

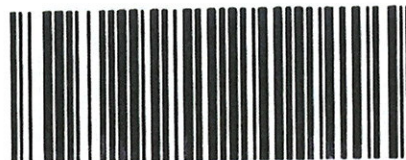


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Our Ref:
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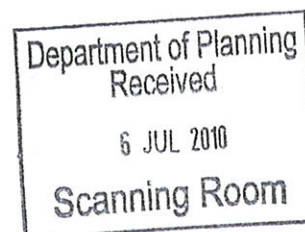
2010/0495 – 11572.2010
Grace Houw
9821 9285

2 July 2010



PCU007373

Mr Peter Goth
Regional Director, Sydney West
Department of Planning
GPO Box 5020
PARRAMATTA NSW 2124



Dear Mr Goth

**RE: SUBMISSION OF A PLANNING PROPOSAL
DRAFT LIVERPOOL LOCAL ENVIRONMENTAL PLAN (AMENDMENT NO. 11) –
SURPLUS COUNCIL PROPERTIES**

Pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Council is forwarding a planning proposal for Draft Liverpool Local Environmental Plan 2008 (Amendment No. 11), seeking gateway determination. The purpose of Draft Amendment No. 11 is to better manage Council's property assets by disposing public land that is underutilised and/or considered surplus to Council needs.

At its meeting on 21 June 2010, Council resolved to:

- *Prepare a draft Local Environmental Plan (LEP) to reclassify the following 13 sites as "operational land" for the purposes of the Local Government Act 1993, and to rezone the sites and introduce suitable other LEP development standards in accordance with the planning proposal.*
 - Cnr Junction & Heathcote Rds, Moorebank (Lot 138 DP 917207)
 - 46 Apex St, Liverpool (Lot 100 DP 30136)
 - 9 Grimson Crescent, Liverpool (Lot 1010 DP 30136)
 - 20 First Ave, Hoxton Park (Pt Lot 1 DP 510863)
 - 54 Nineteenth Ave, Hoxton Park (Lot 536 DP 865435)
 - Skipton Lane, Prestons (Pt Lot 3 DP 1045043)
 - Rear 9 Monica Close, Lurnea (Lot 16 DP 248376)
 - 9 McLean Street, Liverpool (Lot 7 DP 238364)
 - 24 Bulbul Ave, Liverpool (Lot 2028 DP 809931)
 - 7C Lewis Road, Liverpool (Lot 52 DP 23856)
 - Part Lot 400 CS 10/23 (Rear 37 Carboni Street, Liverpool (Pt Lot 42 DP 230194))
 - 1A Robin Street, Hinchinbrook (Lot 850 DP 803527)
 - 181 Elizabeth Drive, Liverpool (Lot 1 DP 534648)



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Fax 9821 9333 Email lcc@liverpool.nsw.gov.au Web www.liverpool.nsw.gov.au TTY 9821 8300 ABN 84 181 182 471

- *Forward a copy of the planning proposal to the Department of Planning, seeking gateway determination and following that proceed with agency (if required) and public consultation and hold a public hearing.*

A copy of the Planning Proposal prepared in accordance with 'A guide to preparing planning proposals' and the aforementioned report to Council on this matter is enclosed for your consideration.

Additionally, the purpose of this letter is to seek the concurrence of the Director-General for an inconsistency with one Section 117 Ministerial Direction, namely **Direction 6.2 Reserving Land for Public Purposes**.

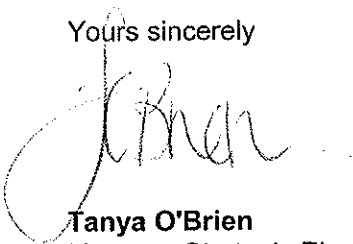
In particular, clause 4 of the above Direction states that a planning proposal must not reduce existing zonings or reservations of land for public purposes without the consent of the Director-General. The need to dispose of the subject properties was previously discussed on Council's report of 14 September 2009 and 15 February 2010 (enclosed). Council's intention to reclassify, rezone and ultimately dispose of RE1 zoned land via this planning proposal will provide opportunities for investment in the quality and usefulness of other public spaces.

The planning proposal is considered to be justifiably consistent with the overall objectives of Direction 6.2, however the approval of the Director-General is requested as per clause 4 of the Direction.

Council therefore requests both the Director-General's concurrence on the inconsistency with the Section 117 Direction and gateway determination on the planning proposal. A timely response to this matter would be much appreciated.

Should you have any questions or require further information, please call Grace Houw, Strategic Planner on 9821 9285.

Yours sincerely



Tanya O'Brien
Manager Strategic Planning

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 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 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, namely Liverpool Local Environmental Plan 2008 (LLEP 2008).

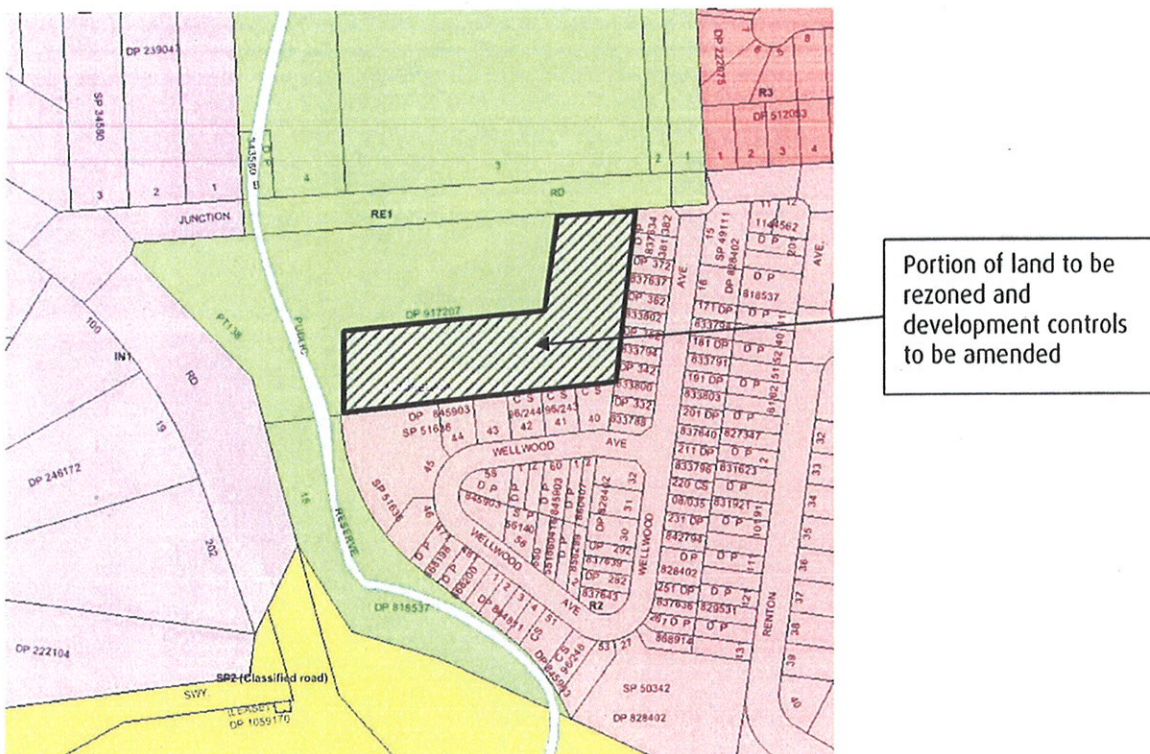
Once the planning proposal is legally drafted into a LEP amendment and subsequently gazetted, Schedule 4 of LLEP 2008 "Classification and reclassification of public land" will be amended to include the 13 properties subject to this planning proposal. The inclusion of these properties under Part 2 of 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 LLEP 2008 maps. These changes include an amendment to zoning maps, and the introduction and/or alteration of development controls such as lot size, floor space ratio and building heights which are also depicted in mapping format.

The mapping amendments required as part of this planning proposal are listed as follows:

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

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

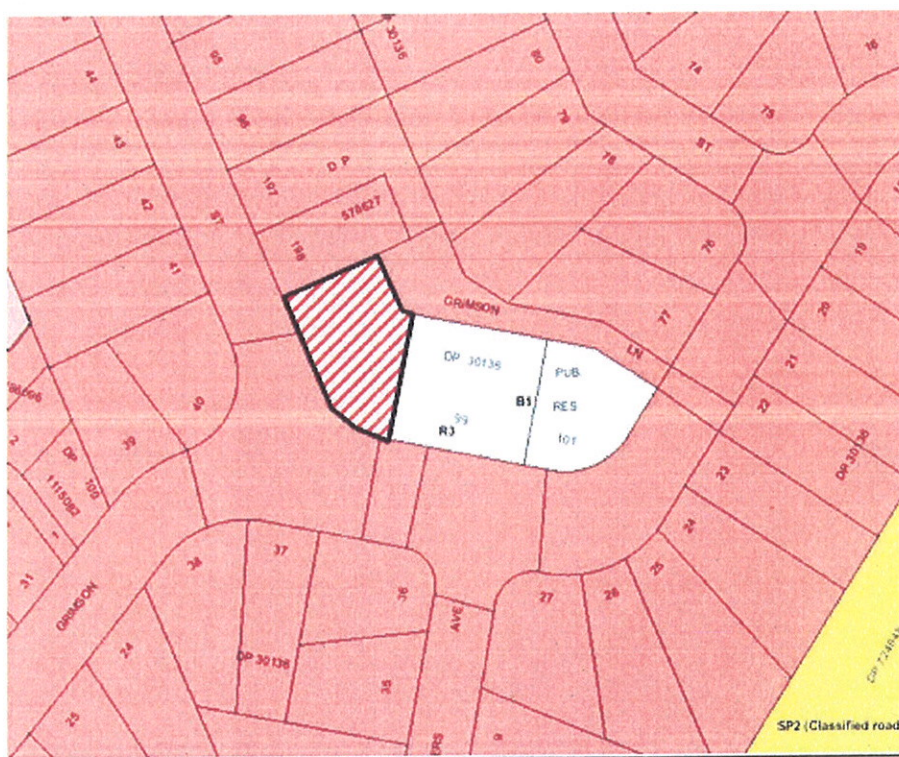


The mapping amendments for this site are summarised in the following table:

Map	Change	Comparison
Land Zoning Map Sheet LZN-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).



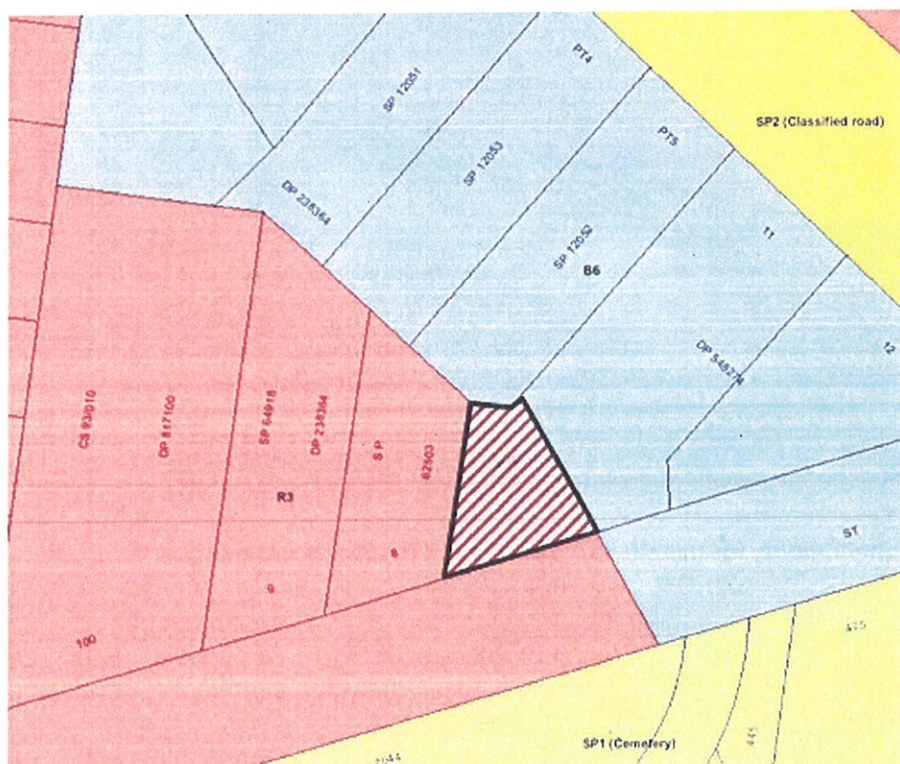
The mapping amendments for this site are summarised in the following table:

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	Compatible with existing

	minimum lot size control	surrounding development controls
Floor Space Ratio Map Sheet FSR-011	Introduction of 0.5:1 maximum floor space ratio control	Compatible with existing 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).

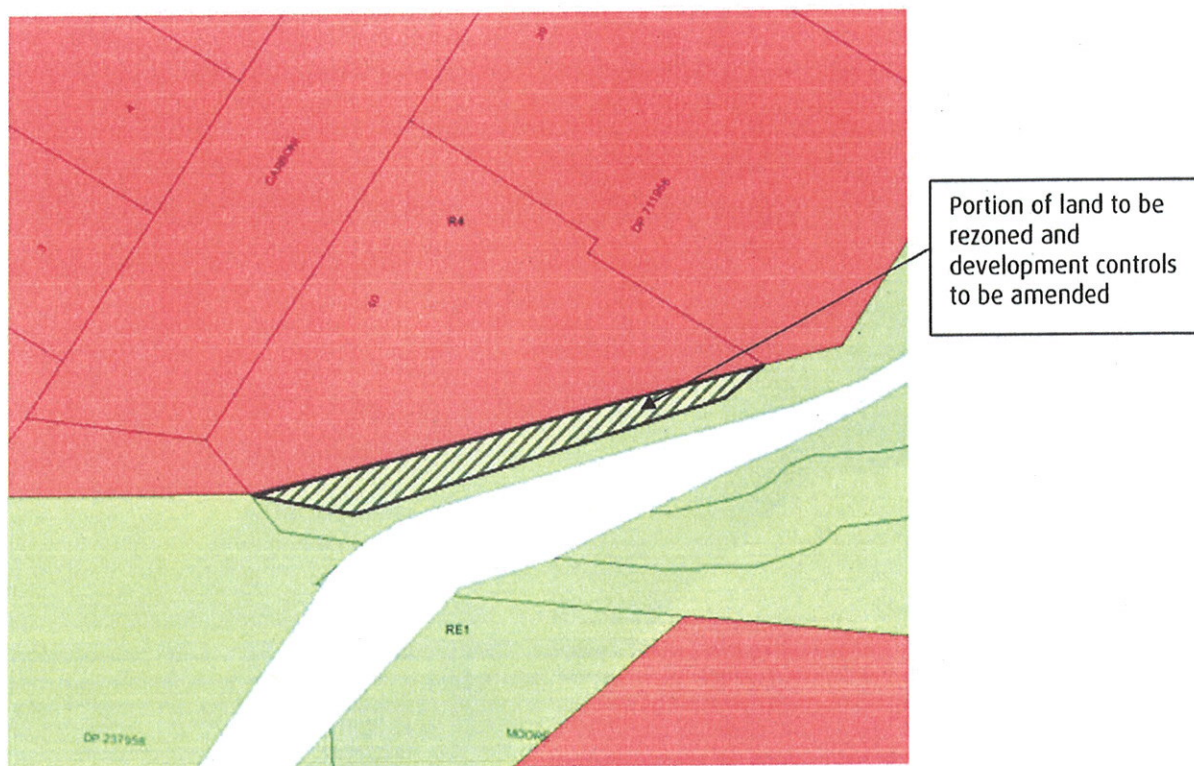


The mapping amendments for this site are summarised in the following table:

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).

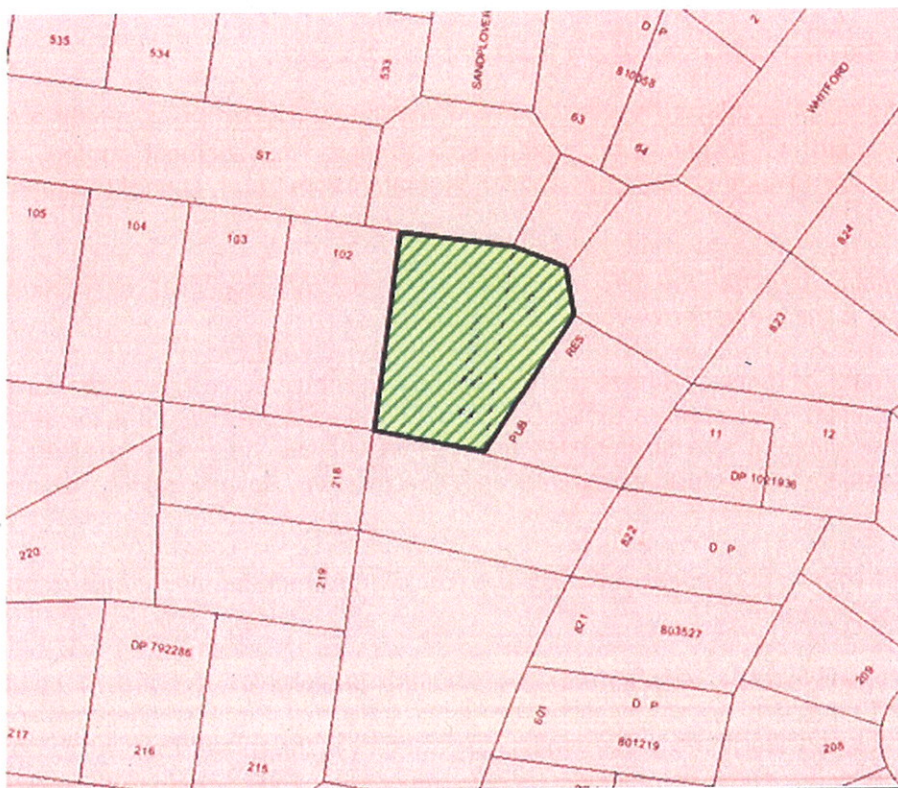


The mapping amendments for this site are summarised in the following table:

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 Robin Street, Hinchinbrook (Lot 850 DP 803527)

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 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 directly 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. Results of community use survey have been 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 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 reclassification. 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 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 will not 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?

Two State Environmental Planning Policies (SEPP) applies to this planning proposal, namely SEPP (Infrastructure) 2007 and Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (deemed SEPP). The planning proposal is consistent with these SEPPs, as discussed below:

Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment

The planning proposal is consistent with the aims, objectives and planning principles of the plan. Given the limited extent of development being proposed under this planning proposal, the planning proposal will have a negligible impact upon the Georges River Catchment. With reference to Clause 10 of this Plan, the development of additional residential lots and creation of business land is being carried out in line with the Metropolitan Strategy.

Infrastructure SEPP

One State Environmental Planning Policy (SEPP) applies to this planning proposal, namely SEPP (Infrastructure) 2007. 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)?

Four (4) Section 117 Ministerial Directions apply to the planning proposal. Council considers the planning proposal to be generally consistent with these directions (with the exception

of Direction 6.2 Reserving land for public purposes). Council's justification is discussed as follows:

1.1 Business and Industrial Zones

This direction applies as the planning proposal affects land within an existing or proposed business zone. In particular, the direction applies to the following four properties identified for rezoning and/or reclassification within this planning proposal:

1. 9 McLean Street, Liverpool (proposed B6 Enterprise Corridor zoning)
2. 9 Grimson Street, Liverpool (existing B1 Neighbourhood Centre zoning)
3. Rear 9 Monica Close, Lurnea (existing B6 Enterprise Corridor zoning)
4. 181 Elizabeth Drive, Liverpool (existing B6 Enterprise Corridor zoning)

In regards to Property No.1, the site currently adjoins an existing B6 corridor, therefore the rezoning does not create a new centre but rather expand upon an existing centre. The property has a site area of approximately 436sqm, therefore to develop the property, the site will need to be amalgamated with an adjoining lot. It is anticipated that the adjoining landowner may purchase the site for the purposes of providing additional car parking.

In regards to Properties 2-4, the planning proposal does not seek to change the business zoning currently affiliated with these site. Rather, the planning proposal seeks to facilitate the use of the sites for private enterprises by reclassifying the land to allow private businesses to emerge on the properties.

The properties affected by this direction do not alter the areas and locations of business zones, and maintains the total potential floor space area of employment land. The planning proposal does not undermine Council's Retail Hierarchy Study or the policies and controls contained within LLEP 2008.

The planning proposal is thus considered to be consistent with this direction as it encourages employment growth in suitable locations whilst supporting the viability of strategic centres identified under LLEP 2008.

3.1 Residential Zones

This direction applies as the planning proposal seeks to alter existing residential zone boundaries. In particular, the direction applies to the following properties identified for rezoning and reclassification under this planning proposal:

1. Cnr Junction and Heathcote Roads, Moorebank (proposed R2 Low Density Residential zoning)
2. 46 Apex Street, Liverpool (proposed R3 Medium Density Residential zoning)
3. 37 Carboni Street, Liverpool (proposed R4 High Density Residential zoning)
4. 1A Robin St, Hinchinbrook (proposed R2 Low Density Residential zoning)

The rezoning of these sites to a residential zone will address future housing needs by providing additional dwellings, broadens the choice of building types and locations available within the local housing market. The proposed sites all adjoin existing residential areas, therefore the creation of new residential zoned land will ensure the efficient use of existing infrastructure and services. By rezoning these sites for residential purposes, pressure for land for housing and infrastructure on the urban fringe will be alleviated. Furthermore, the planning proposal does not reduce the residential density of land.

As such, the planning proposal is considered to be consistent with this direction.

4.4 Planning for Bushfire Protection

This direction applies as the planning proposal affects one property that is in close proximity to bushfire prone land. The subject site, namely 20 First Avenue, Hoxton Park, is identified under Council's Bushfire Maps as being a bushfire vegetation buffer.

Planning for Bushfire Protection 2006 was considered in the preparation of this planning proposal, while the Commissioner of the NSW Rural Fire Service has been consulted with. Written advice is currently being obtained.

The direction states that the planning proposal must introduce controls that avoid placing inappropriate development in hazardous areas. The future development of the sites will need to adhere to Council's Bush Fire Risk Controls, as contained within Liverpool Development Control Plan 2008 (LDCP 2008). In respect to bushfire control, the following LDCP 2008 sections will apply upon the land being rezoned:

- Part 1.1 General controls for all development and
- Part 3.2 Dwelling houses on lots greater than 400sqm in the R2, R3 and R4 zones.

The bushfire controls stipulated in the aforementioned sections of LDCP 2008 seeks to minimise land uses on land interfacing the hazard and ensures the provision of an Asset Protection Zone (APZ) and fire trail. Such controls are briefly highlighted below:

- APZs are to be placed as restrictions on the burdened allotments. No habitable or storage structures are permitted within these zones.
- Minimal quantities of combustible materials shall be stored within the inner protection zone of the APZ.

Further Part 2.2 Subdivision of Land in Carnes Hill, Hoxton Park and Prestons state that development in the vicinity of bushland will need to comply with Planning for Bushfire Protection, published by the NSW Rural Fire Service.

The above LDCP 2008 controls for bushfire management clearly demonstrate that the planning proposal is consistent, and thoroughly addresses the requirements of Direction 4.1.

6.2 Reserving Land for Public Purposes

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).

Once Council resolves to proceed with this planning proposal, Council will seek the concurrence of the Director-General of its intention to reclassify and rezone RE1 zoned land via this planning proposal. It is anticipated that the planning proposal will be consistent with the Ministerial Direction.

The need to dispose of the subject properties was previously discussed on Council's report of 14 September 2009 and 15 February 2010. Further, the disposals will provide opportunities for investment in the quality and usefulness of other spaces.

The planning proposal is considered to be justifiably consistent with the overall objectives of Direction 6.2, however to be consistent with this direction, the approval of the Director-General is required.

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 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 any 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.

Thus, 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, as previously discussed. Additionally, at its meeting on 15 February 2010, Council resolved to proceed with the reclassification and 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 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

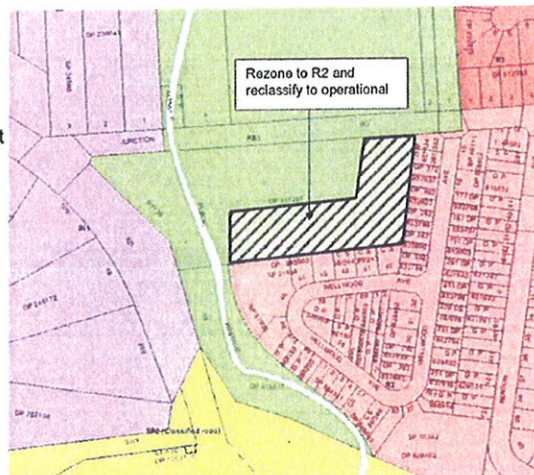
Proposed Changes:

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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LLEP 2008 Draft Amendment No. 11

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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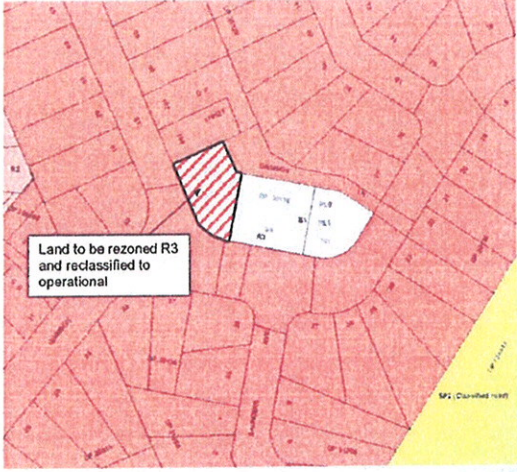
46 Apex Street, Liverpool

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

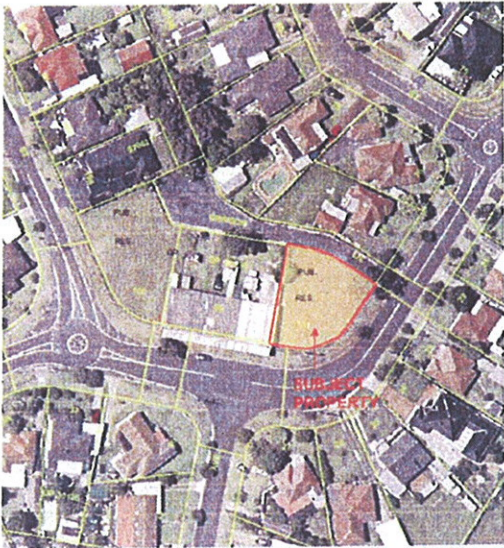
Area: 727.7 sqm

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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LLEP 2008 Draft Amendment No. 11

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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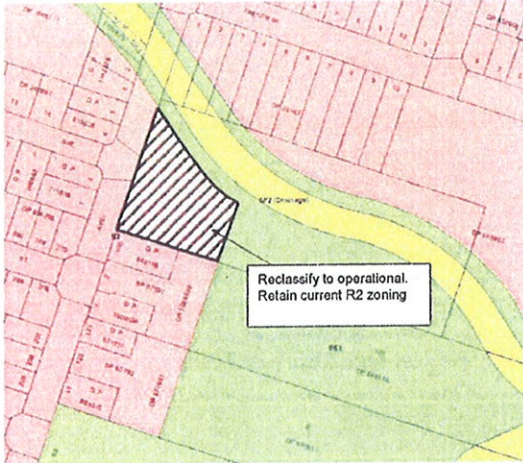
LLEP 2008 Draft Amendment No. 11

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.



54 Nineteenth Avenue, Hoxton Park

Lot 536 DP 865435

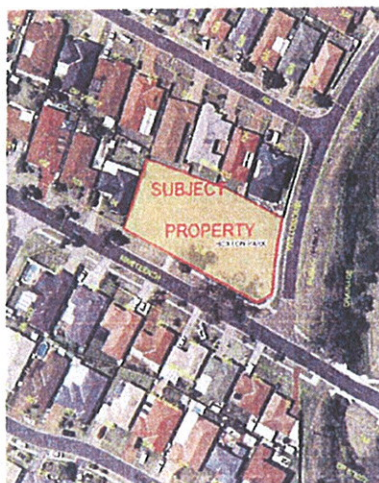
Area: 1,815 sqm

Zoning: R2 Low Density Residential

Classification: Community Land

Inspection Notes:

Vacant corner allotment within residential area



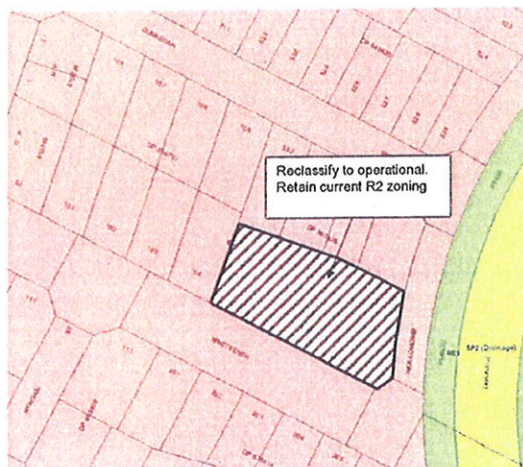
54 Nineteenth Avenue, Hoxton Park

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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LLEP 2008 Draft Amendment No. 11

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



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LLEP 2008 Draft Amendment No. 11

Rear 9 Monica Close, Lurnea

Lot 16 DP 248376

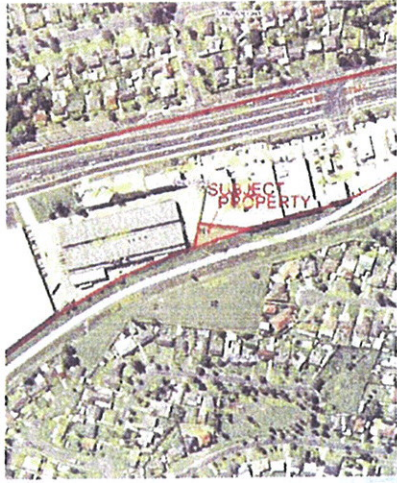
Area: 529.4 sqm

Zoning: B6 Enterprise Corridor

Classification: Community Land

Inspection Notes:

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



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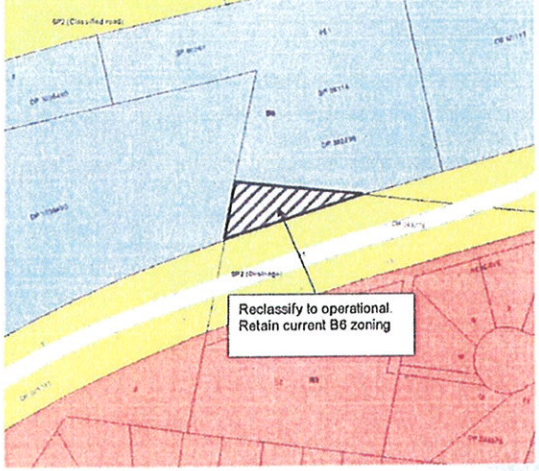
Rear 9 Monica Close, Lurnea

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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LLEP 2008 Draft Amendment No. 11

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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LLEP 2008 Draft Amendment No. 11

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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LLEP 2008 Draft Amendment No. 11

24 Bulbul Avenue, Green Valley

Lot 2028 DP 809931

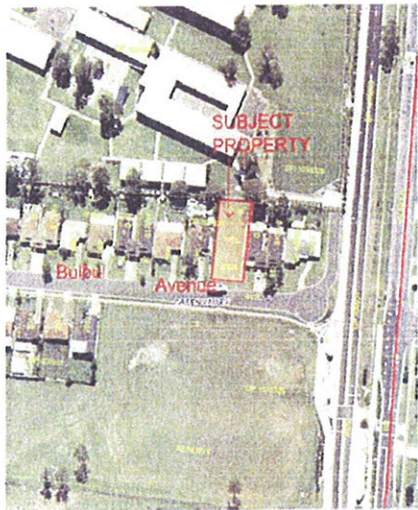
Area: 603.4 sqm

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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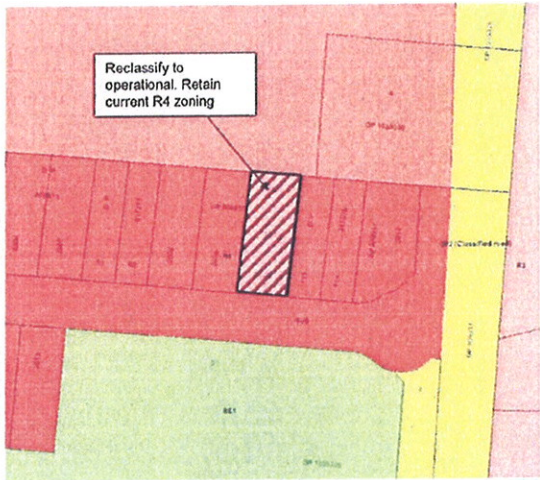
LLEP 2008 Draft Amendment No. 11

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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LLEP 2008 Draft Amendment No. 11

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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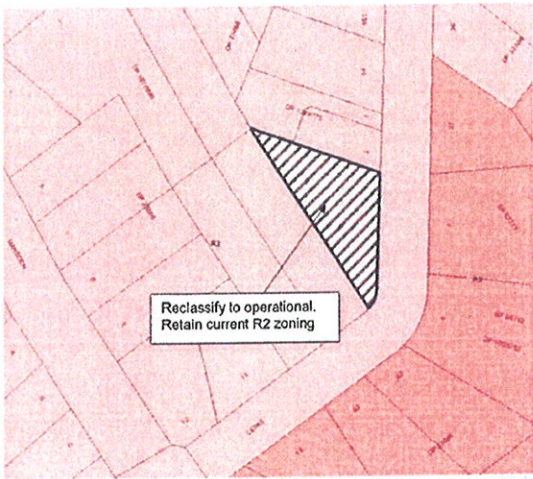
LLEP 2008 Draft Amendment No. 11

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.





1A Robin Street, Hinchinbrook

Lot 850 DP 803527

Area: 262.5 sqm

Zoning: RE1 Public Recreation

Classification: Community Land

Inspection Notes:

Small vacant corner allotment



1A Robin Street, Hinchinbrook

Proposed Changes:

1. Reclassify to operational land
2. Closure of adjoining road area
3. Rezone to R2 Low Density Residential
4. Introduction of the the following development controls:

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

Development Option:

- Amalgamate with the adjoining proposed road closure
- Suitable for medium density residential development
- Potential to subdivide into two residential lots



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



181 Elizabeth Drive, Liverpool

Proposed Changes:

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

Development Option:

- Amalgamation with adjoining B6 zoned businesses or surrounding residential development.

