

ITEM NO: DPG 04
FILE NO: 137604.2015
SUBJECT: Draft Liverpool Local Environmental Plan 2008 - Rezoning and
Reclassification of Part of Hammondville Park, Hammondville

RECOMMENDATION

That Council:

1. Endorses the attached draft planning proposal and authorises Council officers to forward a copy to the Department of Planning and Environment seeking a Gateway determination
2. Agrees that subject to Gateway approval, public authority consultation and public exhibition proceed in accordance with the determination
3. Notes that the outcomes of public authority consultation and public exhibition will be reports to a future meeting of Council.

COUNCIL DECISION

Motion: **Moved: Mayor Mannoun** **Seconded: Clr Balloot**

That the recommendation be adopted.

Vote for:

Mayor Mannoun
Clr Balloot
Clr Hadchiti
Clr Hadid
Clr Harle
Clr Mamone
Clr Ristevski

Vote against:

Clr Karnib
Clr Shelton
Clr Stanley
Clr Waller

DPG 04

**Draft Liverpool Local Environmental Plan 2008 -
Rezoning and Reclassification of Part of
Hammondville Park, Hammondville**

Strategic Direction	Healthy Inclusive City Plan, support and deliver high quality and accessible services, program and facilities
Key Policy	Recreation Strategy
File Ref	137604.2015
Report By	Taylor Vernon - Strategic Planner
Approved By	Toni Averay - Director Planning & Growth

EXECUTIVE SUMMARY

It is proposed to rezone part of Lot 10, DP 1162812, known as Hammondville Park, Hammondville, from RE1 Public Recreation to RE2 Private Recreation and B6 Enterprise corridor. The rezoning will facilitate potential development outcomes for the land, including a potential roadside convenience use and a potential recreation or community use. The land is also proposed to be reclassified from 'community' to 'operational' land, pursuant to section 30 of the *Local Government Act 1993*.

The attached draft planning proposal outlines Council's intent and provides justification for the reclassification and rezoning. It is recommended that Council endorse the draft planning proposal and forward the relevant documentation to the Department of Planning & Environment seeking a Gateway determination.

RECOMMENDATION

That Council:

1. Endorses the attached draft planning proposal and authorises Council officers to forward a copy to the Department of Planning and Environment seeking a Gateway determination
2. Agrees that subject to Gateway approval, public authority consultation and public exhibition proceed in accordance with the determination
3. Notes that the outcomes of public authority consultation and public exhibition will be reports to a future meeting of Council.

REPORT

Background

It is proposed to rezone part of Lot 10, DP 1162812, known as Hammondville Park, Hammondville, from RE1 Public Recreation to RE2 Private Recreation and B6 Enterprise corridor to facilitate potential development outcomes for the land.

The land is currently either vacant, or utilised for car parking to service the adjoining recreational facilities. The Liverpool Master Planning Steering Committee identified that the land is appropriate for a higher and better use, given its location adjacent to Heathcote Road, a major arterial road.

On 16 December 2014, Council resolved (inter alia) to commence the process of reclassifying the land from 'community' to 'operational' through an amendment to the Liverpool local Environmental Plan (LLEP) 2008; and on 24 March 2015, Council resolved the following;

That Council:

1. *Agrees to commence the process to rezone part Lot 10 DP 1162812, Heathcote Road, Hammondville, to RE2 Private Recreation and B6 Enterprise Corridor as outlined in the confidential attachment, through an amendment to the Liverpool Local Environmental Plan 2008; and*
2. *Receives a further report following the public exhibition process with a recommendation as to proceeding with the rezoning.*

The attached draft planning proposal details Council's intent to reclassify and rezone the land and provides justification for undertaking this process. It is recommended that Council endorse the draft planning proposal and forward the relevant documentation to the Department of Planning & Environment seeking a Gateway determination.

Site Identification

The planning proposal affects part of Lot 10 DP 1162812, Hammondville Park, Hammondville. Lot 10 has an area of 16.58 hectares. It is proposed to rezone 2.9 hectares under this proposal.

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

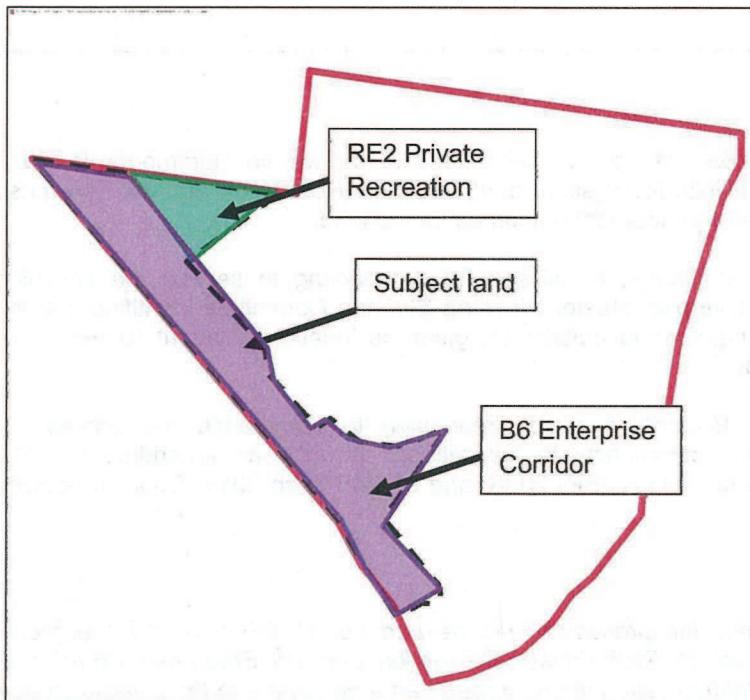


Figure 1: Aerial Photograph and proposed zoning of Lot 10 DP 1161812

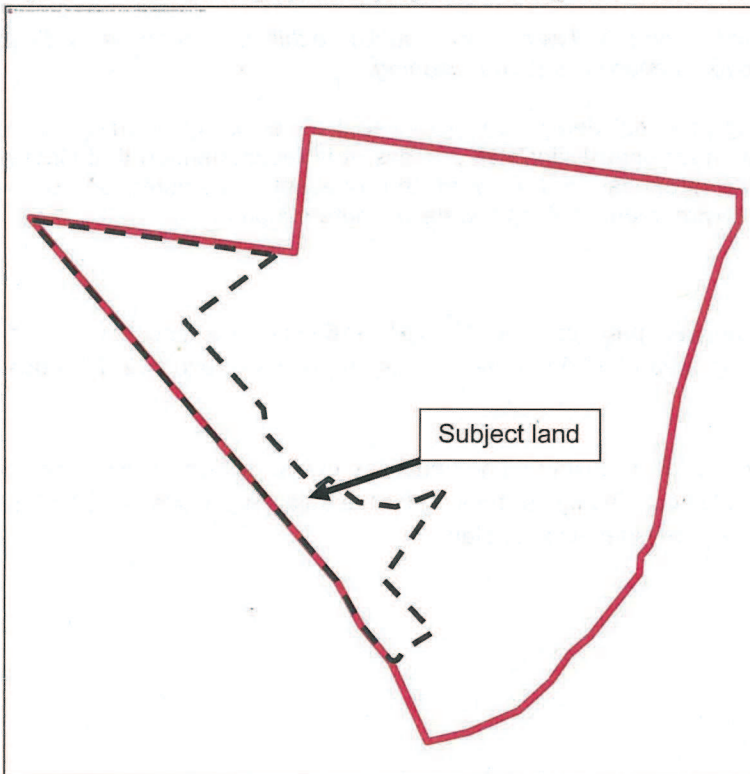


Figure 2: Current LLEP 2008 Zoning Map of Lot 10 DP 1161812

Objectives

The intent of the planning proposal is to facilitate the potential development of part of the proposed B6 land for roadside convenience use, and the land adjoining the sports club for a potential future recreational or community use. The majority of the land which is proposed to be rezoned will remain in Council ownership and continue to be utilised for car parking to service the adjoining facilities.

Reclassification

It is proposed to reclassify the land from 'community' to 'operational' in accordance with Division 1 of Chapter 6 of the *Local Government Act 1993*. 'Community' land is generally open to the public, for example, parks, reserves or sports grounds. 'Operational' land may be used for other purposes, in this instance to be held by council as a temporary asset.

In accordance with section 29 of the *Local Government Act 1993* and section 57 of the *Environmental Planning and Assessment Act 1979*, Council must arrange a public hearing to discuss its intent to reclassify the land. The public hearing will be held after the public agency consultation and public exhibition of the planning proposal. The outcomes of each of these processes will be reported to Council at a future meeting.

Conclusion

It is recommended that Council endorse the attached planning proposal which seeks to rezone and reclassify part of Lot 10, DP 1161812, known as Hammondville Park, to facilitate potential development outcomes for the land. Once Council has endorsed the proposal, Council officers will forward a copy to the Department of Planning & Environment seeking a Gateway determination.

Following the determination, Council officers will proceed with gathering any additional information required by the Department and proceed with the consultation process. The outcomes of the consultation process will be reported to Council at a future meeting.

CONSIDERATIONS

Economic and Financial	Facilitate economic development.
Environmental and Sustainability	There are no environmental and sustainability considerations.
Social and Cultural	Deliver high quality services for children and their families.

Civic Leadership and Governance	Undertake communication practices with the community and stakeholders across a range of media. Provide information about Council's services, roles and decision making processes. Operate a well developed governance system that demonstrates accountability, transparency and ethical conduct.
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ATTACHMENTS

1. Draft Planning Proposal LLEP 2008 Amendment Hammondville Park