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 (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 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).



Planning Proposal Reclassification and rezoning of surplus Council properties

Мар	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

<u>46 Apex St, Liverpool (Lot 100 DP 30136)</u> 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:

Мар	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

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FSR-011				surrounding controls	deve	elopment	
Height of Buildings Map Sheet HOB-011	Introduction maximum control	of buile			Compatible surrounding controls		existing elopment

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:

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

Rezone from RE1 to R4 and reclassify to operational land

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

Мар	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:

Мар	Change	Comparison
Land Zoning Map Sheet LZN-	From Zone RE1 Public Recreation	Compatible with existing
010	to Zone R2 Low Density	surrounding development
	Residential	
Lot Size Map Sheet LSZ-010	Introduction of 300sqm	Compatible with existing
	minimum lot size control	surrounding development
	5	controls
Floor Space Ratio Map Sheet	Introduction of 0.5:1 maximum	Compatible with existing
FSR-010	floor space ratio control	surrounding development
		controls
Height of Buildings Map Sheet	Introduction of 8.5 metres	Compatible with existing
H0B-010	maximum building height	surrounding development
	control	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.