

Liverpool City Council

Planning Proposal

*Reclassification and rezoning of surplus Council
properties*

Draft Liverpool LEP 2008 Amendment No.11

Part 1 - Objectives

The objective of the planning proposal is to enable the sale of Council properties which have been identified as being significantly underutilised and/or surplus to requirements. To facilitate the disposal, the subject properties require reclassification from community title to operational title. Where appropriate, the planning proposal seeks to rezone several properties to achieve the optimal sale of these sites.

The planning proposal applies to the following thirteen (13) properties:

1. Cnr Junction & Heathcote Rds, Moorebank (Lot 138 DP 917207)
2. 46 Apex St, Liverpool (Lot 100 DP 30136)
3. 9 Grimson Crescent, Liverpool (Lot 101 DP 30136)
4. 20 First Ave, Hoxton Park (Pt Lot 1 DP 510863)
5. 54 Nineteenth Ave, Hoxton Park (Lot 536 DP 865435)
6. Skipton Lane, Prestons (Pt Lot 3 DP 1045043)
7. Rear 9 Monica Close, Lurnea (Lot 16 DP 248376)
8. 9 McLean Street, Liverpool (Lot 7 DP 238364)
9. 24 Bulbul Ave, Liverpool (Lot 2028 DP 809931)
10. 7C Lewis Road, Liverpool (Lot 52 DP 23856)
11. Part Lot 400 CS 10/23 (Rear 37 Carboni Street, Liverpool (Pt Lot 42 DP 230194))
12. 1A & 2 Robin Street, Hinchinbrook (Lot 850 DP 803527)
13. 181 Elizabeth Drive, Liverpool (Lot 1 DP 534648)

All of the above properties will be reclassified from community to operational title under this planning proposal. Of the 13 properties identified for reclassification, five (5) properties will require rezoning. In most instances, the site will be rezoned to reflect the adjoining zone to maintain consistency with the existing character of the area.

The properties subject to rezoning are listed as follows:

1. Cnr Junction & Heathcote Rds, Moorebank (Lot 138 DP 917207)
2. 46 Apex St, Liverpool (Lot 100 DP 30136)
3. 9 McLean Street, Liverpool (Lot 7 DP 238364)
4. Part Lot 400 CS 10/23 (Rear 37 Carboni Street, Liverpool (Pt Lot 42 DP 230194))
5. 1A & 2 Robin Street, Hinchinbrook (Lot 850 DP 803527)

Detailed information on the sites can be found in Attachment 1.

Part 2 - Explanation of provisions

To achieve the objectives mentioned on the previous page, the planning proposal will need to amend Council's primary planning instrument, that is, the Liverpool Local Environmental Plan 2008 (LEP 2008).

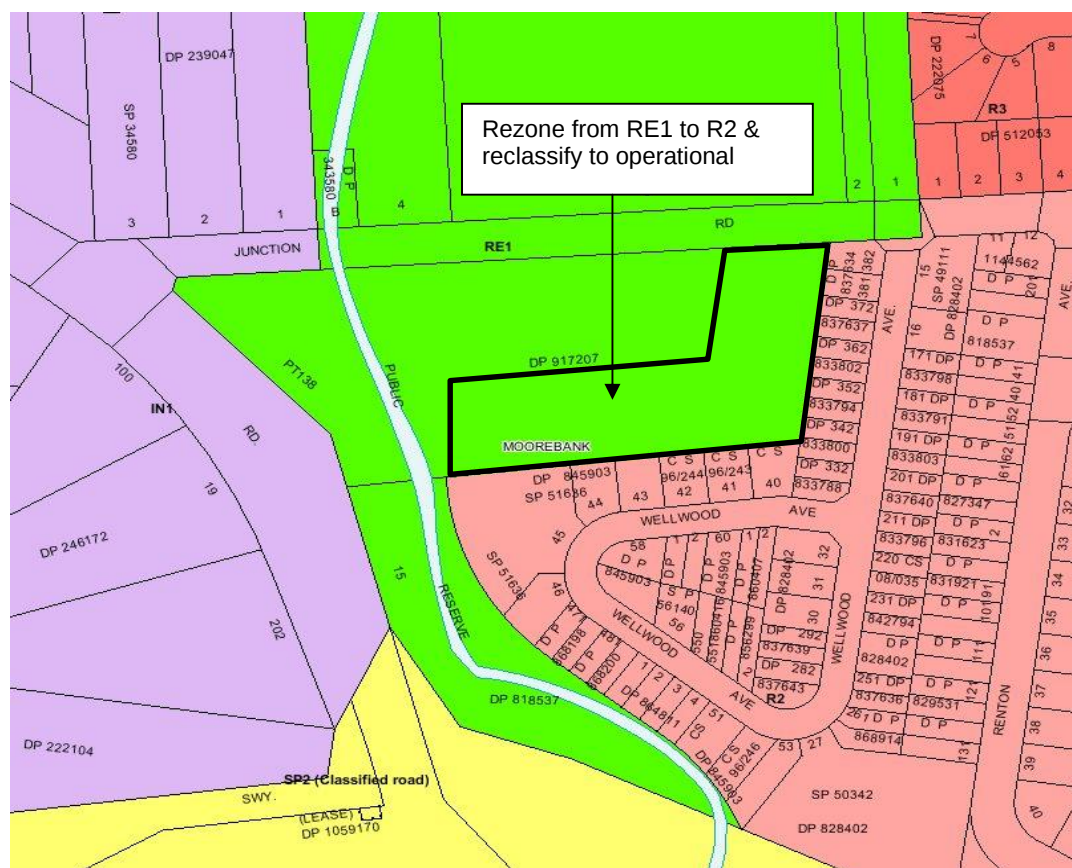
Once the planning proposal is legally drafted into a LEP amendment and subsequently gazetted, Schedule 4 of LEP 2008 "Classification and reclassification of public land" will be amended to include the 13 properties subject to this planning proposal. The inclusion of these properties under Part 2 of Schedule 4 will signify that the land has been reclassified to operational and that the interest of the land has changed.

Furthermore, the properties earmarked for rezoning will result in changes to LEP 2008 maps. These changes include an amendment to zoning maps, and the introduction and/or alteration of development controls relating to minimum subdivision lot size, maximum floor space ratio and maximum building heights all of which are depicted in mapping format.

The mapping amendments required as part of this planning proposal are listed as follows:
(These maps are also contained within Attachment 1)

Cnr Junction & Heathcote Roads, Moorebank (Lot 138 DP 917207)

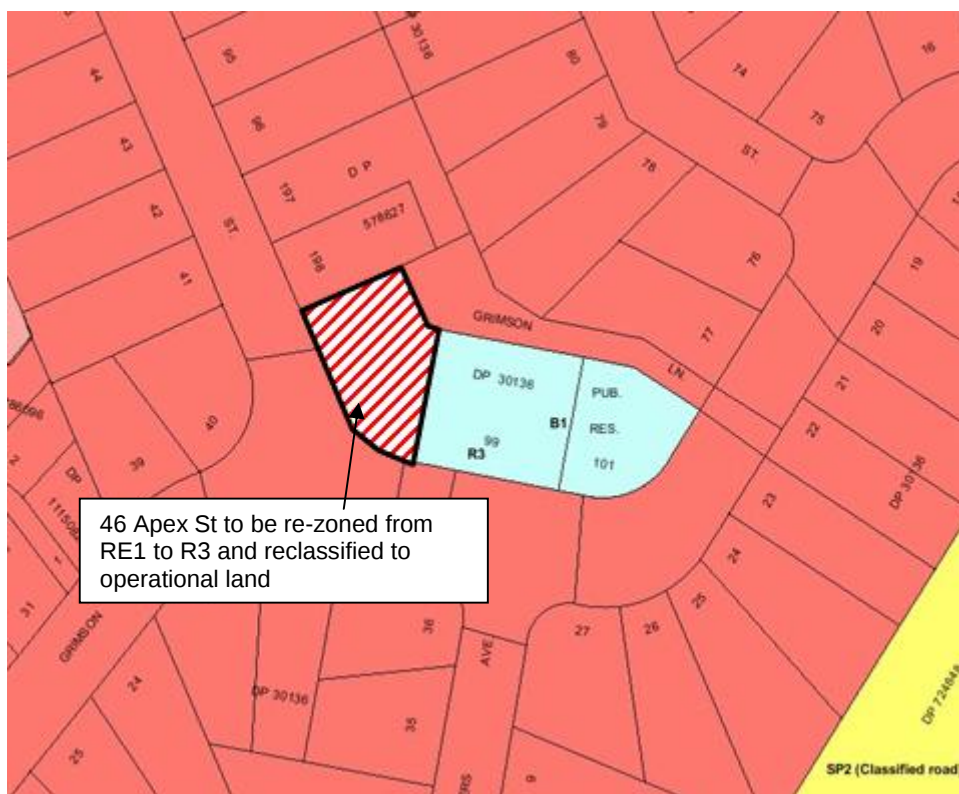
The changes to this site only apply to the portion of land being rezoned (highlighted by an unbroken line on the indicative map below).



Map	Change	Comparison
Land Zoning Map Sheet LZN-015	From Zone RE1 Public Recreation zone to Zone R2 Low Density Residential	Compatible with existing surrounding development
Lot Size Map Sheet LSZ-015	Introduction of 300sqm minimum lot size control	Compatible with existing surrounding development controls
Floor Space Ratio Map Sheet FSR-015	Introduction of 0.5:1 maximum floor space ratio control	Compatible with existing surrounding development controls
Height of Buildings Map Sheet HOB-015	Introduction of 8.5 metres maximum building height control	Compatible with existing surrounding development controls

46 Apex St, Liverpool (Lot 100 DP 30136)

The changes to this site only apply to the portion of land being rezoned (shown hatched on the indicative map below).



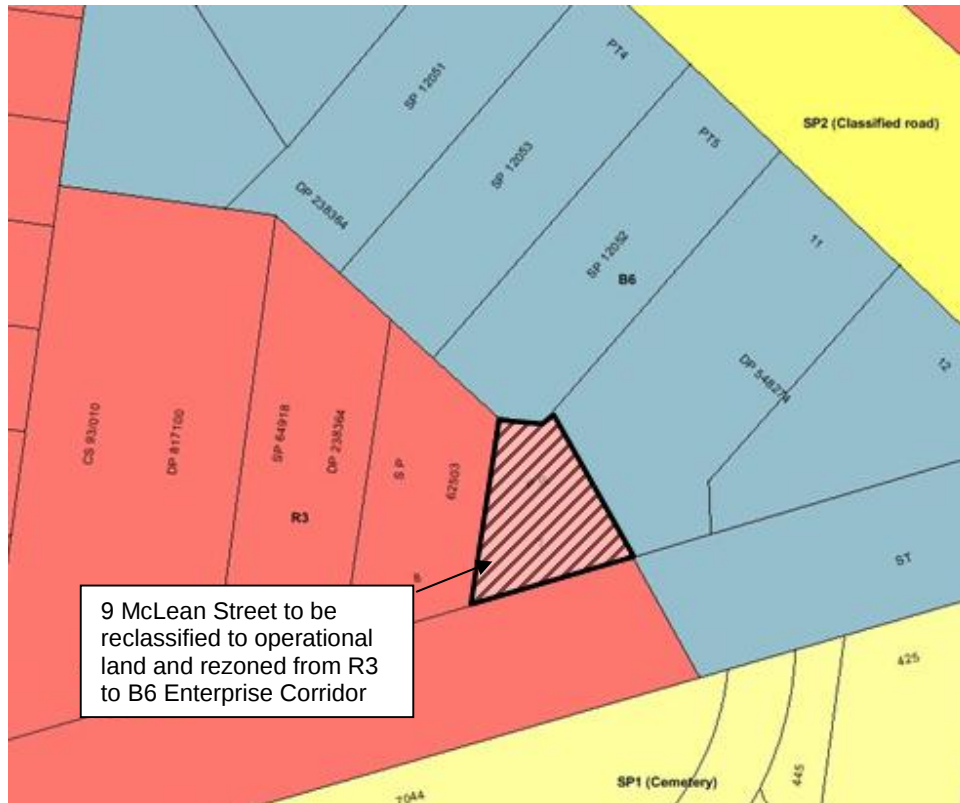
The mapping amendments for this site are summarised in the following table:

Map	Change	Comparison
Land Zoning Map Sheet LZN-011	From Zone RE1 Public Recreation to Zone R3 Medium Density Residential	Compatible with existing surrounding development
Lot Size Map Sheet LSZ-011	Introduction of 300sqm minimum lot size control	Compatible with existing surrounding development controls
Floor Space Ratio Map Sheet	Introduction of 0.5:1 maximum	Compatible with existing

FSR-011	floor space ratio control	surrounding development controls
Height of Buildings Map Sheet HOB-011	Introduction of 8.5 metres maximum building height control	Compatible with existing surrounding development controls

9 McLean Street, Liverpool (Lot 7 DP 238364)

The changes to this site only apply to the portion of land being rezoned (shown hatched on the indicative map below).

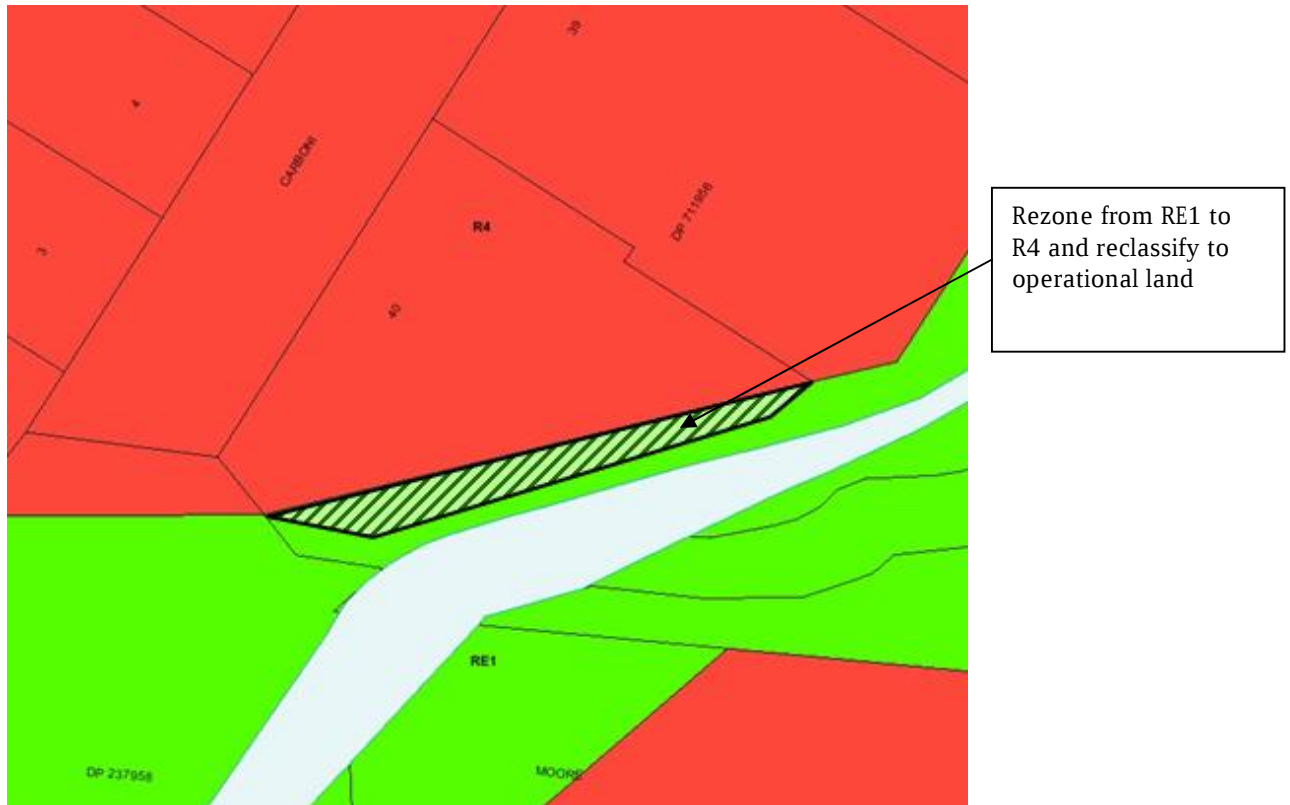


The mapping amendments for this site are summarised in the following table:

Map	Change	Comparison
Land Zoning Map Sheet LZN-010	From Zone R3 Medium Density Residential to Zone B6 Enterprise Corridor	Compatible with existing surrounding development
Lot Size Map Sheet LSZ-010	From 300sqm minimum lot size control to 2000sqm	Compatible with existing surrounding development controls
Floor Space Ratio Map Sheet FSR-010	From 0.5:1 maximum floor space ratio control to 1:1	Compatible with existing surrounding development controls
Height of Buildings Map Sheet HOB-010	From 8.5m maximum building height control to 15 metres	Compatible with existing surrounding development controls

Part Lot 400 CS 10/23 (Rear 37 Carboni Street, Liverpool (Pt Lot 42 DP 230194))

The changes to this site only apply to the portion of land being rezoned (shown hatched on the indicative map below).

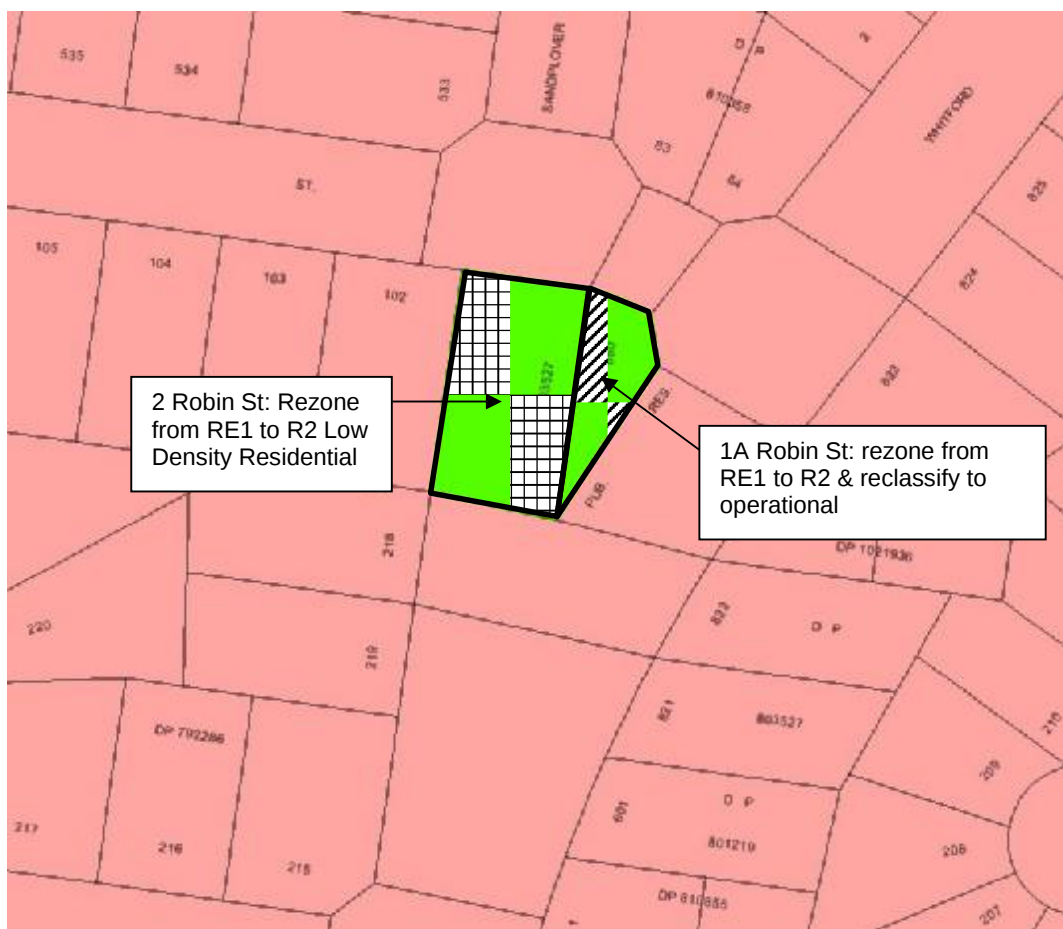


The mapping amendments for this site are summarised in the following table:

Map	Change	Comparison
Land Zoning Map Sheet LZN-010	From Zone RE1 Public Recreation to Zone R4 High Density Residential	Compatible with existing surrounding development
Lot Size Map Sheet LSZ-010	Introduction of 1000sqm minimum lot size control	Compatible with existing surrounding development controls
Floor Space Ratio Map Sheet FSR-010	Introduction of 1.2:1 maximum floor space ratio control	Compatible with existing surrounding development controls
Height of Buildings Map Sheet HOB-010	Introduction of 18 metres maximum building height control	Compatible with existing surrounding development controls

1A & 2 Robin Street, Hinchinbrook (Lot 850 DP 803527)

1A Robin Street is to be rezoned and re-classified. No 2 Robin Street is to be rezoned, however no reclassification is required.



The mapping amendments for this site are summarised in the following table:

Map	Change	Comparison
Land Zoning Map Sheet LZN-010	From Zone RE1 Public Recreation to Zone R2 Low Density Residential	Compatible with existing surrounding development
Lot Size Map Sheet LSZ-010	Introduction of 300sqm minimum lot size control	Compatible with existing surrounding development controls
Floor Space Ratio Map Sheet FSR-010	Introduction of 0.5:1 maximum floor space ratio control	Compatible with existing surrounding development controls
Height of Buildings Map Sheet HOB-010	Introduction of 8.5 metres maximum building height control	Compatible with existing surrounding development controls

A copy of these draft amended maps will be provided to the Department of Planning to inform their gateway deliberation. Following gateway determination, the draft maps will be made available to the public during the public exhibition process.

Part 3 - Justification

A. Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The need for the Planning Proposal has arisen from Council's 2009/2010 Management Plan which directs Council to "Continue to implement a property management strategy to recommend the sale of surplus properties and/or generate income from Council's property assets".

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposal could be pursued under the provisions of Chapter 6, Part 2 of the Local Government Act 1993, which relates to the classification and reclassification of public land. However, as the proposal also incorporates the rezoning of five properties, a planning proposal is considered the most appropriate and effective way to achieve the desired outcome.

3. Will the net community benefit outweigh the cost of implementing and administering the planning proposal?

The community will benefit from the planning proposal as it seeks to better manage Council's property assets by disposing public land that is underutilised and/or considered surplus to Council needs. The profits generated from the sale of these properties will be redirected to other community services/amenities, thus resulting in overall improved outcomes for the residents of Liverpool. Part of process of rezoning and reclassification of public land included a community use survey within which the results were reported to Council at its meeting of 15 February 2010. Council resolved to dispose of all the subject properties.

Furthermore, the results for the community will significantly outweigh the cost of implementing and administering the planning proposal.

B. Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

In regards to the Metropolitan Strategy, the planning proposal is consistent with Action F2.2.2 'Department of Planning, local government and the Department of Local Government to investigate funding options to improve existing open space'. By disposing the sites listed in this planning proposal, Council will have the opportunity to investigate options for getting more value out of existing useable open space. The finances generated as part of this process will go towards other community facilities and Council's property reserve fund.

The NSW Government's South-West Subregional Strategy does not incorporate specific directions for the retention of public open space or the reclassification of land. However, the plan is considered to be consistent with the Department of Planning's METRIX subregional

planning tool, as it promotes infill development and helps Council fulfil residential dwelling targets.

Furthermore, the majority of the sites identified for disposal are located within the Eastern, Central and CBD areas of the Liverpool LGA. These areas are considered to have a high open space to population ratio, with Council's Recreation Strategy 2003 stating that these areas averages at 7.48 hectares of open space per 1000 people. This is well in excess of the Department of Planning's open space benchmark of 2.83 hectares per 1000 people, as stipulated in the NSW Development Code. Therefore the rezoning and reclassification of the subject sites is unlikely to result in an unacceptable decrease in the provision of local open space.

As a result, the planning proposal is deemed consistent with the objectives and actions contained within the Metropolitan Strategy and South-West Subregional Strategy.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The 2009/2010 Management Plan directs Council to "Continue to implement a property management strategy to recommend the sale of surplus properties and/or generate income from Council's property assets". The planning proposal is therefore consistent with Councils overall strategic direction.

Further the sites subject to this rezoning and reclassification proposal have been resolved for disposal as per Council resolution of 15 February 2010.

6. Is the planning proposal consistent with the applicable state environmental planning policies?

The State Environmental Planning Policy (Infrastructure) 2007 applies to this planning proposal. One of the listed aims of this SEPP is to allow for the efficient development, redevelopment or disposal of surplus government owned land.

The planning proposal is considered to be consistent with SEPP (Infrastructure) 2007 as it seeks to dispose surplus Council owned land in an effective and efficient manner.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Local Planning Direction 6.2 'Reserving Land for Public Purposes' applies to this planning proposal. The direction states that a planning proposal must not reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the consent of the Director-General (of the Department of Planning).

With the submission of the Planning Proposal for Gateway Determination, Council seeks the concurrence of the Director-General regarding the intention to reclassify and rezone land zoned RE1 Public Recreation. This request for concurrence is outlined in Councils letter to Mr Peter Goth dated on 2 July 2010.

The need to dispose of the subject properties were previously reported to Council at its meetings held 14 September 2009 and 15 February 2010. The reports justified the rezoning and/or reclassification of public land. The recommendations were consistent with the 2009-

2010 Management Plan which includes a direction that Council "Continue to implement a property management strategy to recommend the sale of surplus properties and/or generate income from Council's property assets".

As part of this process Council also engaged the community in relation to its intentions to rezone, reclassify and eventually sell public land. The findings of the consultation are detailed in the Council report considered 15 February 2010.

It is considered that the Director General grant concurrence on the basis that the properties to be disposed are;

- Adjacent to, or in proximity to higher order open space areas
- Underutilised as active open space areas due to their size, configuration or lack of connectivity to residents.
- Subject to low levels of surveillance and of limited value to the public.

Also note that the disposals will provide opportunities for the future improvement of other open space reserves.

C. Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The planning proposal will not cause any detrimental impact on critical habitat or threatened species, populations or ecological communities. Any development proposal arising from this LEP amendment (and following disposal) will be subject to the current environmental considerations set out in the Liverpool LEP 2008 and relevant State and Federal Government legislation.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

It is unlikely that any significant environmental effects will arise as a result of this planning proposal. All the subject sites are clear of vegetation and are located within a highly urban context.

10. How has the planning proposal adequately addressed any social and economic effects?

While the planning proposal reduces the quantity of public open space, it is important to acknowledge that the sites subject to this proposal have been identified as being underutilised and surplus to Council and to a degree, the public's needs. Prior to the undertaking of this planning proposal, the community were invited to comment on the sites identified for disposal via the public exhibition process.

From a social and economic perspective, the sale of the surplus properties will generate finances which will go towards other community facilities and Council's property reserve fund. Overall, Council believes this will result in improved social and economic outcomes.

The planning proposal also provides a substantial amount of additional residential zoned land to established areas, which in turn promotes increased housing choice and affordability. By rezoning the land, Council is ensuring the best use of existing infrastructure.

As such, the planning proposal does not contravene economic or social objectives.

D. State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

The majority of land identified for reclassification and rezoning is located within the urban and established areas of Liverpool. Once the sites are in private ownership, the future development of the properties will be categorised as infill development and servicing requirements will be adequately addressed with existing public infrastructure and any relevant developer contributions as per the Liverpool Contributions Plan 2009.

Due to the relatively minor scale of land being proposed for disposal, the planning proposal will not result in a substantial increase or demand for public infrastructure.

12. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?

Council will forward the proposal to the Department of Planning for Gateway Determination in due course as required by the Environmental Planning and Assessment Act 1979.

Any relevant public authorities will be notified of the planning proposal and be given an opportunity to comment on the draft plan.

E. Reclassification of public land

The Director General sets out additional requirements for the reclassification of public land, which are to be addressed within a planning proposal. These questions are answered as follows:

13. Is the planning proposal the result of any strategic study or report?

The need for this planning proposal is directly linked to Council's 2009/2010 Management Plan which states that Council "Continue to implement a property management strategy to recommend the sale of surplus properties and/or generate income from Council's property assets". At its meeting on 15 February 2010, Council reported the results of community consultation and resolved to proceed with the reclassification and/or rezoning of the subject 13 properties.

14. Is the planning proposal consistent with the local council's community plan, or other local strategic plan?

The planning proposal is considered to be consistent with Council's Recreation Strategy 2003 which seeks to ensure that existing open space and associated recreation facilities are enhanced and distributed equitably throughout the Liverpool LGA. The Recreation Strategy is

directly linked to Council's Community Strategy 2009, which identifies the improvement of informal recreation, leisure opportunities and public spaces as a key objective.

The planning proposal will help achieve this vision as it reassesses the use and supply of community land. The sale of the surplus properties will generate finances which will go towards other community facilities and Council's property reserve fund. Essentially, Council will use the funds gained as part of this process to better address community needs.

15. If the provisions of the planning proposal include the extinguishment of any interests in the land, an explanation of the reasons why the interests are proposed to be extinguished.

While there are no known interests in the 13 sites identified for disposal under this proposal, the planning proposal will make provision to the effect that, on commencement of the LEP, the subject sites will be discharged from any trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land except for:

- (a) any reservations that except land out of a Crown grant relating to the land;
- (b) reservations of minerals (within the meaning of the Crown Lands Act 1989).

Should a site contain any interests, the extinguishment of such interests from the land is necessary to enable Council to dispose of the subject 13 surplus properties and to remove undue restrictions from the sites (if applicable).

16. The concurrence of the landowner, where the land is not owned by the relevant planning authority

As Council is the landowner of all properties subject to this planning proposal, concurrence is not required from any other landowner.

Part 4 - Community Consultation

The Gateway Determination will specify the community consultation that must be undertaken for this planning proposal. Generally the Department of Planning have set a 14 day public exhibition period for planning proposals considered to be of low impact and a 28 day exhibition period for all other proposals.

The planning proposal will be exhibited in accordance with the NSW Department of Planning's Practice Note PN09-003 *Classification and reclassification of public land through a local environmental plan*, and "A guide to preparing local environmental plans". This is included for your information under Attachment 2 of this planning proposal.

Following public exhibition, Council will hold a public hearing for the reclassification of land from community land to operational land, pursuant to the provisions of the *Local Government Act 1993*.

Attachment 1

Site mapping and proposed changes

Cnr Junction & Heathcote Rd, Moorebank

Lot 138 DP 917207

Area: 25,150 sqm

Current zoning: RE1 Public Recreation

Classification: Community Land

Inspection Notes:

- Subject land is currently fenced off and is not used for any purpose
- Adjacent to Ernie Smith Reserve
- Site is partly flood affected



Location Plan: Lot 138 DP 917207

Cnr Junction & Heathcote Rd, Moorebank

Proposed Changes:

1. Reclassify to operational land
2. Rezone highlighted part of site to R2 Low Density Residential
3. Introduction of the following development controls:

- Maximum Building Height: 8.5m
- Maximum FSR: 0.5:1
- Minimum lot size: 300sqm

Maps to be Amended

- Land Zoning Map (Sheet LZN-015)
- Lot size Map (Sheet LSZ-015)
- Floor Space Ratio Map (Sheet FSR-015)
- Height of Building Map (Sheet HOB-015)

Development Option

- Useable area is approximately 15,600sqm
- Potential residential subdivision



Location Plan: Lot 138 DP 917207

46 Apex Street, Liverpool

Lot 100 DP 30136

Area: 828 sqm

Zoning: RE1 Public Recreation

Classification: Community Land

Inspection Notes:

- Open space not utilised for active recreation
- Adjoins neighbourhood shops and residential area



Location Plan: Lot 100 DP 30136

46 Apex Street, Liverpool

Proposed Changes:

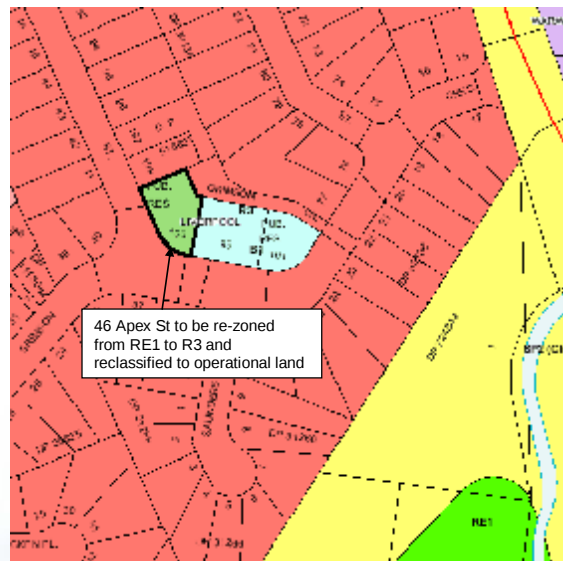
1. Reclassify to operational land
2. Rezone to R3 Medium Density Residential
3. Introduction of the following development controls:
 - Maximum Building Height: 8.5m
 - Maximum FSR: 0.5:1 (Area 2)
 - Minimum lot size: 300sqm

Maps to be Amended

- Land Zoning Map (Sheet LZN-011)
- Lot size Map (Sheet LSZ-011)
- Floor Space Ratio Map (Sheet FSR-011)
- Height of Building Map (Sheet HOB-011)

Development Option:

Potential for semi-detached/ multi dwelling housing



Location Plan: Lot 100 DP 30136

9 Grimson Crescent, Liverpool

Lot 101 DP 30136

Area: 727.7 sqm

Zoning: B1 Neighbourhood Centre

Classification: Community Land

Inspection Notes:

- Unutilised park
- Adjoins neighbourhood shops



Location Plan: Lot 101 DP 30136

9 Grimson Crescent, Liverpool

Proposed changes:

1. Reclassify to operational land
2. Retain current zoning and existing development controls

Development Option:

- Could be developed in conjunction with adjoining shop building (Lot 99) – possibly for medical or childcare facilities.
- Opportunity for shop top housing development



Location Plan: Lot 101 DP 30136

20 First Avenue, Hoxton Park

Lot 1 DP 510863

Area: 20,230 sqm

Zoning:

R2 Low Density Residential

RE1 Public Recreation

SP2 Infrastructure (Drainage)

Classification: Community Land

Inspection Notes:

- Cleared/grassed land
- Adjoins residential development.
- Area required for drainage – watercourse
- Area zoned Public Recreation is heavily vegetated



Location Plan: Lot 1 DP 510863

20 First Avenue, Hoxton Park

Proposed changes:

1. Reclassify highlighted area to operational land
2. Retain R2 Low Density Residential zoning and existing development controls

Development Option:

Potential for residential subdivision



Location Plan: Lot 1 DP 510863

54 Nineteenth Avenue, Hoxton Park

Lot 536 DP 865435

Area: 1,815 sqm

Zoning: R2 Low Density Residential

Classification: Community Land

Inspection Notes:

Vacant corner allotment within residential area



Location Plan: Lot 536 DP 865435

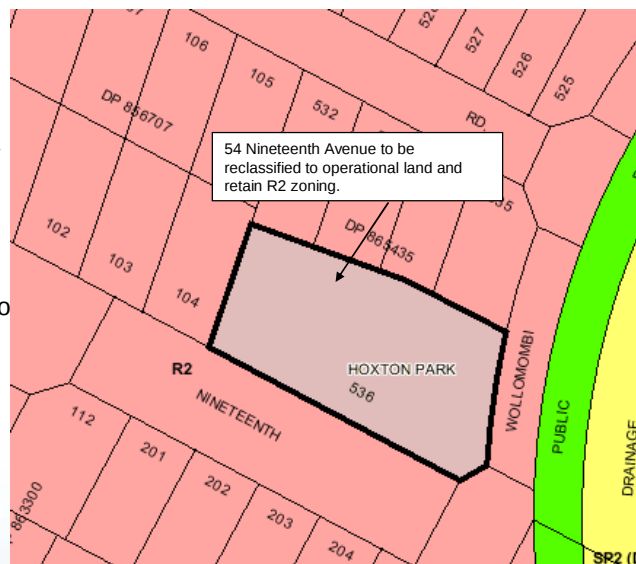
54 Nineteenth Avenue, Hoxton Park

Proposed changes:

- 1.Reclassify to operational land
- 2.Retain current R2 Low Density Residential zoning and existing development standards

Development Option:

Potential for residential subdivision



Location Plan: Lot 536 DP 865435

6 Skipton Lane, Prestons

Part Lot 3 DP 1045043

Area: 2,927 sqm

Zoning: R2 Low Density Residential

Classification: Community Land

Inspection Notes:

- Level and cleared block
- Site is fenced off and unutilised



Location Plan: Lot 3 DP 1045043

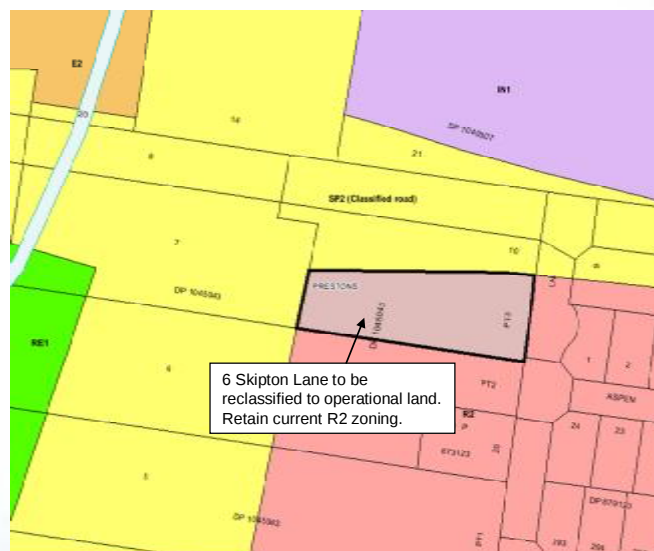
6 Skipton Lane, Prestons

Proposed Changes:

1. Reclassify to operational land
2. Retain current R2 Low Density Residential zoning and existing development standards

Development Option:

- Residue parcel after acquisition by RTA for M7 Motorway.
- Amalgamation with adjoining residential premises for future subdivision.



Location Plan: Lot 3 DP 1045043

Rear 9 Monica Close, Lurnea

Lot 16 DP 248376

Area: 529.4 sqm

Zoning: B6 Enterprise Corridor

Classification: Community Land

Inspection Notes:

- Subject lot unutilised for adjoining drainage reserve
- Site is landlocked - no road access available



Location Plan: 16 DP 248376

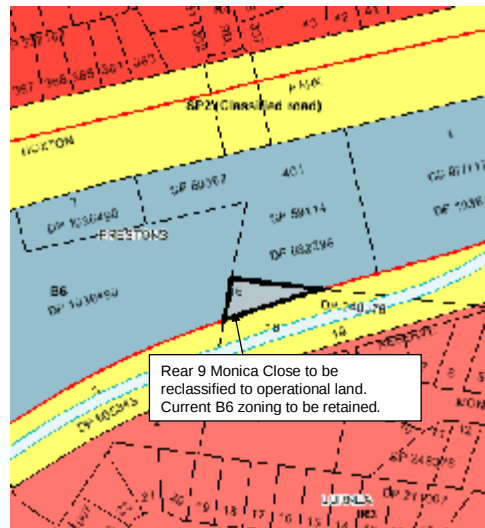
Rear 9 Monica Close, Lurnea

Proposed Changes:

1. Reclassify to operational land
2. Retain current B6 Enterprise Corridor zoning and existing development controls

Development Option:

- Amalgamation with adjoining lot
- Adjoining land owner has approached Council to purchase this lot



Location Plan: 16 DP 248376

9 McLean Street, Liverpool

Lot 7 DP 238364

Area: 436.30 sqm

Zoning: R3 Medium Density Residential

Classification: Community Land

Inspection Notes:

- Vacant site
- Unutilised park



Location Plan: Lot 7 DP 238364

9 McLean Street, Liverpool

Proposed Changes:

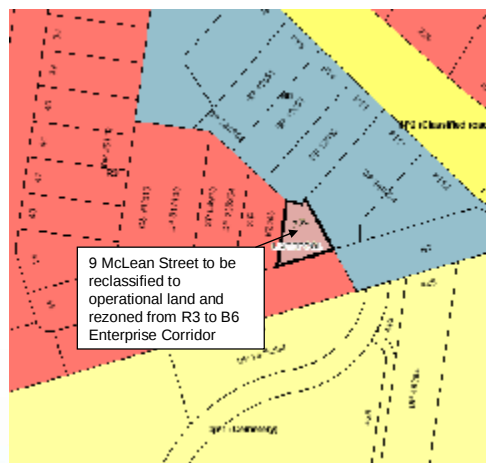
1. Reclassify to operational land
2. Rezone to B6 Enterprise Corridor
3. Introduction of the following development controls:
 - Maximum Building Height: 15m
 - Maximum FSR: 1:1
 - Minimum lot size: 2000sqm

Maps to be Amended

- Land Zoning Map (Sheet LZN-010)
- Lot size Map (Sheet LSZ-010)
- Floor Space Ratio Map (Sheet FSR-010)
- Height of Building Map (Sheet HOB-010)

Development Option:

- Easement for drainage may be required
- Amalgamation with adjoining owner is encouraged



Location Plan: Lot 7 DP 238364

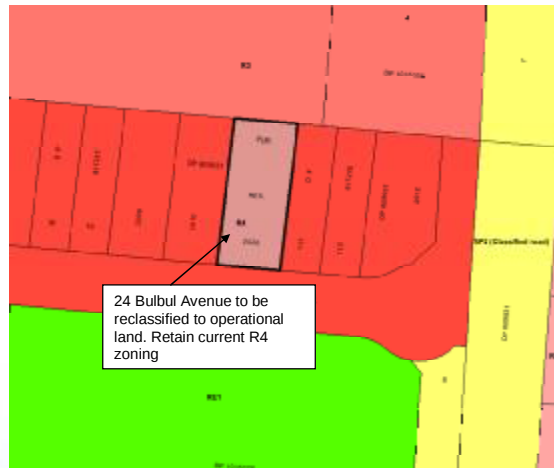
24 Bulbul Avenue, Green Valley

Proposed Changes:

1. Reclassify to operational land
2. Retain current R4 High Density Residential zoning and existing development controls.

Development Option:

- Single allotment or development in conjunction with adjoining lots



Location Plan: Lot 2028 DP 809931

7C Lewis Road, Liverpool

Lot 52 DP 23856

Area: 916.87 sqm

Zoning: R2 Low Density Residential

Classification: Community Land

Inspection Notes:

- Vacant level block
- Unutilised park



Location Plan: 7C Lewis Road, Liverpool

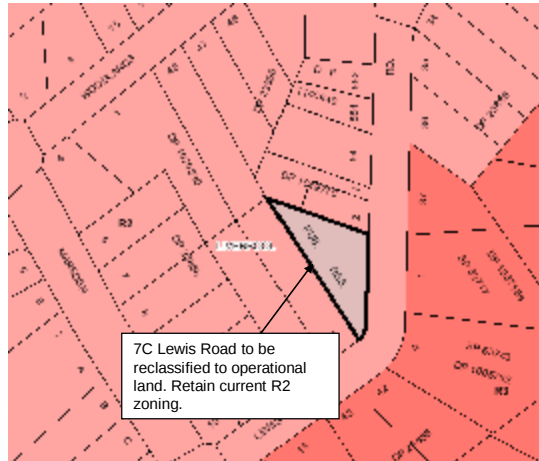
7C Lewis Road, Liverpool

Proposed Changes:

1. Reclassify to operational land
2. Retain current R2 low Density Residential zoning and existing development controls

Development Option:

- Amalgamation with adjoining residential lots or develop as a stand alone residential lot.



Location Plan: 7C Lewis Road, Liverpool

Part Lot 400 CS 10/23 (Rear 37 Carboni Street, Liverpool)

Pt Lot 400 CS 10/23

Area: 153.4 sqm

Zoning: RE1 Public Recreation

Classification: Community Land

Inspection Notes:

- Adjoining owner has unknowingly occupied the site for 10 years
- The sale of the land is necessary for the owner to access the garage



Location Plan: Part Lot 400 CS 10/23)

Rear 37 Carboni Street, Liverpool

Proposed Changes:

1. Reclassify highlighted portion of the lot to operational land
2. Rezone highlighted portion of the lot to R4 High Density Residential
3. Introduce the following development controls to the part subject to reclassification and rezoning:

- Maximum Building Height: 18m
- Maximum FSR: 1.2:1
- Minimum lot size: 1000sqm

Maps to be Amended

- Land Zoning Map (Sheet LZN-010)
- Lot size Map (Sheet LSZ-010)
- Floor Space Ratio Map (Sheet FSR-010)
- Height of Building Map (Sheet HOB-010)

Development Option:

- Sell to the adjoining landowner



Location Plan: Part Lot 400 CS 10/23)

1A & 2 Robin Street, Hinchinbrook

Lot 850 DP 803527

Area:

1A Robin Street: 262.5 sqm
2 Robin Street: 723 sqm

Zoning: RE1 Public Recreation

Classification:

1A Robin Street: Community Land
2 Robin Street: Operational Land

Inspection Notes:

Vacant allotments with some remnant vegetation



Location Plan: Lot 850 DP 803527

1A & 2 Robin Street, Hinchinbrook

1A Robin Street proposed changes:

1. Reclassify to operational land
2. Closure of adjoining road area
3. Rezone to R2 Low Density Residential

2 Robin Street proposed changes:

1. Rezone to R2 Low Density Residential

Introduction of development controls for both sites:

- Maximum Building Height: 8.5m
- Maximum FSR: 0.5:1
- Minimum lot size: 300sqm

Maps to be Amended

- Land Zoning Map (Sheet LZN-010)
- Lot size Map (Sheet LSZ-010)
- Floor Space Ratio Map (Sheet FSR-010)
- Height of Building Map (Sheet HOB-010)

Development Option:

- Amalgamate with the adjoining proposed road closure
- Suitable for development of detached/semi-detached dwellings



Location Plan: Lot 850 DP 803527

181 Elizabeth Drive, Liverpool

Lot 1 DP534648

Area: 2,175 sqm

Zoning: B6 Enterprise Corridor

Classification: Operational Land

Inspection Notes:

- Vacant level land used for car parking
- Drug taking occurring on site



Location Plan: Lot 1 DP 534648

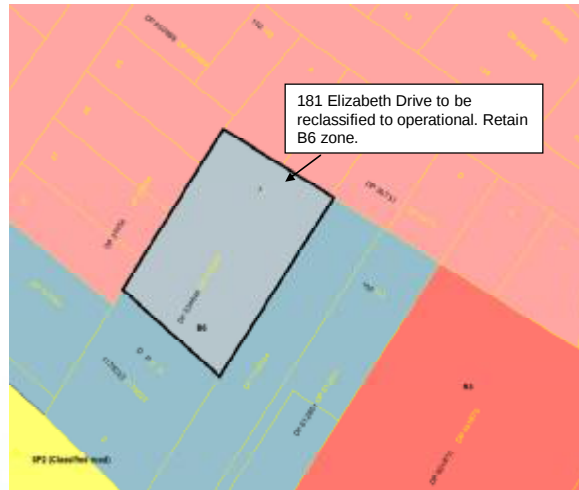
181 Elizabeth Drive, Liverpool

Proposed Changes:

1. Reclassify to operational
2. Retain current B6 Enterprise Corridor zoning and existing development controls.

Development Option:

- Amalgamation with adjoining B6 zoned businesses.



Location Plan: Lot 1 DP 534648

Attachment 2

Response to Best Practice Note PN 09-003
*‘Classification and reclassification of public
land through a local environmental plan’*

LLEP 2008 Draft Amendment No. 11 – Surplus Council Properties

Response to LEP Practice Note PN 09-003 'Classification and reclassification of public land through a local environmental plan'

As part of the planning proposal, Council must provide a written statement which addresses specific requirements for the reclassification of public land. These requirements are contained within the Department of Planning's LEP Practice Note PN 09-003 '*Classification and reclassification of public land through a local environmental plan*', which is attached for your reference.

Council is seeking to reclassify land via the process highlighted in Column 2 of Attachment 1 entitled "Requirements after commencement of the 2009 Part 3 amendment to the EP&A Act when it applies to a proposal". The planning proposal is being prepared in accordance with the 2009/10 Management Plan, which directed Council to "Continue to implement a property management strategy to recommend the sale of surplus properties and/or generate income from Council's property assets".

As such, Council intends to reclassify approximately 13 properties from community land to operational land via the planning proposal process. The properties subject to this planning proposal are listed as follows:

14. Cnr Junction & Heathcote Rds, Moorebank (Lot 138 DP 917207)
15. 46 Apex St, Liverpool (Lot 100 DP 30136)
16. 9 Grimson Crescent, Liverpool (Lot 101 DP 30136)
17. 20 First Ave, Hoxton Park (Pt Lot 1 DP 510863)
18. 54 Nineteenth Ave, Hoxton Park (Lot 536 DP 865435)
19. 6 Skipton Lane, Prestons (Pt Lot 3 DP 1045043)
20. Rear 9 Monica Close, Lurnea (Lot 16 DP 248376)
21. 9 McLean Street, Liverpool (Lot 7 DP 238364)
22. 24 Bulbul Ave, Liverpool (Lot 2028 DP 809931)
23. 7C Lewis Road, Liverpool (Lot 52 DP 23856)
24. Rear 37 Carboni Street, Liverpool (Pt Lot 42 DP 230194)
25. 1A & 2 Robin Street, Hinchinbrook (Lot 850 DP 803527)
26. 181 Elizabeth Drive, Liverpool (Lot 1 DP 534648)

All of the above properties are under Council ownership. The planning proposal seeks to better manage Council's property assets by disposing of public land that is underutilised and/or considered surplus to Council needs. Reclassifying and rezoning these sites is essential for the optimal disposal of the sites. The profits generated from the sale of these properties will directly benefit the community, as the funds will be redirected to other community services/amenities, thus resulting in overall improved outcomes.

The changes resulting from the reclassification, such as the proposed future use of the land, proposed future zoning, site specific requirements, anticipated physical or operational changes (in addition to other requirements stipulated under the Practice Note) are addressed in the table on the following pages.

	1	2	3
	Cnr Junction & Heathcote Rd, Moorebank	46 Apex St, Liverpool	9 Grimson Crescent, Liverpool
<i>Proposed zone</i>	R2 Low Density Residential	R3 Medium Density Residential	No change to zoning
<i>Council's proposed future use of the land</i>	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land
<i>Site specific requirements</i>	The following controls will be introduced: ▪ Maximum Building Height: 8.5m ▪ Minimum FSR: 0.5:1 ▪ Minimum lot size: 300sqm	The following controls will be introduced: ▪ Maximum Building Height: 8.5m ▪ Maximum FSR: 0.5:1 ▪ Minimum lot size: 300sqm	The amendment does not alter existing development standards
<i>The nature of council's interest in the land</i>	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land
<i>How and when the interest was first acquired</i>	Resumption. Dated: 7 February 1976	Dedication. Dated: 13 October 1959	Dedication. Dated: 13 October 1959
<i>Why council acquired an interest in the land</i>	Public reserve (Park unnamed)	Public reserve (Rotary Park)	Public reserve (Saunders Park)
<i>Any agreements over the land</i>	None known	None known	None known
<i>The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise</i>	The site has a current value of \$16.66 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately \$140 psm following the reclassification and rezoning process.	The site has a current value of \$90.82 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately \$165 psm following the reclassification and rezoning process.	The site has a current value of \$82.58 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately \$165 psm following the reclassification and rezoning process.
<i>The asset management objectives being pursued, the manner in which they will be achieved and the type of benefits the council wants (how the council may or will benefit financially)</i>	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.
<i>Is there an agreement for the sale or lease of the land? If yes, what are the details of this agreement and, if relevant, when council intends to realise its asset</i>	No	No	No
<i>Other relevant matters</i>	N/A	N/A	N/A

	4	5	6
	20 First Ave, Hoxton Park	54 Nineteenth Ave, Hoxton Park	6 Skipton Lane, Prestons
<i>Proposed zone</i>	No change to zoning	No change to zoning	No change to zoning
<i>Council's proposed future use of the land</i>	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land
<i>Site specific requirements</i>	The amendment does not alter existing development standards	The amendment does not alter existing development standards	The amendment does not alter existing development standards
<i>The nature of council's interest in the land</i>	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land
<i>How and when the interest was first acquired</i>	Acquisition. Dated: 23 March 1999	Acquisition. Dated: 24 February 1997	Acquisition. Dated: 23 October 1998
<i>Why council acquired an interest in the land</i>	Public reserve (park unnamed)	Proposed child care centre at that time. (No longer being proposed)	Purchased for drainage purposes
<i>Any agreements over the land</i>	None known	None known	None known
<i>The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise</i>	The site has a current value of \$38.85 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately \$165 psm following the reclassification and rezoning process.	The site has a current value of \$284.29 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately \$400 psm following the reclassification and rezoning process.	The site has a current value of \$108.85 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately \$140 psm following the reclassification and rezoning process.
<i>The asset management objectives being pursued, the manner in which they will be achieved and the type of benefits the council wants, (how the council may or will benefit financially)</i>	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.
<i>Is there an agreement for the sale or lease of the land? If yes, what are the details of this agreement and, if relevant, when council intends to realise its asset</i>	No	No	No
<i>Other relevant matters</i>	N/A	N/A	N/A

	7	8	9
	Rear 9 Monica Close, Lurnea	9 McLean Street, Liverpool	24 Bulbul Ave, Liverpool
Proposed zone	No change to zoning	B6 Enterprise Corridor	No change to zoning
Council's proposed future use of the land	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land
Site specific requirements	The amendment does not alter existing development standards	The following controls will be introduced: - Maximum Building Height: 15m - Maximum FSR: 1:1 - Minimum lot size: 2000sqm	The amendment does not alter existing development standards
The nature of council's interest in the land	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land
How and when the interest was first acquired	Dedication. Dated: 4 March 1975	Dedication. Dated: 22 August 1969	Dedication. Dated: 6 May 1991
Why council acquired an interest in the land	Dedicated for drainage purposes	Public reserve (Park unnamed)	Public reserve (Park unnamed)
Any agreements over the land	None known	None known	None known
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise	The site has a current value of \$18.11 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately \$100 psm following the reclassification and rezoning process.	The site has a current value of \$86.18 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately \$165 psm following the reclassification and rezoning process.	The site has a current value of \$108.71 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately \$400 psm following the reclassification and rezoning process.
The asset management objectives being pursued, the manner in which they will be achieved and the type of benefits the council wants, (how the council may or will benefit financially)	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.
Is there an agreement for the sale or lease of the land? If yes, what are the details of this agreement and, if relevant, when council intends to realise its asset	No	No	No
Other relevant matters	N/A	N/A	N/A

	10	11	12
	7C Lewis Road, Liverpool	Part Lot 400 CS 10/23 (Rear 37 Carboni Street, Liverpool)	1A Robin Street, Hinchinbrook
<i>Proposed zone</i>	No change to zoning	R4 High Density Residential	R2 Low Density Residential
<i>Council's proposed future use of the land</i>	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land	The amendment will allow Council to dispose of the land
<i>Site specific requirements</i>	The amendment does not alter existing development standards	The following controls will be introduced: - Maximum Building Height: 18m - Maximum FSR: 1:2:1 - Minimum lot size: 1000sqm	The following controls will be introduced: - Maximum Building Height: 8.5m - Maximum FSR: 0.5:1 - Minimum lot size: 300sqm
<i>The nature of council's interest in the land</i>	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land	Council owns the subject property. Classified: Community land
<i>How and when the interest was first acquired</i>	Transfer. Dated: 21 July 1955	Dedication. Dated: 14 September 1966	Dedication. Dated: 17 July 1990
<i>Why council acquired an interest in the land</i>	Public reserve (Logan Park)	Public reserve (Collimore Park)	Public reserve (Park unnamed)
<i>Any agreements over the land</i>	None known	None known	None known
<i>The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise</i>	The site has a current value of \$82 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately \$165 psm following the reclassification and rezoning process.	The site has a current value of \$12.77 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately \$100 psm following the reclassification and rezoning process.	The site has a current value of \$81.90 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately \$165 psm following the reclassification and rezoning process.
<i>The asset management objectives being pursued, the manner in which they will be achieved and the type of benefits the council wants, (how the council may or will benefit financially)</i>	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.
<i>Is there an agreement for the sale or lease of the land? If yes, what are the details of this agreement and, if relevant, when council intends to realise its asset</i>	No	Yes, the land is to be sold to the adjoining landowner. This will be achieved through transfer by boundary adjustment. To be completed by registration of plan.	No
<i>Other relevant matters</i>	N/A	N/A	N/A

	13 181 Elizabeth Drive, Liverpool	THIS SECTION LEFT BLANK INTENTIONALLY		THIS SECTION LEFT BLANK INTENTIONALLY	
<i>Proposed zone</i>	No change to zoning				
<i>Council's proposed future use of the land</i>	The amendment will allow Council to dispose of the land				
<i>Site specific requirements</i>	The amendment does not alter existing development standards				
<i>The nature of council's interest in the land</i>	Council owns the subject property. Classified: Operational land since 14 June 1994				
<i>How and when the interest was first acquired</i>	Transfer. Dated: 2 January 1969				
<i>Why council acquired an interest in the land</i>	Not stated in transfer document				
<i>Any agreements over the land</i>	None known				
<i>The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise</i>	The site has a current value of \$193.10 per square metre (psm). Based on surrounding land values, it is anticipated that the value of the site will increase to approximately \$275 psm following the reclassification and rezoning process.				
<i>The asset management objectives being pursued, the manner in which they will be achieved and the type of benefits the council wants, (how the council may or will benefit financially)</i>	By reclassifying and rezoning the subject property, Council will be able to dispose of surplus and underutilised public land. The finances generated as part of this process will go into a property reserve fund.				
<i>Is there an agreement for the sale or lease of the land? If yes, what are the details of this agreement and, if relevant, when council intends to realise its asset</i>	No				
<i>Other relevant matters</i>	N/A				

Attachment 3

2009-2010 Management Plan

Attachment 4

Liverpool City Wide Recreation Strategy 2020 (adopted 2003)