



LH/Ms Lynda Hirst
RZ/7/2014

2 September 2014

Mr David Rowland
General Manager
Hunter & Central Coast Region
Department of Planning and Environment
PO Box 1148
GOSFORD NSW 2250



Dear David

WYONG LEP 2013 – RZ/7/2014 – RECLASSIFICATION OF COMMUNITY LAND

At its meeting held on 14 May 2014, Council resolved to endorse its *Property Strategy* for immediate implementation. The *Property Strategy* was prepared to assist Council to manage its property portfolio effectively to ensure current and future community and operational needs, and commercial objectives, are met. The Strategy also seeks to ensure asset use is optimised to reduce cost and improve efficiency.

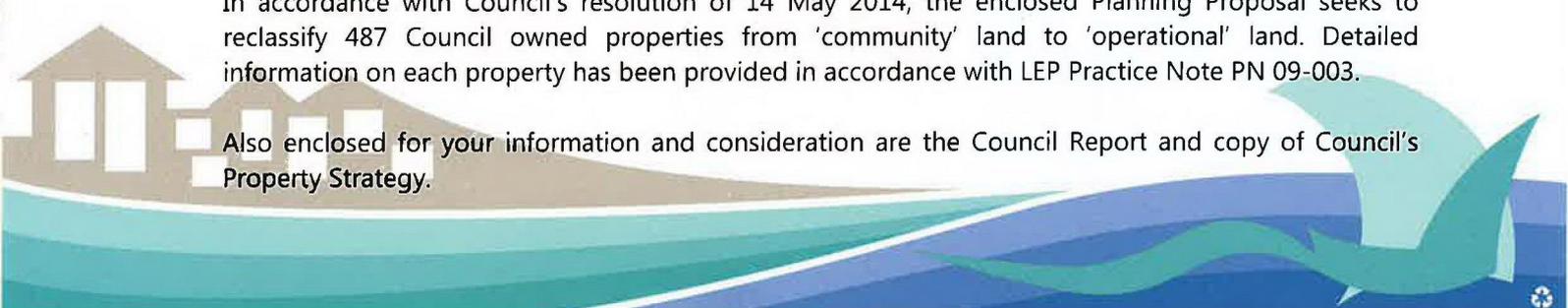
One of the recommendations of the Property Strategy was to classify all of Council's landholdings as 'operational' lands, to provide greater flexibility in the management and use of Council's property portfolio. The legislative requirements set down for the administration of community lands are onerous, restrictive and result in additional cost and resource burden for Council. This additional cost does not translate into improved community or service delivery outcomes but rather curtails Council's capacity to manage lands efficiently.

Under Council's Property Strategy, the identification of current and future recreational, community and open space areas will be based on an assessment of asset utilisation, demographics, cost and appropriateness rather than the historic classification. It is important to note that the reclassification of community land into operational land will not impact on the utility of public, recreational and open space areas. Council has not identified any of these properties for disposal at this stage.

A Planning Proposal has been prepared in accordance with the requirements of s55 of the Environmental Planning and Assessment Act (the Act) and the Department of Planning's *Guide to Preparing Planning Proposals*. In accordance with s56 of the Act, the Planning Proposal is enclosed for consideration by the Regional Department of Planning and Environment Office, the LEP Review Panel, and the Gateway.

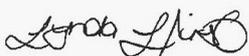
In accordance with Council's resolution of 14 May 2014, the enclosed Planning Proposal seeks to reclassify 487 Council owned properties from 'community' land to 'operational' land. Detailed information on each property has been provided in accordance with LEP Practice Note PN 09-003.

Also enclosed for your information and consideration are the Council Report and copy of Council's Property Strategy.



If you require any further information regarding the above, please contact me on (02) 4350 5774 or by email lynda.hirst@wyong.nsw.gov.au.

Yours faithfully



Lynda Hirst
Senior Strategic Planner
PROPERTY DEVELOPMENT

Enclosures:

- 1 Planning Proposal – RZ/7/2014 – Stage 2 Land Reclassification
- 2 Wyong Shire Council Ordinary Meeting of 14 May 2014 Report
- 3 Property Strategy
- 4 Property Summary Sheets
- 5 Draft WLEP Schedule 4 – Classification and reclassification of public land