
- * 2 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM CREATED BY:
 - * DP747513 -TRANSMISSION LINE 7.5 WIDE
 - * DP747513 -TRANSMISSION LINE VARIABLE WIDTH

NOTATIONS

CERTIFICATE OF TITLE NOT ISSUED. LODGED DEALINGS MUST BE ACCOMPANIED BY PRIOR CERTIFICATE OF TITLE 2/747513 EDITION 1
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

AK

PRINTED ON 5/6/2015

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.