

## Proposed sale of Crown land by direct negotiation in Westleigh

This document answers some frequently asked questions about the proposed sale.

### Where is the Crown land proposed for sale located?

The Crown land is identified as Lot 4702 DP 1204882, 3-5 Silver Crescent, Westleigh NSW 2120. The Crown land is 71m<sup>2</sup> in size which is around the size of five car parking spaces or a third of a tennis court.

### What is the Crown land currently used for?

The land currently forms part of a Crown Reserve for future public requirements; however, it is not currently used for any public purpose. It is a 71 m<sup>2</sup> parcel of Crown land positioned between the adjoining landholder's freehold property and the Silver Crescent road reserve.

### Why is the department proposing to sell this land?

The department was approached by the adjoining landholder with a proposal to purchase the parcel of land. The department has assessed this proposal and determined that the parcel of land has no functional community use. Therefore, the department are considering a sale by direct negotiation with the adjoining landholder as the best use for the Crown land given its nature, size and location.

### What will happen to the current reserve if the sale proceeds?

If the proposed sale proceeds, ownership of the land will pass to the adjoining landholder in freehold. Crown Lands will issue a notice in the NSW Government Gazette revoking the reserve and the land will no longer be Crown land.

### How will the land be sold?

A proposed sale by direct negotiation with the adjoining landholder is being considered as the best and most appropriate option, given the nature, size and location of the land.

A sale by direct negotiation means that the department will negotiate exclusively with the adjoining landholder for the sale of the parcel as opposed to offering the land for sale through a public competitive process.

If the sale of the parcel of land is approved, the sale will be carried out in accordance with the sale or lease of Crown land by direct negotiation policy [IND-O-182 V6.0](#) and the sale of Crown land policy [IND-O-251 V3.0](#).

### How is the value of the land determined?

Crown land must be sold at the current market value as determined by a Certified Practising Valuer.

Once a valuation is conducted, this is then reviewed by the department's valuation services team to ensure that the determined price reflects current market value.

## When will the department make a decision?

The department must follow the steps outlined in the Community Engagement Strategy. A decision will be made after the 28-day consultation period is completed and the department has reviewed all comments and feedback provided by the community and stakeholders.

There is no guarantee that the proposed sale will progress.

## How will the department consult the community?

The notification period for this proposed dealing is 28 days, commencing from Monday 29 August 2022 and closing at midnight Sunday 25 September 2022.

You can view the notification on the department's website at [www.crownland.nsw.gov.au/whats-happening/notifications/proposed-sale-crown-land-direct-negotiation-westleigh](http://www.crownland.nsw.gov.au/whats-happening/notifications/proposed-sale-crown-land-direct-negotiation-westleigh).

The department encourages public submissions during this time. See below for more information on making a public submission.

## How can I make a submission?

Community members can make a submission by visiting our public exhibition webpage and completing the online form: [www.crownland.nsw.gov.au/whats-happening/notifications/proposed-sale-crown-land-direct-negotiation-westleigh](http://www.crownland.nsw.gov.au/whats-happening/notifications/proposed-sale-crown-land-direct-negotiation-westleigh).

You can also send a submission form via Australia Post to the Department of Planning and Environment, Crown Lands at PO Box 2155, Dangar NSW 2309.

Please ensure to include the reference number in your submission so that we know where to direct it.

## How will the department consider feedback and submissions in the decision-making process?

The department will review and evaluate feedback and submissions with emphasis on the importance that the land has and how it is used by the local community.

If the community raises issues that were unknown to the department, we may need to engage further with the community.

The community's views are important and will contribute to the final decision on the use of Crown land. More information is available on the department's website at: [www.crownland.nsw.gov.au/resources/purchase-crown-land](http://www.crownland.nsw.gov.au/resources/purchase-crown-land).

You can find more information about the Community Engagement Strategy at: [www.crownland.nsw.gov.au/about-us/our-vision-future/community-engagement-strategy](http://www.crownland.nsw.gov.au/about-us/our-vision-future/community-engagement-strategy).

## How will the community find out about the decision?

The final outcomes and decision of the proposed sale will be published on the department's webpage once a final decision is made.

All submitters will be informed of the decision once it has been made.

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We will notify the public of the decision on our website at [industry.nsw.gov.au/lands/public/notifications](http://industry.nsw.gov.au/lands/public/notifications) © State of New South Wales through Department of Planning and Environment 2022. The information contained in this publication is based on knowledge and understanding at the time of writing (March 2022). However, because of advances in knowledge, users are reminded of the need to ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate officer of the Department of Planning and Environment or the user's independent adviser.