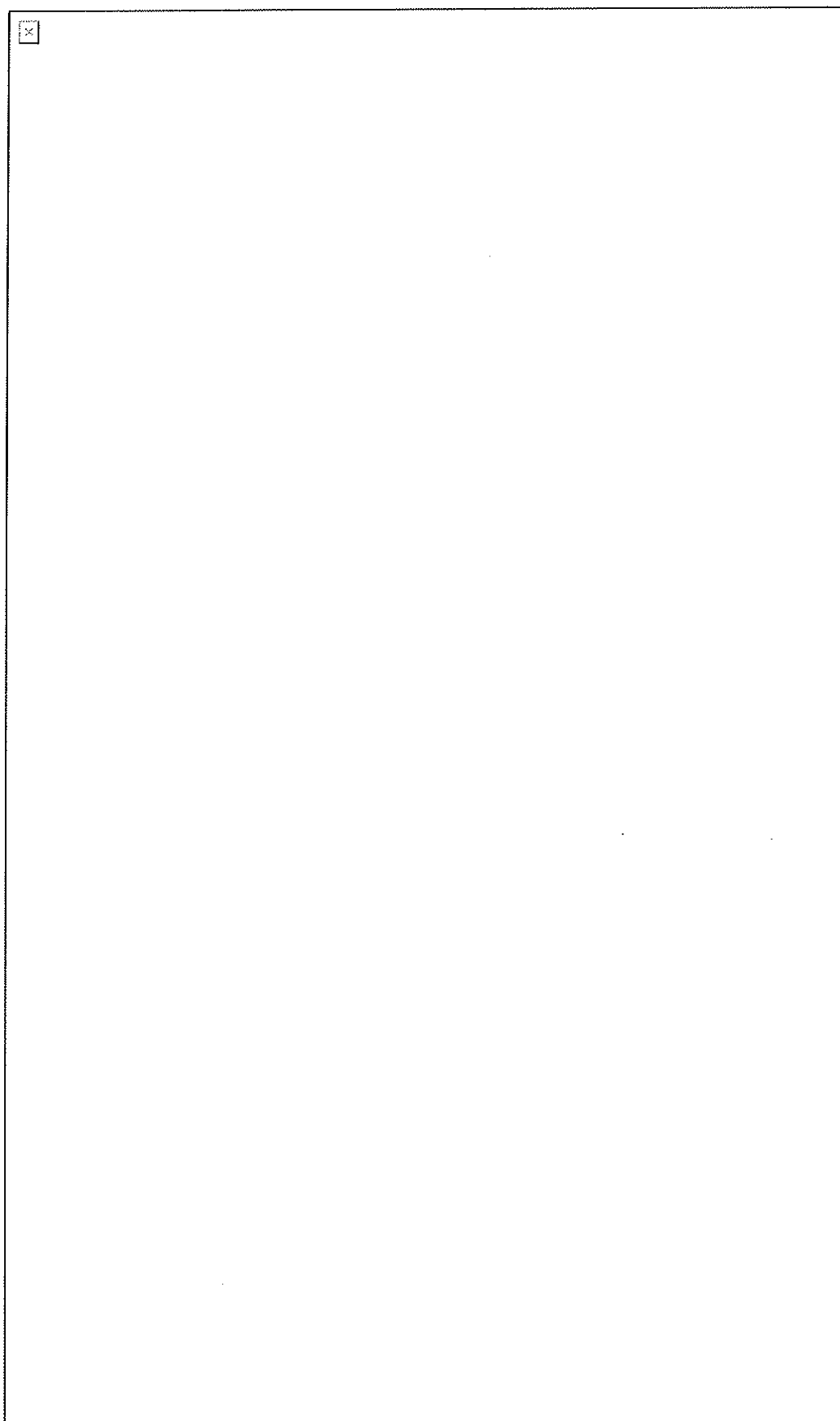


Attachment 1

Site information and proposed changes



Cnr Junction & Heathcote Rd, Moorebank

Lot 138 DP 917207

Area: 25,150 sqm

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



Cnr Junction & Heathcote Rd, Moorebank

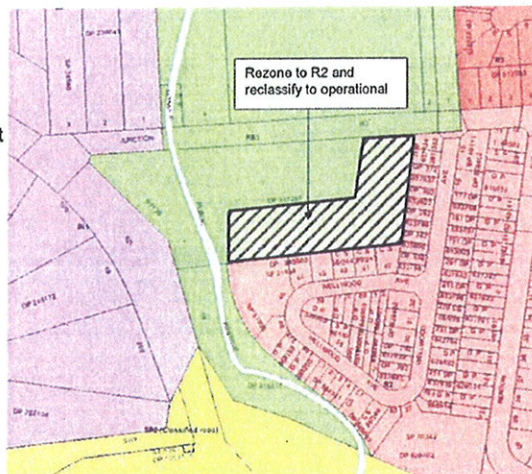
Proposed Changes:

1. Reclassify to operational land
2. Rezone 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

Development Option

- Useable area is approximately 15,600sqm
- Potential development for residential allotments



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46 Apex Street, Liverpool

Lot 100 DP 30136

Area: 828 sqm

Zoning: RE1 Public Recreation

Classification: Community Land

Inspection Notes:

- Unutilised park
- Adjoins neighbourhood shops and residential area



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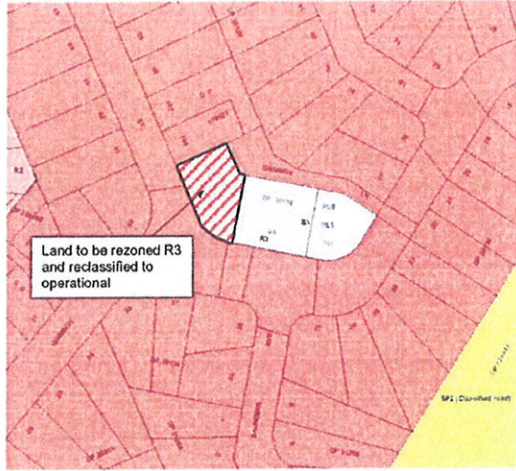
46 Apex Street, Liverpool

Proposed Changes:

1. Reclassify to operational land
2. Rezone to R3 Low Density Residential
3. Introduction of the following development controls:

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

Development Option:
Potential for townhouse/villa development



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9 Grimson Crescent, Liverpool

Lot 101 DP 30136

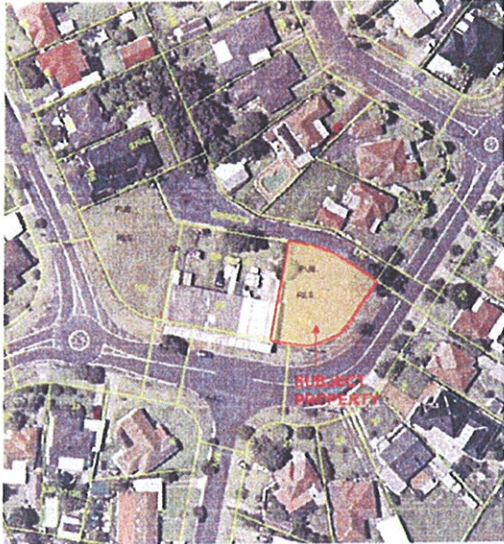
Area: 727.7 sqm

Zoning: B1 Neighbourhood Centre

Classification: Community Land

Inspection Notes:

- Unutilised park
- Adjoins neighbourhood shops



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LLEP 2008 Draft Amendment No. 11

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



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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



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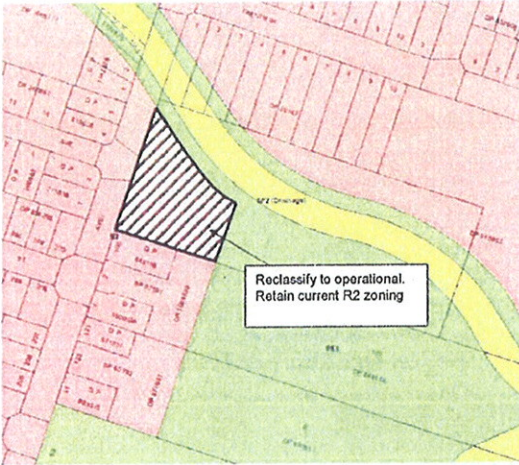
LLEP 2008 Draft Amendment No. 11

20 First Avenue, Hoxton Park

Proposed changes:

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

Development Option:
Potential for medium density development of townhouses and/or duplexes.



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54 Nineteenth Avenue, Hoxton Park

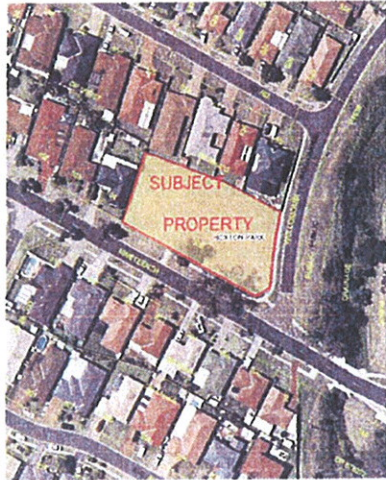
Lot 536 DP 865435

Area: 1,815 sqm

Zoning: R2 Low Density Residential

Classification: Community Land

Inspection Notes:
Vacant corner allotment within residential area



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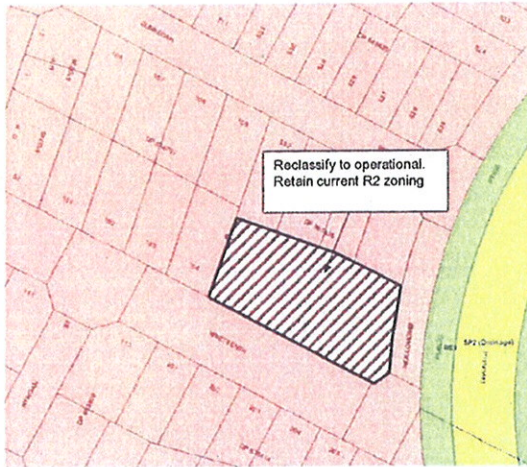
LLEP 2008 Draft Amendment No. 11

54 Nineteenth Avenue, Hoxton Park

Proposed changes:

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

Development Option:
Potential for subdivision into residential allotments



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LLEP 2008 Draft Amendment No. 11

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
- Fenced and unutilised



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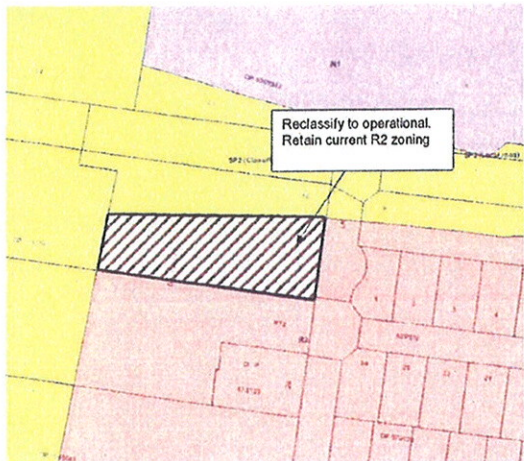
6 Skipton Lane, Prestons

Proposed Changes:

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

Development Option:

- Residue parcel after acquisition by RTA for M7
- Suitable for development with adjoining owners for residential purposes



Rear 9 Monica Close, Lurnea

Lot 16 DP 248376

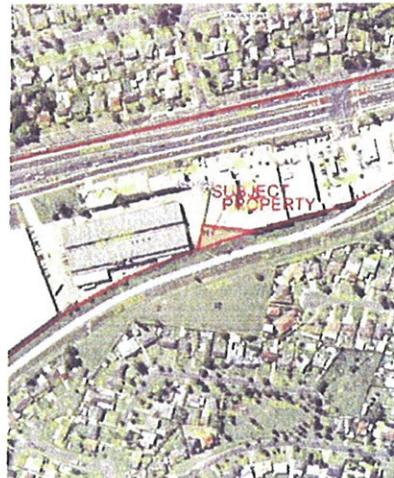
Area: 529.4 sqm

Zoning: B6 Enterprise Corridor

Classification: Community Land

Inspection Notes:

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



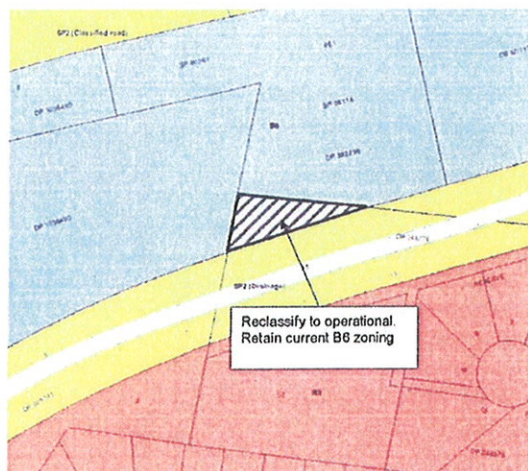
Rear 9 Monica Close, Lurnea

Proposed Changes:

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

Development Option:

- Amalgamation with adjoining lot
- Owner of adjoining lot has approached Council to purchase this lot



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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



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9 McLean Street, Liverpool

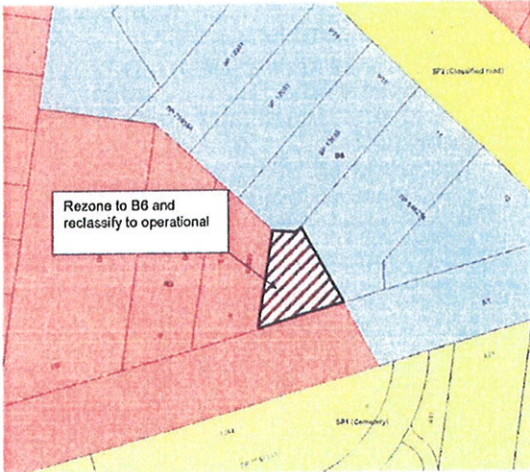
Proposed Changes:

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

Development Option:

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



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24 Bulbul Avenue, Green Valley

Lot 2028 DP 809931

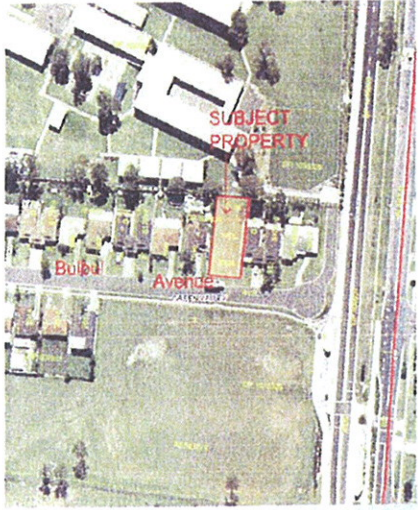
Area: 603.4 sqm

Zoning: R4 High Density Residential

Classification: Community Land

Inspection Notes:

- Vacant level block
- Unutilised park
- School located at rear of site



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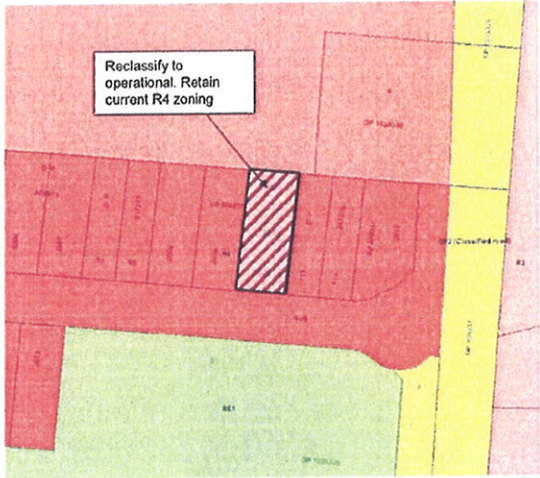
LLEP 2008 Draft Amendment No. 11

24 Bulbul Avenue, Green Valley

Proposed Changes:

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

Development Option:
Single allotment or development in conjunction with adjoining lots



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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



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LLEP 2008 Draft Amendment No. 11

7C Lewis Road, Liverpool

Proposed Changes:

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

Development Option:
Amalgamation with adjoining residential lots or separate residential lot.

