

3

Liverpool City Council
creating our future together

LLEP 2008 Draft Amendment No. 11

9 Grimson Crescent, Liverpool

Lot 101 DP 30136

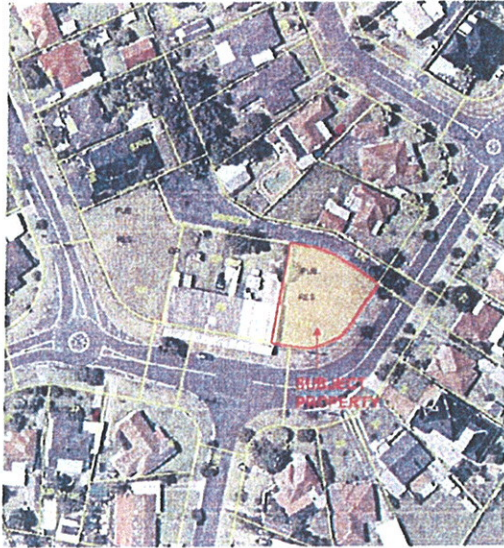
Area: 727.7 sqm

Zoning: B1 Neighbourhood Centre

Classification: Community Land

Inspection Notes:

- Unutilised park
- Adjoins neighbourhood shops



Liverpool City Council
creating our future together

LLEP 2008 Draft Amendment No. 11

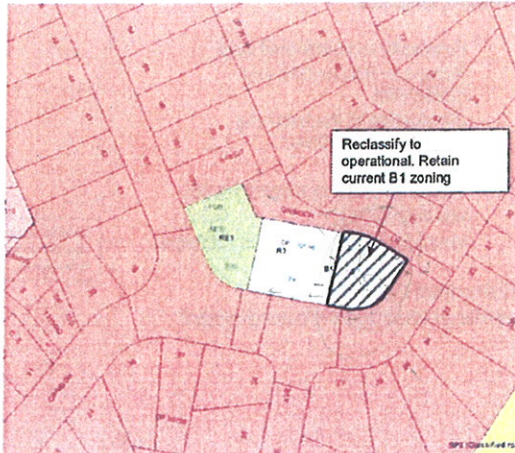
9 Grimson Crescent, Liverpool

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



4

Liverpool city council
creating our future together

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



Liverpool city council
creating our future together

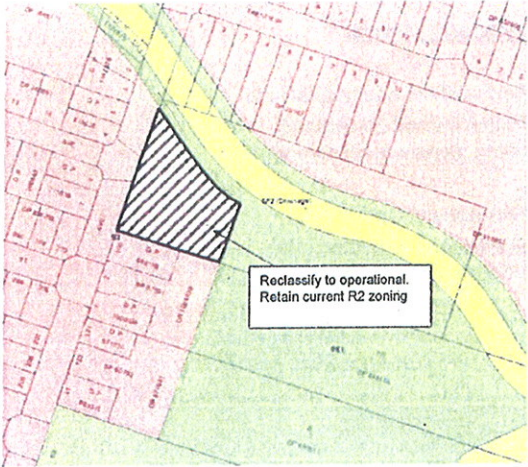
LLEP 2008 Draft Amendment No. 11

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.



5

Liverpool city council
creating our future together

LLEP 2008 Draft Amendment No. 11

54 Nineteenth Avenue, Hoxton Park

Lot 536 DP 865435

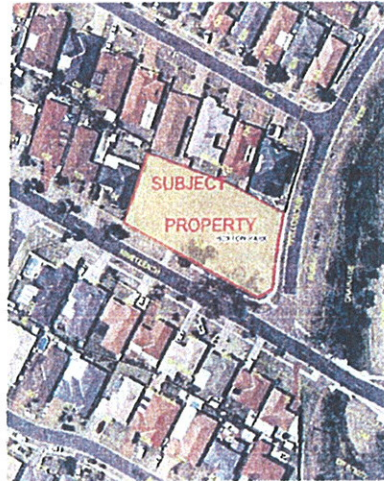
Area: 1,815 sqm

Zoning: R2 Low Density Residential

Classification: Community Land

Inspection Notes:

Vacant corner allotment within residential area



Liverpool city council
creating our future together

LLEP 2008 Draft Amendment No. 11

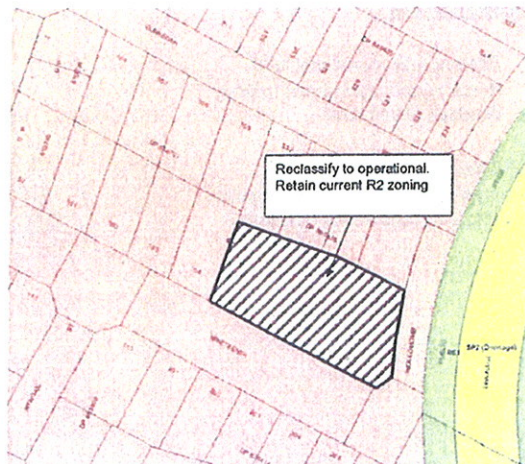
54 Nineteenth Avenue, Hoxton Park

Proposed changes:

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

Development Option:

Potential for subdivision into residential allotments



6

Liverpool city council
creating our future together

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



Liverpool city council
creating our future together

LLEP 2008 Draft Amendment No. 11

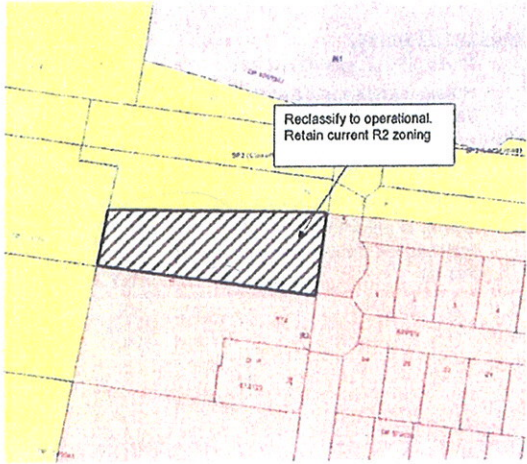
6 Skipton Lane, Prestons

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



7

Liverpool city council
creating our future together

LLEP 2008 Draft Amendment No. 11

Rear 9 Monica Close, Lurnea

Lot 16 DP 248376

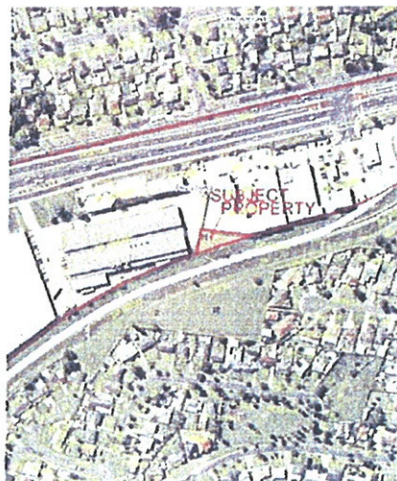
Area: 529.4 sqm

Zoning: B6 Enterprise Corridor

Classification: Community Land

Inspection Notes:

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



Liverpool city council
creating our future together

LLEP 2008 Draft Amendment No. 11

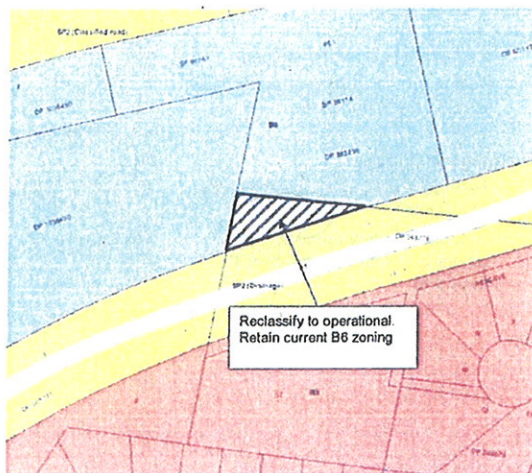
Rear 9 Monica Close, Lurnea

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



9

Liverpool city council
creating our future together

LLEP 2008 Draft Amendment No. 11

24 Bulbul Avenue, Green Valley

Lot 2028 DP 809931

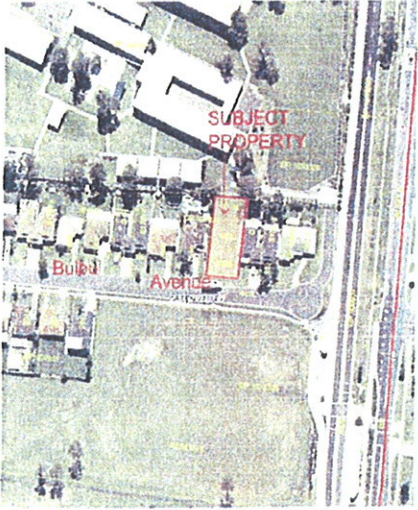
Area: 603.4 sqm

Zoning: R4 High Density Residential

Classification: Community Land

Inspection Notes:

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



Liverpool city council
creating our future together

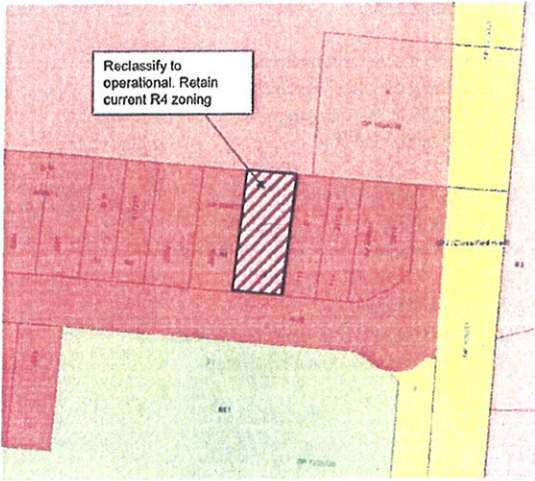
LLEP 2008 Draft Amendment No. 11

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



10

Liverpool city council
creating our future together

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



Liverpool city council
creating our future together

LLEP 2008 Draft Amendment No. 11

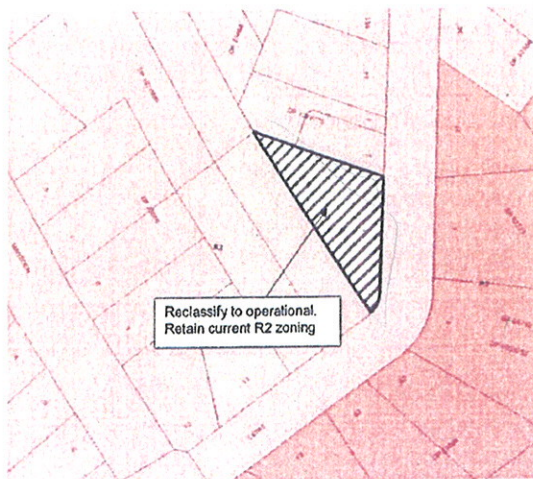
7C Lewis Road, Liverpool

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.



13

Liverpool City Council
creating our future together

LLEP 2008 Draft Amendment No. 11

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



Liverpool City Council
creating our future together

LLEP 2008 Draft Amendment No. 11

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.

