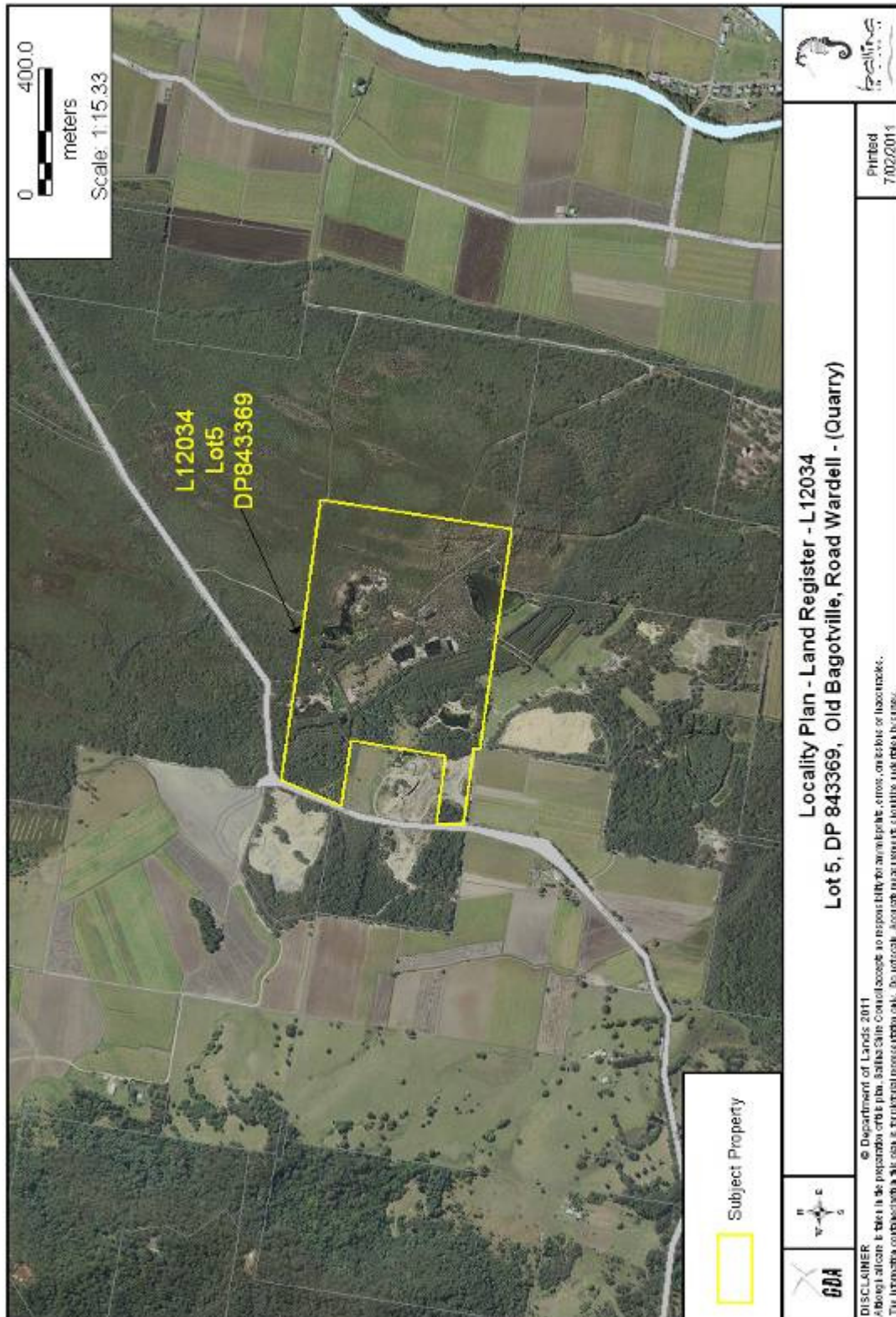


9.2 Community Land - Reclassification



**Proposed Classification or Reclassification of Land - Site Assessment February 2011**

<b>Site</b>	<b>Lot 5 DP 843369, Old Bagotville Road, Wardell</b>
<b>Land Register ID</b>	L12034_01
<b>Current Classification</b>	Community Land
<b>Proposed Classification</b>	Operational Land
<b>Reason for classification/ reclassification</b>	<p>To recognise that Council purchased this land to realise a commercial return on its extractive resource. The land had several developed quarry pits at the time of purchase.</p> <p>Note: Council was unable to give the required pre-purchase notice of its intention to classify this land as Operational because of the commercial imperative of remaining an anonymous bidder at the auction for the land. Legislation has since been amended to allow post-purchase notification to recognise such situations.</p>
<b>Reason for the Draft LEP</b>	The classification/ reclassification forms part of the Shire Wide LEP renewal process. This process is a requirement of the NSW Department of Planning.
<b>Ownership of the land</b>	Ballina Shire Council
<b>Nature of Council's Interest</b>	The property was purchased at auction on 17 April 1996 with funds generated by Council's land development activities.
<b>Other parties with interests</b>	There are no other parties with an interest in the land.
<b>Change of interests resulting from classification/ reclassification</b>	Not applicable because there are no other parties with interests in the land.
<b>Special agreements applicable to the land</b>	There are no special agreements applicable to this land.
<b>Financial issues</b>	The reclassification of the land has significant financial implications because Council is presently constrained by the <i>Local Government Act 1993</i> from developing or realising the market value for the land.