

# PROPOSED RECATEGORISATION OF PARTS OF HAMMONDVILLE PARK

## PUBLIC HEARING AND SUBMISSIONS REPORT

FINAL

26 FEBRUARY 2024



LIVERPOOL CITY COUNCIL

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Parkland Planners

ABN: 33 114 513 647

PO Box 41  
FRESHWATER NSW 2096

mob: 0411 191 866

[sandy@parklandplanners.com.au](mailto:sandy@parklandplanners.com.au)

[www.parklandplanners.com.au](http://www.parklandplanners.com.au)

**DIRECTOR: Sandy Hoy**

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# 1 INTRODUCTION

## 1.1 Purpose of this report

The purpose of this report is to convey to Liverpool City Council ('Council') the submissions made in relation to a public hearing held on Monday 11 December 2023 regarding the proposed recategorisation of parts of Hammondville Park.

This report has been prepared under Section 40A of the *Local Government Act 1993*.

## 1.2 Land covered by this report

The extent of Hammondville Park in Moorebank is shown in Figure 1.

Figure 1 Hammondville Park



## 1.3 Background to the public hearing

Hammondville Park comprises community land owned by Liverpool City Council. Community land is required to be categorised under the *Local Government Act 1993*.

Liverpool City Council proposes to recategorise parts of Hammondville Park as Sports-ground, Park, General Community Use, Natural Area-Watercourse and Natural Area-Wetland which is consistent with the planned upgrades and improvements to Hammondville Park, the guidelines for categorisation of community land in the *Local Government (General) Regulation 2021*, and the core objectives for each category in the Local Government Act.

Community land is also required to be subject to a Plan of Management prepared under the Local Government Act. A Draft Plan of Management has been prepared for Hammondville Park which was on public exhibition for comment until Tuesday 16 January 2024.

A public hearing is required under Section 40A of the *Local Government Act 1993* ('the Act') to receive submissions about proposed categorisation of community land. Under the Act the public hearing must be chaired by an independent facilitator.

## 1.4 This report

The remainder of this report presents the relevant requirements of the *Local Government Act 1993* regarding Plans of Management and categorisation of community land, and submissions regarding the proposed recategorisation of parts of Hammondville Park.

The submissions comprise verbal submissions made at the public hearing held on Monday 11 December 2023 and online submissions received by Council between Tuesday 28 November 2023 and Tuesday 16 January 2024.

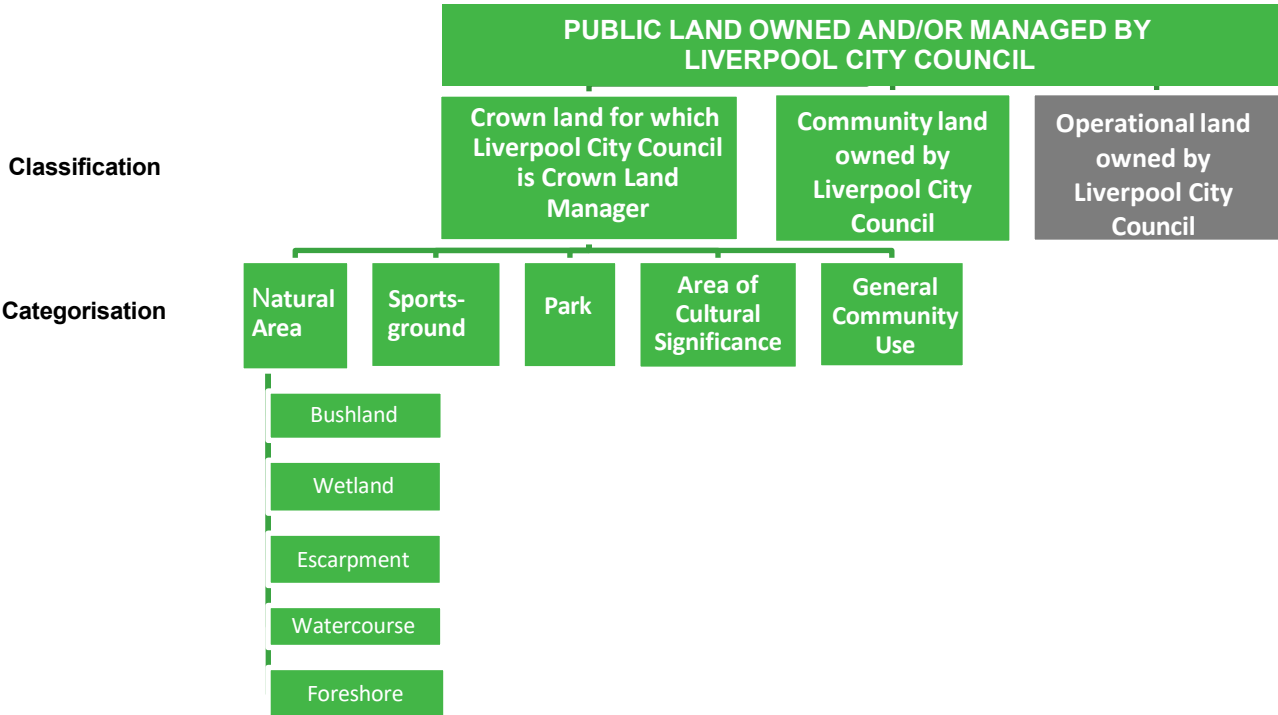
# 2 PLANNING CONTEXT

## 2.1 What is community land?

The *Local Government Act 1993* sets out a range of requirements for the management of public land that Liverpool City Council is legally bound to adhere to.

Section 26 of the *Local Government Act 1993* requires that all public land owned by Council must be classified as "community" or "operational" land. Hammondville Park comprises community land owned by Liverpool City Council.

Figure 2 Classification and categorisation of community land



Community land is intended to be managed for use by the community for purposes including environmental protection, recreational, cultural, social and educational activities. Community land may only be leased or licensed for up to 21 years without the Minister’s consent or up to 30 years with the Minister’s consent, it cannot be sold, and its use is restricted to the above purposes.

Conversely, operational land is land that can be used for any purposes deemed fit by Council, may be used for commercial purposes, be leased for a longer period of time, and can be sold.

## 2.2 What are the categories of community land?

The *Local Government Act 1993* requires that all land owned by the Council which is classified as community land be categorised.

As shown in Figure 2, community land may be categorised as one or more of the following under Section 36(4):

- Natural Area.
- Sportsground.
- Park.
- Area of Cultural Significance.
- General Community Use.

Land that is categorised as a Natural Area is to be further categorised as one or more of the following under Section 36(5) of the Act:

- Bushland.
- Wetland.
- Escarpment.
- Watercourse.
- Foreshore.
- A category prescribed by the regulations.

## 2.3 What are the guidelines for categorising community land?

Guidelines for categorising community land as a particular category are in Clauses 102 to 111 of the *Local Government (General) Regulation 2021*.

The Department of Local Government's revised *Practice Note on Public Land Management* (Department of Local Government, 2000) made general recommendations on the guidelines for categorising Community land. The *Practice Note* stated:

*“Council must have regard to the guidelines in determining a category (cl.9) but are not required to adopt any category merely because the land fits the description in the guidelines. Council should look at all the circumstances of the land in making a decision as to categorisation. For example, a piece of land may seem to satisfy the guidelines for more than one category. Council has a discretion in this case to look at the land in context, taking into account all relevant material before determining a category. It is important that Council be able to justify a decision.”*

*Also, Council may have a piece of Community land, parts of which may be best managed as different categories, for example a piece of land with remnant bushland in one part and children's play equipment in another. Council is able to categorise land as part 'Natural Area – Bushland' and part 'Park'. It is strongly recommended that the land in each category not overlap. Overlapping categories may cause conflict in management objectives and will create confusion in the minds of Council staff and the community.”*

## 2.4 Core objectives for managing community land

Each category and sub-category of community land has core objectives that apply to it under the *Local Government Act 1993*. The core objectives outline the approach to management of the land covered by the particular category. The core objectives for each category of community land are set out in Sections 36E to 36N of the *Local Government Act 1993*.



## 2.5 Guidelines and core objectives for proposed categories for Hammondville Park

The guidelines and core objectives for the proposed Sportsground, Park, General Community Use, Natural Area-Watercourse and Natural Area-Wetland categories to apply to Hammondville Park are in Table 1.

Table 1 Guidelines and core objectives for proposed categories of community land

Category	Guidelines <sup>1</sup>	Core objectives <sup>2</sup>
Sportsground	If the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	<ul style="list-style-type: none"> <li>- encourage, promote and facilitate recreational pursuits in the community involving active recreation involving organised sports and informal sporting activities and games, and</li> <li>- ensure that such activities are managed having regard to any adverse impact on nearby residences.</li> </ul>
Park	Land that is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	<ul style="list-style-type: none"> <li>- encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and</li> <li>- provide for passive recreational activities or pastimes and for the casual playing of games, and</li> <li>- improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</li> </ul>
General Community Use	Land that may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public.	<ul style="list-style-type: none"> <li>- promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to: <ul style="list-style-type: none"> <li>- public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.</li> <li>- purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).</li> </ul> </li> </ul>
Natural Area	If the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under Section 36(5) of <i>the Act</i> .	<ul style="list-style-type: none"> <li>- conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area.</li> <li>- maintain the land, or that feature or habitat, in its natural state and setting.</li> <li>- provide for the restoration and regeneration of the land.</li> <li>- provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion.</li> <li>- assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i>.</li> </ul>

Category	Guidelines <sup>1</sup>	Core objectives <sup>2</sup>
<p><b>Under Section 36(5) of the Act, Natural Areas are required to be further categorised as Bushland, Wetland, Escarpment, Watercourse or Foreshore based on the dominant character of the Natural Area.</b></p>		
Natural Area– Watercourse	<p>Land that is categorised as a natural area should be further categorised as a watercourse under section 36(5) of the Act if the land includes—</p> <p>(a) any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and</p> <p>(b) associated riparian land or vegetation.</p>	<ul style="list-style-type: none"> <li>- manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows</li> <li>- manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability</li> <li>- restore degraded watercourses</li> <li>- promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.</li> </ul>
Natural Area– Wetland	<p>Land that is categorised as a Natural Area should be further categorised as wetland under Section 36(5) of the Act if the land includes marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a waterbody that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water, whether slow moving or stationary.</p>	<ul style="list-style-type: none"> <li>- protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands, and</li> <li>- restore and regenerate degraded wetlands, and</li> <li>- facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.</li> </ul>

1 *Local Government (General) Regulation 2021*

2 *Local Government Act 1993*

## 2.6 Plans of Management for community land

Council must prepare a Plan of Management for community land (Section 36(1)).

Community land is required to be used and managed according to a Plan of Management applying to the land (Section 35).

Among the requirements of the *Local Government Act 1993* for the contents of a Plan of Management for community land are:

- categorisation of the land
- core objectives for management of the land.

## 2.7 Public hearings

### 2.7.1 Why hold a public hearing?

A public hearing is required under Section 40A of the *Local Government Act 1993* if:

- ❑ a Plan of Management proposes to categorise (that is, the Plan has not been previously prepared and adopted by Council, or has not categorised Community land) the public land covered by the Plan of Management.
- ❑ a Plan of Management proposes to re-categorise (changing the adopted category) the public land covered by the Plan of Management.

Note: Public hearings regarding categorisation or re-categorisation of community land are not related to reclassification. Reclassification is when community land is re-classified as operational land that can then be managed differently and has the ability to be sold by Council. Community land is protected under the *Local Government Act 1993* and cannot be sold.

### 2.7.2 Who conducts a public hearing?

An independent chairperson conducts the public hearing, and provides a report to Council with recommendations on the proposed recategorisation of community land.

Under Section 47G of the *Local Government Act 1993*, the person presiding at a public hearing must not be:

- a) A Councillor or employee of the Council holding the public hearing.
- b) A person who has been a Councillor or employee of that Council at any time during the 5 years before the date of his or her appointment.

### 2.7.3 What happens after the public hearing?

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four days after it has received the final report from the person presiding at the public hearing.

This Public Hearing Report will be presented to Council for its information when it considers adopting the proposed recategorisation of parts of Hammondville Park and the draft Plan of Management for Hammondville Park.

Pending the outcome of the public hearing and if Council adopts the proposed recategorisation of parts of Hammondville Park, Council will update associated maps, plans, documents and records to reflect the change in categorisation. Notification of the Council resolution for the land recategorisation and Plan of Management will be provided to the community and stakeholders.

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# 3 PROPOSED RECATEGORISATION OF PARTS OF HAMMONDVILLE PARK

## 3.1 Features of Hammondville Park

The site features of Hammondville Park are shown in Figure 1.

## 3.2 Land ownership

Liverpool City Council owns in fee simple and manages the four parcels of land included in the Hammondville Park Plan of Management: Lot 10 DP 1162812, Lot 10 DP 875113, Lot 11 DP 233921 and Lot 2 DP 549370 (refer to Figure 3).

Figure 3 Ownership of land in Hammondville Park



Part of the Council-owned land in Hammondville Park is classified as operational land under the *Local Government Act 1993*, and so is not required to be categorised. Figure 4 shows the operational land in Hammondville Park.

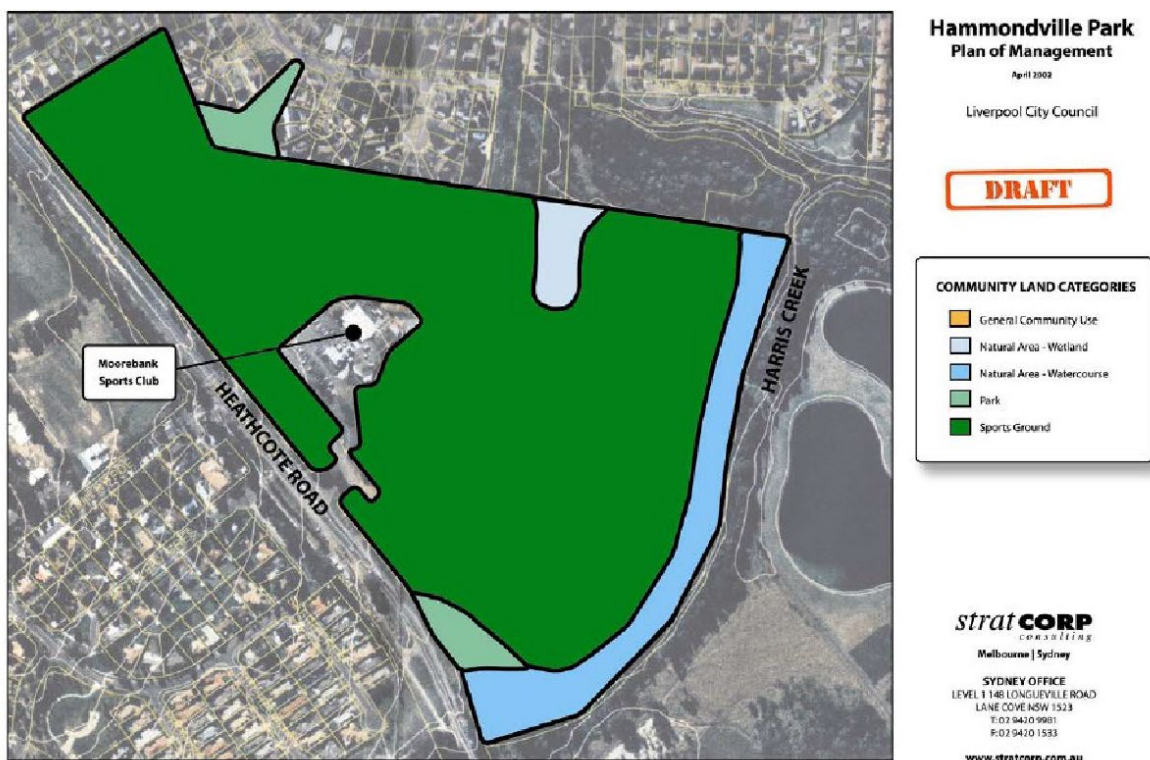
Figure 4 Operational land in Hammondville Park



### 3.3 Current and proposed categorisation of Hammondville Park

Hammondville Park was categorised in the adopted Plan of Management for Hammondville Park (Stratcorp, May 2003), as shown in Figure 5. Although the categorisation map is marked 'Draft' the map is included in the adopted Plan of Management.

Figure 5 Categories of community land in Hammondville Park Plan of Management 2003



The proposed facilities and changes to Hammondville Park are shown on the Draft Hammondville Park Leisure Precinct Masterplan in Figure 6.

Figure 6 Draft Hammondville Park Leisure Precinct Masterplan



LEGEND

- |  |  |  |
|--|--|--|
| <ol style="list-style-type: none"> <li>1. Existing signalised intersection</li> <li>2. Fill zone to level of the link road and potential additional drop-off. Better connection to baseball facility.</li> <li>3. Existing locally used connections, opportunity to be upgrade and formalised</li> <li>4. Potential connection to Kokoda Oval</li> <li>5. Open age (Community club) cricket pitch (50m radius playing fields)</li> <li>6. Proposed Grandstand, Aquatic Fitness &amp; Community Hub, refer <i>Hammondville Aquatic Structure Preliminary Concept Report</i> for further detail</li> </ol> | <ol style="list-style-type: none"> <li>7. Ambulance access</li> <li>8. Investigate relocation of baseball clubhouse and batting cages to higher ground subject to flooding advice</li> <li>9. Existing nets would require relocation for new access road</li> <li>10. Rationalise all fencing around fields for improved aesthetics and functionality</li> </ol> | <ul style="list-style-type: none"> <li>      Internal circuit road</li> <li>↔ Existing main site access point (vehicle access)</li> <li>↔ Proposed vehicle access</li> <li>- - - Existing and proposed pedestrian access</li> <li>○ Additional tree canopy opportunities</li> <li>○ Landscape area</li> <li>□ Existing building</li> <li>□ Proposed building / upgrade building</li> <li>■ Existing carpark</li> <li>■ Proposed carpark</li> <li>■ Synthetic field</li> <li>■ The swamp</li> <li>■ Proposed awning</li> <li>■ Proposed seating</li> <li>■ Stairs / boardwalk</li> <li>■ Outdoor gym and children's play</li> <li>--- Sports club lot boundary</li> <li>--- Proposed fence</li> </ul> |
|--|--|--|

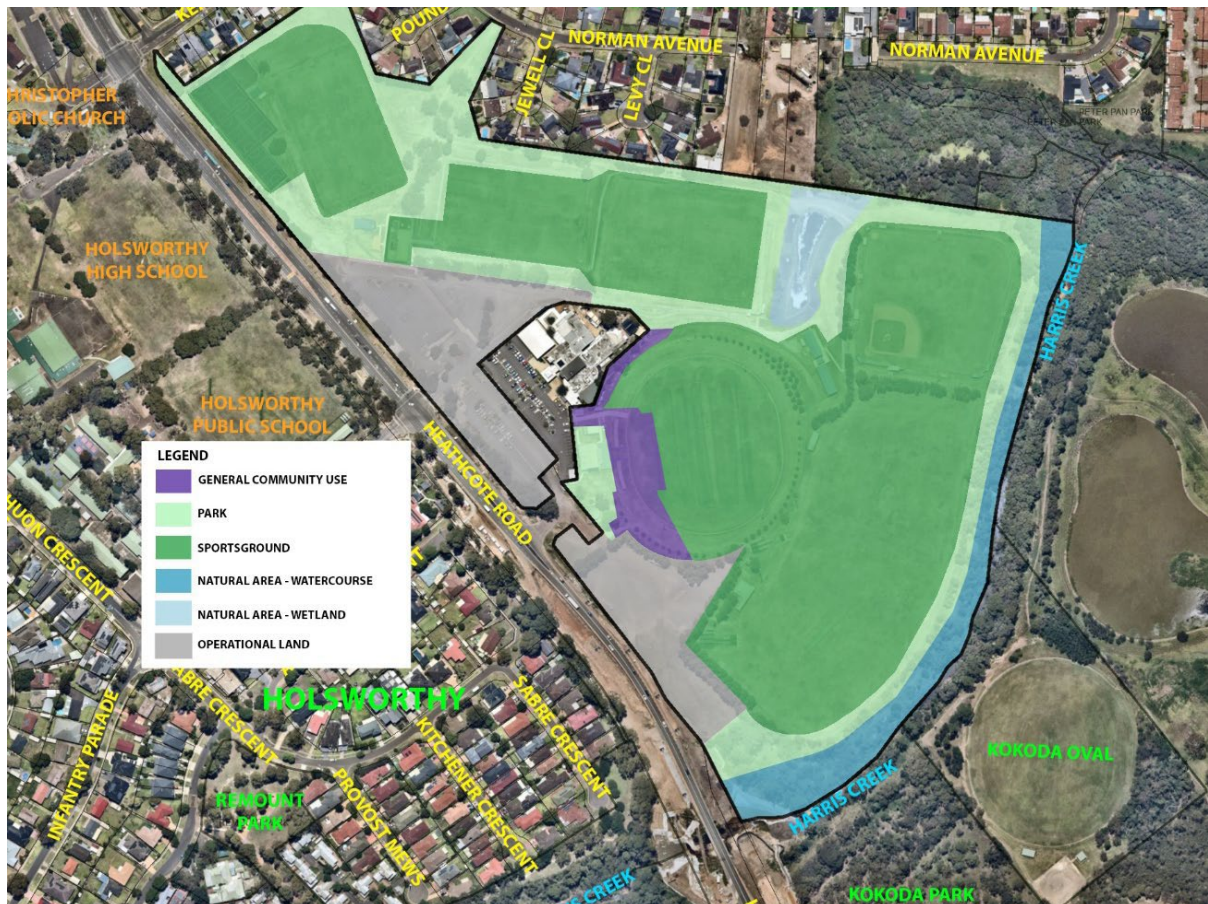
The categorisation of Hammondville Park adopted in 2003 does not match the Draft Hammondville Park Leisure Precinct Masterplan. Council proposes to recategorise parts of the community land in Hammondville Park as Sportsground, Park, General Community Use, Natural Area-Bushland and Natural Area-Wetland as shown in Figure 7 below which is consistent with the guidelines and core objectives for each category, and with the Draft Masterplan for the Hammondville Park Leisure Precinct.

The proposed changes to the categorisation of Hammondville Park are to:

- add the General Community Use category to apply to the proposed grandstand, aquatic fitness and community hub, and the boundary between the park and the Moorebank Sports Club.

- ❑ change the boundary of the Park category to reflect the recent children’s play space and outdoor gym, the informal grassed spaces between the sporting facilities and on the boundary of the park, and the proposed path on the eastern side of the cricket/rugby league fields.
- ❑ remove the operational land from the categorisation map.

Figure 7 Proposed recategorisation of Hammondville Park



Source: Hammondville Park Draft Plan of Management

The features of Hammondville Park in each proposed category are shown in Figure 8 below.

Figure 8 Features of Hammondville Park by category





**Sportsground category (cont.)**



**Park category**

**Play space, fitness facilities, seating, grassed areas**



**General Community Use category**

**Proposed Aquatic and Leisure facility**



**Natural Area-Watercourse category**

**Riparian vegetation and watercourse of Harris Creek**



**Natural Area-Wetland category**

**Wetland**



# 4 THE PUBLIC HEARING

## 4.1 Advertising and notification

### 4.1.1 Public notification and exhibition requirements

Section 38 of the *Local Government Act 1993* states that Councils must give “public notice” of a draft Plan of Management, and the length of time that it must be on public exhibition and for submissions to be made. The public notice contents are set out in Section 705 of the Act.

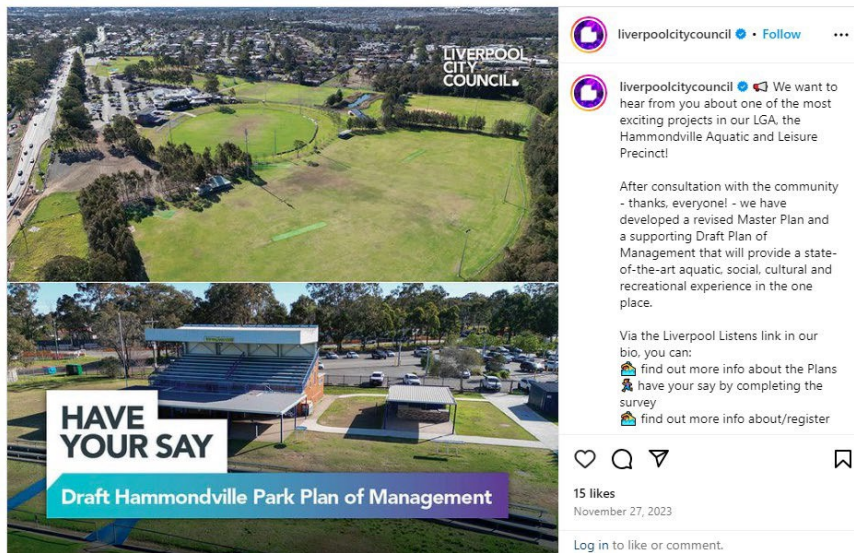
### 4.1.2 Online notification

#### Social media

Facebook and Instagram posts on 27 November 2023 and 5 December 2023 are in Figure 9.

Figure 9 Social media posts

#### Instagram 27 November 2023



#### Facebook 27 November 2023



#### Facebook 5 December 2023

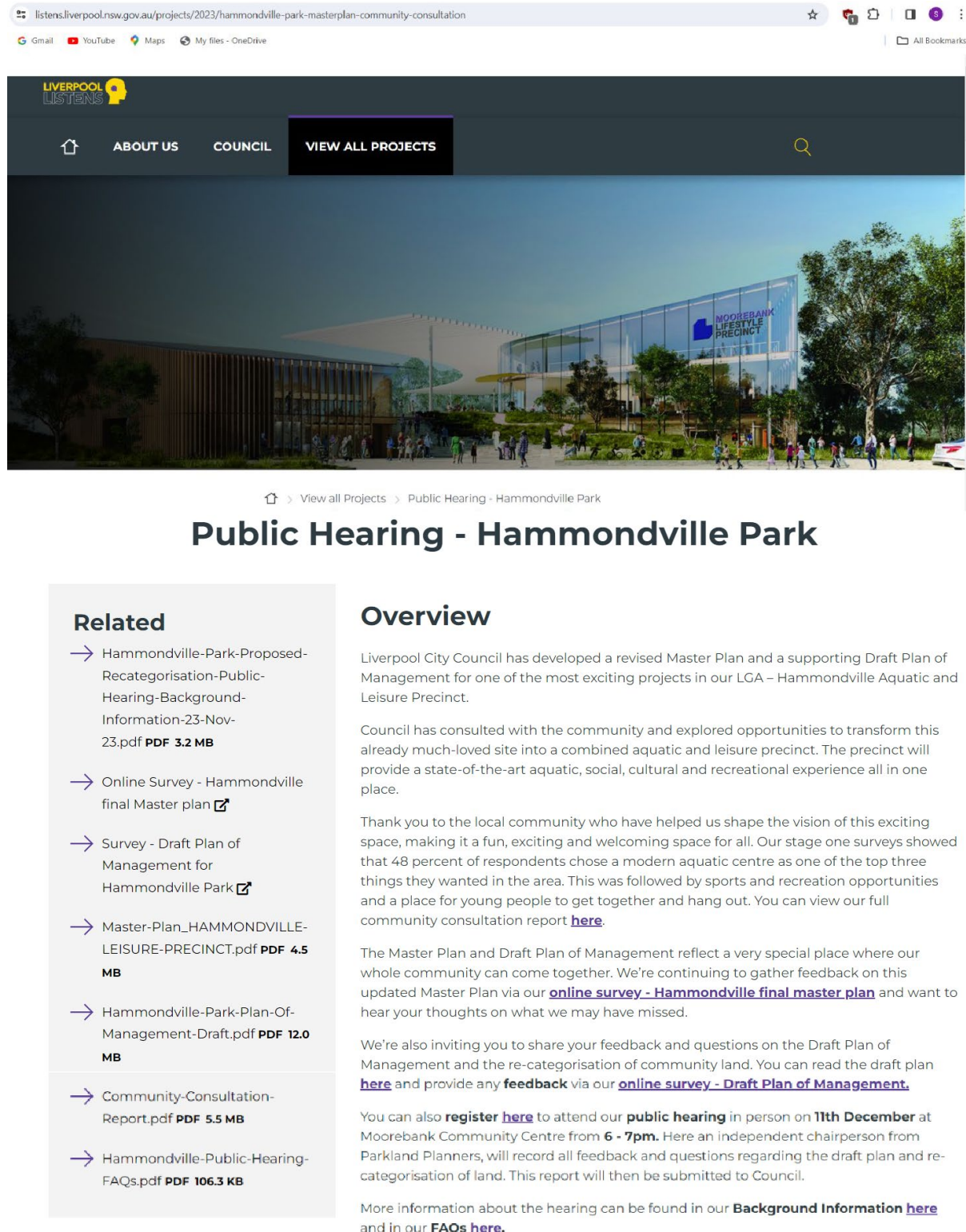


# Liverpool Listens

Council notified the community of the public hearing on its 'Liverpool Listens' webpage <https://listens.liverpool.nsw.gov.au/projects/2023/hammondville-park-masterplan-community-consultation> from Tuesday 28 November 2023 until Tuesday 16 January 2024.

The webpage on 'Liverpool Listens' is shown in Figure 10. A background information document explaining the proposed recategorisations, the public hearing, and an online submission form, were also provided on the web page.

Figure 10 Public hearing information on Council's website





## Where is the project taking place?

Hammondville Leisure Precinct is a regional park with a large community sporting club presence located on Heathcote Road, Hammondville. The current precinct is home to a number of sporting clubs, who we consulted with to ensure we can best respond to their needs. The above image provides an overview of where this exciting place will sit in relation to some of our most important local spaces, places and infrastructure.



## What is proposed?

At a high level, the revised masterplan proposes:

- The construction of a new aquatic and leisure centre
- Council services that may include Library, Childcare and Community facilities in an integrated Community Hub model;
- Installation of synthetic/hybrid soccer fields;
- Upgrades to existing sports club facilities
- Greater pedestrian connections to and around Hammondville Oval, including upgrades to the creek.

As a centrepiece to the plan, the Aquatic and Leisure Centre is proposed to integrate seamlessly with the surrounding sporting facilities and maximise connections with the sporting recreation and open spaces.

The revised concept masterplan not only proposes a new leisure and community hub but aspires to improve the current facilities by:

- Providing access to and along Harris Creek for walking with country trails and cycling;
- Linking train station, pedestrian and cycling routes to allow for easier public access for local residents
- Provide access from the neighbouring retirement living areas into and within the site (including Sporties)
- Landscape regeneration and renewal of existing sporting ovals

## How was the design developed?

The design was developed in close collaboration with the community, to ensure we created a plan that responds to our community today and well into the future. You can view our full Community Consultation Report in our documents above.

We are currently in the final stage of community consultation, which is an important opportunity for you to share with us what we may have missed in designing this precinct, and help define what the community may still need.

## Have your say

During this final phase of consultation, we want to hear your feedback on anything we may have missed, to do this you can:

- Complete our online survey [here](#)
- Send us a Written submission: Share your vision for Hammondville Park and the new aquatic precinct through a written submission to: [communityplanning@liverpool.nsw.gov.au](mailto:communityplanning@liverpool.nsw.gov.au) or Locked Bag 7064, Liverpool BC NSW 1871, quoting File No 364640.2023 by **16th January 2024**.

At a later stage, we will present the final Masterplan and illustrate how your inputs have helped shape the final plan.

## Public exhibition webpage

The notice in Figure 11 was posted on Council's Public Exhibition webpage from 28 November 2023 to Tuesday 16 January 2024.

Figure 11 Public exhibition webpage notice

The screenshot shows a navigation menu on the left with items like 'Liverpool Municipality 150th Anniversary', 'Council Election', 'Council Meetings', 'Jobs in Liverpool', 'Rates', 'Corporate Information', 'Internal Ombudsman - Complaints', 'Liverpool News', 'Media', 'Council Committees', 'Fees, Forms, Policies and Enforcement', 'Get in Touch', 'Need assistance?', 'Liverpool Listens', 'District Forums', and 'Public Exhibitions and Notices'. The 'Public Exhibitions and Notices' item is selected. The main content area features a purple header for 'Public Exhibition - Hammondville Park updated Master Plan and Draft Plan of Management with Proposed Re-categorisation of Community Land'. Below this, the text states: 'Liverpool City Council is publicly exhibiting a Draft Plan of Management for Hammondville Park, which proposes the re-categorisation of community land. The objective of the plan is to outline the ongoing use, maintenance, management, and improvement of Phillips Park for approximately the next 10 years. Council invites residents and interested members of the public to' followed by two bullet points: 'View the Draft proposed Plan of Management [here](#)' and 'Provide feedback on the proposed re-categorisation of community land by completing our [online survey](#).' Below this, it says 'Council has also approved the updated Hammondville Park Masterplan at its meeting on the 25th October 2023. Council invites residents and interested members of the public to:' followed by two bullet points: 'View the updated Master Plan [here](#) and complete our [Online Survey - Hammondville final Master plan](#)' and 'Provide feedback by sending a written submission, quoting file no. 364562.2023, to Mark Taylor Acting Co-ordinator, Community Planning, Locked Bag 7064, Liverpool BC NSW 1871 or email [CommunityPlanning@liverpool.nsw.gov.au](mailto:CommunityPlanning@liverpool.nsw.gov.au)'.

### 4.1.3 Other notification methods

In addition to the online methods shown above, Council also notified park users and the community about the public hearing by posting and distributing flyers at:

- ❑ Mayors Forum in Wattle Grove on 27 November 2023
- ❑ Moorebank Sports Club (Sporties)
- ❑ Holsworthy Early Childcare Centre
- ❑ Moorebank Library and Community Centre.

## 4.2 Public hearing arrangements

The public hearing was held on Monday 11 December 2023 at 7.00pm in the Moorebank Library, Moorebank Community Centre, corner Maddecks Avenue and Nuwarra Road in Moorebank.

No community members registered in advance to attend the public hearing.

## 4.3 Attendance at the public hearing

As required under Section 47G of the *Local Government Act 1993*, Council appointed an independent chairperson, Sandy Hoy, Director of Parkland Planners, to chair the public hearing.

Council staff Mark Taylor (Acting Co-ordinator, Community Planning), Chris Corby (Co-ordinator Recreation and Community), Jill Summers (Project Officer), Iqra Hoda (Project Officer) and Nicole Moore (Booking and Activation Officer) provided information and answered questions on Council's behalf during the public hearing.

Ten community members attended the public hearing:

- ❑ 6 local residents
- ❑ 2 representatives of Holsworthy Aquatic Centre
- ❑ 1 representative of Moorebank Soccer Club
- ❑ 1 representative of Moorebank Sports Club.

## 4.4 The public hearing

Ms Hoy opened the public hearing at 6.05 pm.

Ms Hoy explained the purpose of the public hearing, the legislative basis for categorisation of community land, and the requirement for public hearings, based on the background information document provided online.

The question that the Chair asked people attending the hearing to address was:

**Do you agree or not with the proposal to recategorise community land comprising Hammondville Park as Sportsground, Park, General Community Use, Natural Area-Watercourse and Natural Area-Wetland as shown in the Hammondville Park Draft Plan of Management and in Figure 7 of the background information document? Why or why not?**

The community members asked questions and made comments about the proposed recategorisation of land, and matters relating to use and management of the park at the public hearing. The content of verbal submissions which are relevant to the proposed recategorisation are outlined in more detail in Section 5 of this report. Other comments and questions were noted but are outside the scope of this report.

With there being no further submissions or questions, Ms. Hoy closed the hearing at 7:20pm.

## 4.5 Submissions

Submissions about the proposed recategorisation of parts of Hammondville Park could be made:

- verbally at the public hearing on 11 December 2023
- via the online submission form on Council's 'Liverpool Listens' page <https://listens.liverpool.nsw.gov.au/projects/2023/hammondville-park-masterplan-community-consultation> by Tuesday 16 January 2024
- email to Council [communityplanning@liverpool.nsw.gov.au](mailto:communityplanning@liverpool.nsw.gov.au) by Tuesday 16 January 2024
- in writing to Council quoting file no. 364562.2023 to Mark Taylor, Acting Co-ordinator, Community Planning, Locked Bag 7064, Liverpool BC NSW 1871.



# 5 CONSIDERATION OF SUBMISSIONS

## 5.1 Introduction

Feedback on the proposed recategorisation of parts of Hammondville Park was received via the 10 community members who attended the public hearing, and the 24 written submissions received.

## 5.2 Submissions about the proposed recategorisation

Questions and comments about the proposed recategorisation are in Tables 2 and 3.

Table 2 Questions and comments about proposed recategorisation at the public hearing

Question/comment	Council response
Has land changed from community land to operational land?	No
What is changing regarding community land?	Nothing. Council is proposing to change the categorisation only. Council is proposing to recategorise Hammondville Park because the current categorisation is mainly Sportsground. The new playground would be better categorised as Park. The General Community Use category will apply to the aquatic centre and childcare.
Is the aquatic centre site on community land and operational land?	The aquatic centre will be on both community land and operational land. At its meeting on 27 February 2019, Council resolved to approve Amendment 54 and to forward the planning proposal to the Department of Planning, Industry and Environment (DPIE) for finalisation, subject to removal and replacement of the proposed B6 zone with RE2 zoned land. Since then significant time has elapsed due to delays in DPIE issuing a final decision. Amendment 54 rezones the carpark of Hammondville Park from RE1 Public Recreation to RE2 Private Recreation and amends development standards in the Liverpool Local Environmental Plan (LEP). It also reclassifies the land from community to operational. This will facilitate the future redevelopment of Hammondville Park and potential expansion of Moorebank Sports Club.

Question/comment	Council response
The proposed complex is great. When the swimming pool is built it will cost Council \$1 million to \$2 million in maintenance. If it is community land Council can't sell it. If it is operational land sell it to Sporties (Moorebank Sports Club) to run it if it is losing money.	The annual maintenance cost has been included in a long term financial forecast. the maintenance budget is based on the current operating costs for Whitlam Leisure centre and validated against industry benchmarks.
Support the proposed categorisation.	Noted
Is the area near the netball courts categorised as Park?	Yes. Car parking associated with park uses can take place in the Park category.
Agree with the Park category in front of the aquatic centre.	Noted
Will the building be boxed in if you want to expand the area of General Community Use?	The General Community Use area is the best fit now and in 10-20 years.
Why is the section of village green proposed as Park category?	We want to recategorise community access as Park category. This is why the 'village green' in front of the grandstand is proposed to be categorised as Park.

24 people responded to the question on Council's Liverpool Listens' website:

**Do you agree with the way that Council is proposing to re-categorise the community land in Hammondville Park as Sportsground, Natural Area-Watercourse, Natural Area-Wetland, Park and General Community Use?**

21 of the 24 people (87.5%) responded 'Yes' in agreement with the question. Reasons given by 11 of those people are in Table 3.

3 of the 24 people (12.5%) responded 'No' in agreement with the question. Reasons given by those people are in Table 3.

**Table 3 Online submissions about proposed recategorisation**

No. and % of submissions	Please tell us why	Council response
Yes, with no reason given 10/24 (42%)		-
Yes with reason(s) 11/24 (46%)	It makes sense and will allow for the proper use of the land.	Noted
	The project provides great new facilities and also the sale of the land to Sporties proves them the opportunity to expand and therefore provide additional financial support to the sporting codes	Noted
	Why not tell the community Council is selling land used for parking to Sporties to use as a commercial use. The land being sold for less than true value.	Further specific community consultation about the proposed sale will be undertaken

No. and % of submissions	Please tell us why	Council response
	It will encourage more use of the land with the cycle and walking track, and give people someone safe to go outdoors and exercise.	Noted
	We have many sporting fields but not many useable community hubs such as that proposed	Noted
	The necessity of having modern facilities in the area and bringing together current library and community facilities into one space.	Noted
	As a rate payer I feel someone has finally listened	Noted
	It is a big wasted space. However I don't want it to become totally dominated by Moorebank Sports club.	The proposed mix of community and mixed sporting facilities ensures that the site offers opportunity for all residents for recreation and gathering
	"General community use" is inclusive of us all	General Community Use is the broad category most appropriate for mixed use by the community
	It expands/upgrades and does not override the existing facilities	The concept is to support the precinct with modern facilities
	It makes sense	Noted
<b>Yes total 21/24 (87.5%)</b>		
No, with no reason given 0/24 (0%)		
No, with reason(s) 3/24 (12.5%)	they (Ned) is pulling the wool over the eyes of the ratepayers by not telling us up front he's going to sell other community assets to fund HIS vision!!	Further specific community consultation about the potential land sale to deliver the master plan will be undertaken
	Keep it as is. Too many infrastructure changes already and keep it all natural.	The proposed master plan is the outcome of community engagement which seeks to balance environment, recreation and community outcomes
	General Community use altos [sic] seriously degrade the cricket and footy field	General Community Use is the best category for the multi-purpose infrastructure. The Sportsground category applies to the playing surfaces.
<b>No total 3/24 (12.5%)</b>		
<b>Total 24 (100%)</b>		

## 5.3 Comments outside the scope of the public hearing

Submissions made at the public hearing which are not related to the proposed recategorisation are set out in Table 4. It is recommended that Council consider these comments while finalising the Plan of Management for Hammondville Park.

Table 4 Verbal submissions outside the scope of the public hearing

Question/comment	Council response
What is the area at the back of the junior fields? It has to be floodprone.	It is private land.
Is Kokoda Oval owned by Council?	Yes. Kokoda Oval is not part of the Hammondville Park Plan of Management.
	<p>As per the Masterplan, Council is proposing to bring in aquatic, leisure, childcare and a library. It will be a place for the community to gather. The rugby league field will have a grandstand with function space, change facilities for females, and will cater for high-level games.</p> <p>The vision will be to move the site forward over the next 10-15 years. The Masterplan will be delivered over time. Council has made an ongoing commitment to the synthetic field.</p> <p>The Development Application (DA) will be submitted in mid 2024.</p> <p>The Masterplan proposes improving connections through the site and up to the upper fields. Site presentation will be improved with signage. Shade and shelter will be provided at the netball courts.</p>
What is the area to the right of the rectangular rugby league field?	A junior rugby league field.
I'm assuming that what you are proposing fits on the site?	Yes. Council has done a full detailed survey of the whole site.
Will a water catchment be attached to the synthetic fields?	Catching and storing water will be part of the design and construction package.
60 mature, healthy gum trees grow there. How many will be taken out? The mature trees can't be replaced. Taking out large trees won't help temperatures. Temperatures in Hammondville are lower than in Liverpool because of the trees. Make an effort to keep the trees.	The master plan has provided the opportunity for additional trees and canopy planting to urban heat effect. During the Development Application assessment a detail arborist report will be required.
How will car parking be managed?	160-180 underground parking spaces will be provided for the aquatic and leisure centre. Council is trying to add tree canopy to the carpark. Council has undertaken a traffic study.
Will there be free parking?	Free parking should be provided.

Question/comment	Council response
<p>Rugby league people park at Sporties. If parking spaces fill up then people will park at Sporties, but if that parking is full people will never come back because there is nowhere else to park.</p> <p>The parking capacity at Moorebank Sports Club is 600 spaces which are not paid or marked.</p> <p>Parking for rugby league and soccer is busy in August.</p>	<p>Council is taking a precinct approach to parking. Parking for major events will be managed. Pinch points and traffic have been modelled. If people can't park on site there is nowhere else to go to park.</p> <p>Most people will drive to the site.</p>
<p>Will the aquatic centre back on to the grandstand?</p> <p>Will the grandstand be shared by rugby league and the general public?</p>	<p>The concept design will allow for the gym and aquatic venue to operate independently although some shared resources can be expected, and a common entry point is likely. The Grandstand will be designed to ensure that contemporary participation is considered - to this point it is likely that four independent changerooms will be included in the footprint allowing for men's and women's participation. While Rugby League may act as the anchor tenant for the main oval, it will be equipped to allow for quick turnover to showcase major events and other sports if necessary.</p>
<p>A walking track around the edge and along the creek would be nice.</p>	<p>The Plan of Management proposes access to the Georges River to the north.</p>
<p>Will there be a connection to Kokoda Oval?</p>	<p>There is an informal connection now which is used by bike riders.</p>
<p>Water drains down to the creek. It is swampy near no. 2 field.</p>	<p>One main stormwater line drains from the wetland area that goes into Harris Creek and which is maintained by the Moorebank Sports Club. There are no plans for additional drainage.</p>
<p>Have studies been done about the size of the aquatic centre given the population?</p>	<p>Yes, we have looked at population and other factors when planning the aquatic centre. The aquatic centre won't be large in terms of floorspace. The main pool will be 25 metres with a separate learn to swim pool. A mix of facilities will be provided including a gym, hydrotherapy, and spaces to hire. The final floorspace and design is yet to be decided.</p>
<p>Public swimming vs squad training? Public swimming is not a priority at the Whitlam Centre. Squad training and swimming lessons take priority at the Whitlam Centre because they generate more money.</p>	<p>Noted</p>
<p>Will the Holsworthy Aquatic Centre be demolished when the new aquatic centre is built?</p> <p>What is the end of life of the Holsworthy Aquatic Centre? It seems to be in very good condition.</p>	<p>Holsworthy Aquatic Centre was built in circa 1970 and it has serviced the community well since that time.</p> <p>Council has undertaken an investigation on the value of redeveloping Holsworthy Pool rather than constructing a new venue. The evidence indicates:</p> <ul style="list-style-type: none"> <li>- there is significant demand for expanded facilities that cannot be accommodated within the limitations of the Holsworthy Pool site</li> </ul>

Question/comment	Council response
	<ul style="list-style-type: none"> <li>- the Holsworthy Pool is nearing the end of its functional life. There are many aspects of the plant, equipment and building fabric that will require replacement and upgrade within the next 5 years. The costs associated with refurbishment will likely present no financial advantage to the project costs.</li> </ul> <p>Council will not consider closing the Holsworthy Aquatic Centre until the new facility at Hammondville is fully operational.</p>
The Intermodal could contribute a few million dollars for soccer fields. Money could be put in to the Hammondville Park Masterplan.	Noted
Will Council run the pool or contract out?	Council will contract out operation of the pool.
It should be named 'Hammondville Sports Complex' for simplicity.	Noted
Will the Masterplan go to Council in February?	Possibly. The timing depends on Council.
Is funding still needed?	Funding is still needed.
Want to see the Masterplan started. Carnes Hill started quickly with funding.	The Development Application is to be prepared. The Mayor, Directors and CEO need to approve. The project will be staged.
<p>Part of Section 3.3.1 of the Draft PoM states:  <i>... 'The southerly section of operational land is intended to be reclassified as community land to deliver the planned Aquatic and Leisure Centre Precinct and community facility. Council may opt to re-categorise or on-sell the northerly section of operational land.'</i></p>	<p>The southern part of the project site is zoned as RE2 Private Recreation, with the remainder zoned as RE1 Public Recreation. The proposed Master Plan may necessitate the reclassification of some areas of the proposed site.</p> <p>The comment does not refer to the proposed recategorisation of the community land included in the Plan of Management.</p>

# 6 RECOMMENDATIONS

## 6.1 Consideration of submissions

The verbal and written submissions regarding the proposed recategorisation of parts of Hammondville Park were carefully considered and assessed.

There was demonstrated support for the proposed recategorisation for reasons including:

- It makes sense
- It will allow for the proper use of the land
- It is a big wasted space. However I don't want it to become totally dominated by Moorebank Sports Club
- The project provides great new facilities
- It expands/upgrades and does not override the existing facilities
- We have many sporting fields but not many useable community hubs such as that proposed
- It will encourage more use of the land with the cycle and walking track, and give people somewhere safe to go outdoors and exercise
- The necessity of having modern facilities in the area and bringing together current library and community facilities into one space
- "General community use" is inclusive of us all
- agree with the Park category in front of the aquatic centre
- As a rate payer I feel someone has finally listened.

However, three online survey respondents stated they did not agree with the proposed recategorisation. One online survey response expressed the desire to "keep it as is" because there are too many infrastructure changes and a desire to keep it all natural. Another online survey response said the General Community Use category would seriously degrade the cricket and football field. The objection relating to the sale of community assets to fund the proposed aquatic and leisure centre is not relevant to the proposed recategorisation.

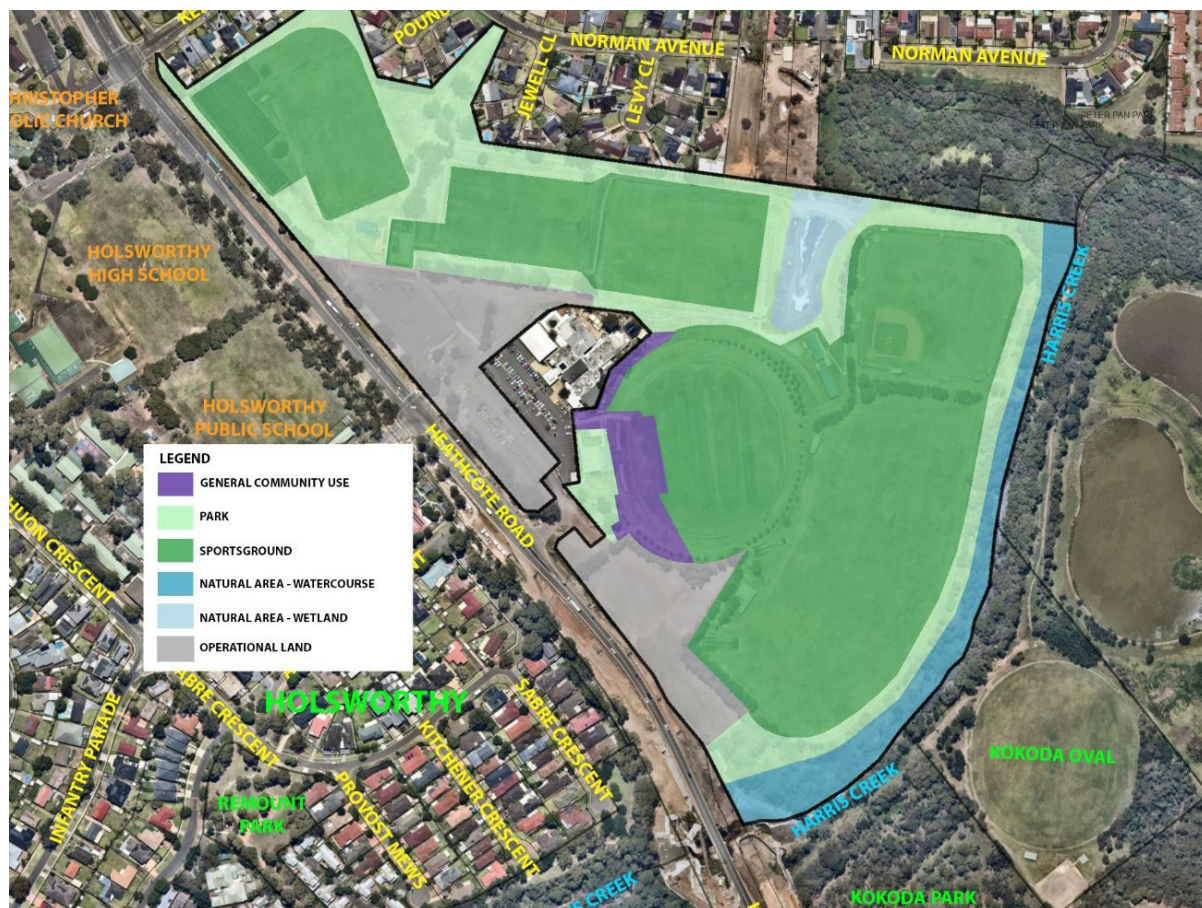
Overall, the proposed recategorisation of the community land in Hammondville Park reflects the proposed improvements to the park shown on the Masterplan and the intended uses of the current and proposed facilities and spaces in the park.

## 6.2 Recommendations

Based on the representations to the public hearing on 11 December 2023 my recommendations to Liverpool City Council are that Council:

1. Note the verbal submissions made at the public hearing as set out in Section 5.
2. Recategorise parts of Hammondville Park according to the proposed categorisation map which was publicly exhibited, as shown in Figure 12 below.

Figure 12 Recommended recategorisation of Hammondville Park



### 6.3 Adoption of proposed recategorisation

This public hearing report will be presented to Council for its information as part of its approval of the proposed recategorisation, adoption of the Hammondville Park Plan of Management, and subsequent implementation of the Plan of Management.

Clause 114 of the *Local Government (General) Regulation 2021* states that if Council receives any submission objecting to the proposed categorisation of land, and the Council adopts the categorisation without amending the categorisation that gave rise to the objection, the resolution by which Council adopts the categorisation must state the Council’s reasons for categorising the relevant land in the manner that gave rise to the objection. In this case, three submissions that did not agree with the proposed recategorisation were received by Council. Therefore if Council wishes to proceed with the proposed recategorisation as publicly exhibited it must state its reasons for doing so in its resolution to adopt the proposed recategorisation of Hammondville Park.

If Council adopts the proposed recategorisation of parts of Hammondville Park Council will update its Land Register and maps to reflect the changes in categorisation.

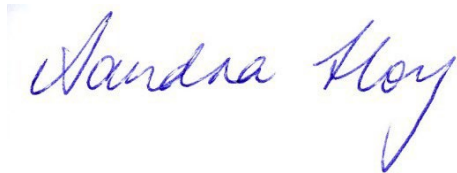
If Council decides to alter the proposed recategorisation of community land from that considered at the public hearing, Council must hold a further public hearing (Section 40A(3) of the *Local Government Act 1993*).



## 6.4 Reporting

Within four days of receiving this final report, Council is required under Section 47G(3) of the *Local Government Act 1993* to make a copy of this report available for inspection by the public at a location within the area of the Council. It is recommended that Council:

- send a copy of the public hearing report to the people who attended the public hearing
- keep a copy of the public hearing report for inspection at Council's Customer Service Centre and at Liverpool and Moorebank libraries
- post an electronic copy of the public hearing report on Council's website.



**Sandy Hoy**  
Director  
Parkland Planners

26 February 2024

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