

Spot Rezoning

Lot 101, DP 630178

85 Lee & Clarke Road, Kemps Creek, legally defined as Lot 101, DP 630178, has been acquired by Council to allow for the expansion of Council's Western Depot. It is being proposed to rezone the 12,720sqm site from its existing RU4 Primary Production Small Lots zoning to SP2 (Depot) to facilitate the future development. The amendment will also seek to remove the existing minimum lot size applicable to the site.

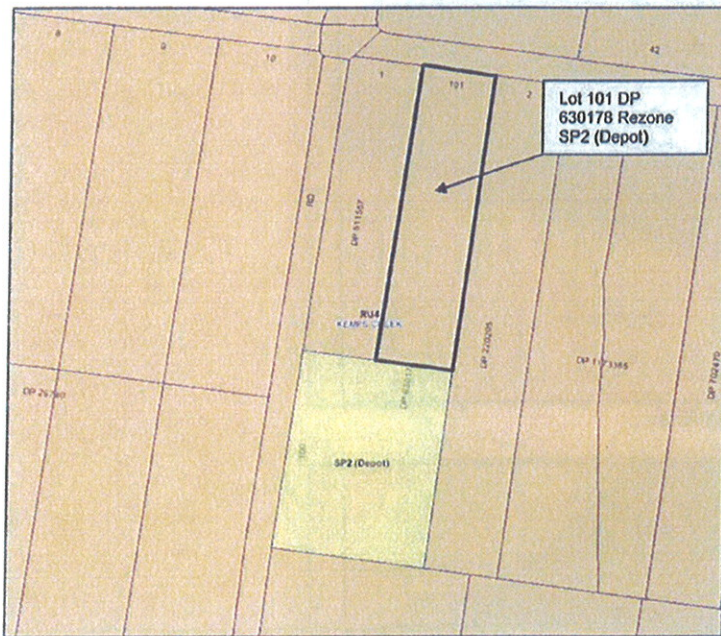


Figure 19: LLEP 2008 Zoning Extract

Lot 7, DP 238364

9 McLean Street, Liverpool, legally defined as Lot 7, DP 238364, is a 436.3sqm irregularly shaped lot under Council ownership. The site was dedicated to Council as a public reserve on 10 September 1969 under Part 12A of the Local Government Act 1919. It is proposed to rezone the site from its existing B6 Enterprise Corridor zoning to R3 Medium Density Residential.

It is unlikely that the site will be amalgamated with the adjacent B6 zoned land fronting Elizabeth Drive due to the nature of existing development. Further, the lot size, frontage and irregular configuration restrict the development potential of the site for commercial purposes.

The 436.3sqm lot size is less than that which would be required to permit many of the developments types which would otherwise be permissible under the R3 zone. The proposal will seek to amend the associated LLEP 2008 maps to remain consistent with R3 zoned land adjacent to the site.

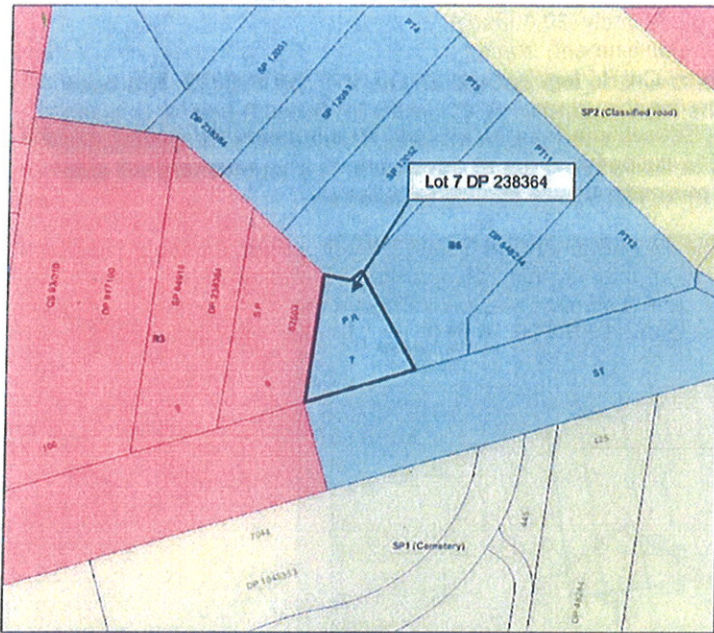


Figure 20: LLEP 2008 Zoning Extract

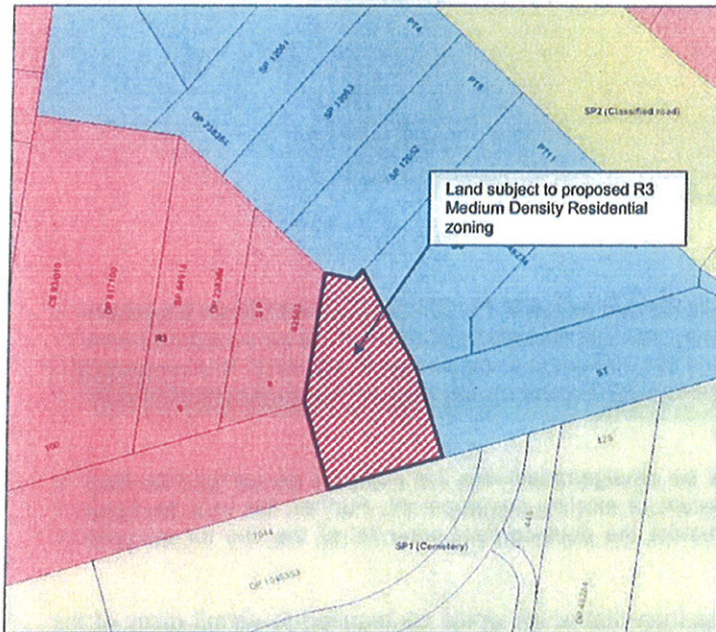


Figure 21: Proposed Amendment to LLEP 2008 Zoning

Part Lots 20-22, DP 29317

It proposed to rezone approximately 30,400sqm of land in Edmondson Park from its current SP2 (Educational Establishment) zoning to R1 General Residential. The current zoning affects part of Lots 20-22 DP 29317, known as 132-160 Jardine Drive, Edmondson Park. The existing zoning sought to preserve the site as the future location of a public school. The Department of Education and Communities has since advised Council and the landowner that an alternate location has been selected within Edmondson Park South, and that the site will no longer be acquired for educational purposes.

It is proposed to rezone the SP2 (Educational Establishment) zoned land to R1 General Residential to facilitate a greater range of permissible development types. The "Department of Education and Training" will be removed as the relevant acquisition authority of the land. Associated LLEP 2008 maps will be amended, consistent with the adjacent R1 zoned land.

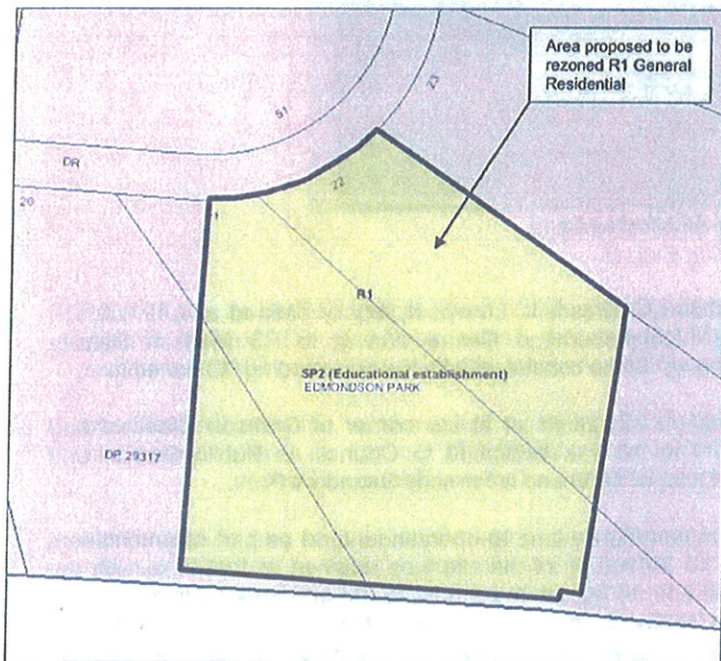


Figure 22: LLEP 2008 Zoning Extract



Figure 23: Aerial Photograph of Affected Land

Lot 101, DP 30136

It is proposed to rezone 9 Grimson Crescent, Liverpool, legally defined as Lot 101, DP 30136, from its existing B1 Neighbourhood Centre zoning to R3 Medium Density Residential. The proposed zoning will be consistent with the surrounding R3 zoned land.

The site is an irregularly shaped 727.2sqm lot at the corner of Grimson Crescent and Grimson Lane in Liverpool. The lot was dedicated to Council as Public Garden and Recreation Space on the 13 October 1959 and is formerly Saunders Park.

The site was reclassified from community land to operational land as part of Amendment No. 11 to the LLEP 2008. The B1 zoning of the site was retained at that time, with the intention that Council may be able to attract investment to the site under this zoning. As part of the reclassification process, it was determined that Saunders Park was underutilised and surplus to the open space provisions identified in the DCP and the Liverpool City-Wide Recreation Strategy. Council has been unsuccessful in reaching a satisfactory sale outcome for the site under its current zoning and has concluded that the R3 zoning for the site is most appropriate.

The Liverpool Retail Centres Hierarchy Review 2012 states that the existing centre consists of a total of five tenancies, four of which were vacant at the time of the review. The close proximity of the site to larger centres such as the Liverpool Regional Centre (approximately 450 metres) and the Orange Grove Stand Alone Centre (approximately 750 metres) is such that the loss of additional B1 zoned land in this location may be supported at this time.

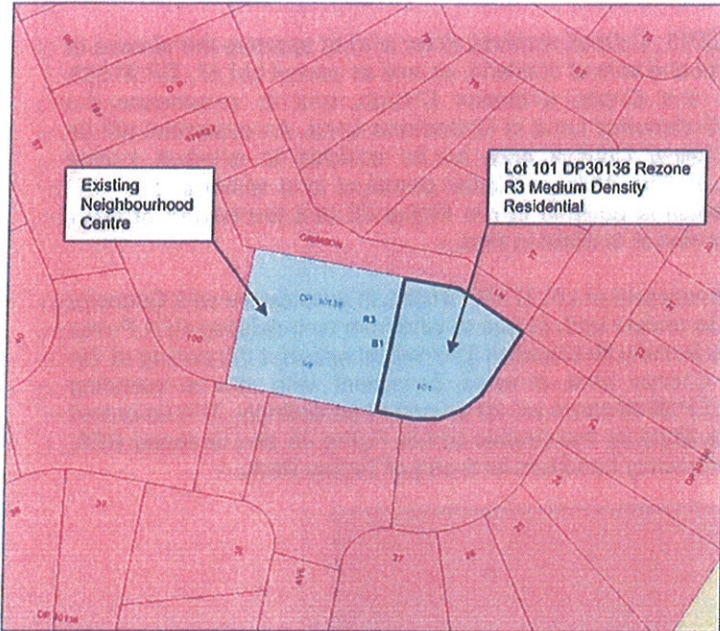


Figure 24: LLEP 2008 Zoning Extract

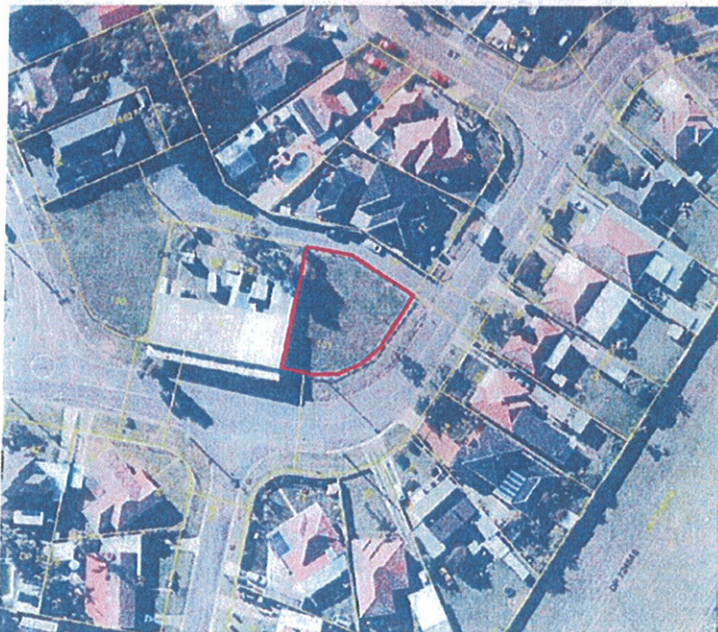


Figure 25: Aerial Photograph of Lot 101, DP 30136

Lot 17, DP 3186

At its meeting dated 23 May 2011, Council resolved (inter alia) to approve the closure of part of McLean Street Liverpool and sale of this land, as well as part of Lot 17, DP 31863, known as Tepper Park, to the Coptic Orthodox Church, and to commence the reclassification process from Community Land to Operational Land. An easement will be provided on this land to allow Council access for its vehicles to conduct routine maintenance of Tepper Park. The 135sqm triangular parcel of land within Lot 17, DP 31863, subject to this proposal is outlined in red in Figure 28 and the part of McLean Street to which this proposal relates is outlined in blue.

This proposal will seek to reclassify part of Lot 17, DP 31863, in accordance with Council's resolution. It is also proposed to rezone both pieces of land from their existing RE1 Public Open Space zoning to R2 Low Density Residential. This will ensure that the zoning of the expanded Coptic Orthodox Church land remains consistent with the surrounding residential land. Associated LLEP 2008 maps will be amended accordingly. The unformed section of the road, which is outlined by the dashed line in Figure 28 and is zoned RE1, will be vested in Council as Community Land and form part of Tepper Park.

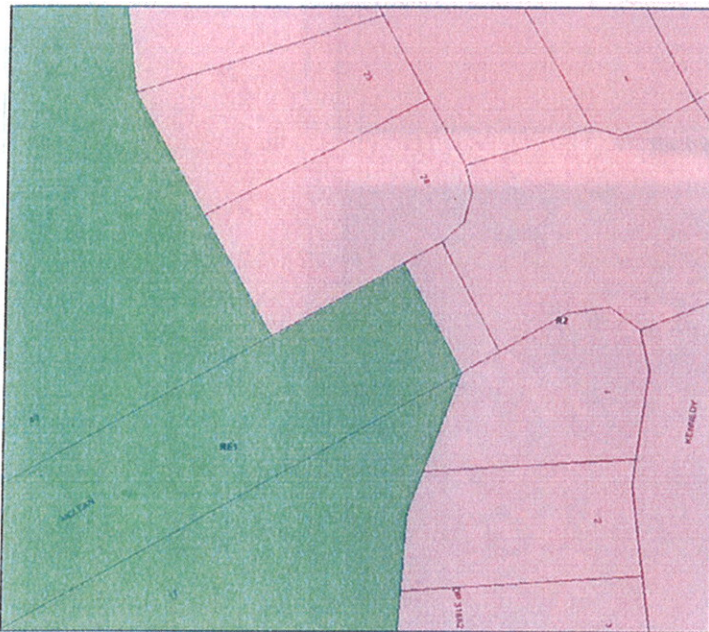


Figure 26: LLEP 2008 Zoning Extract

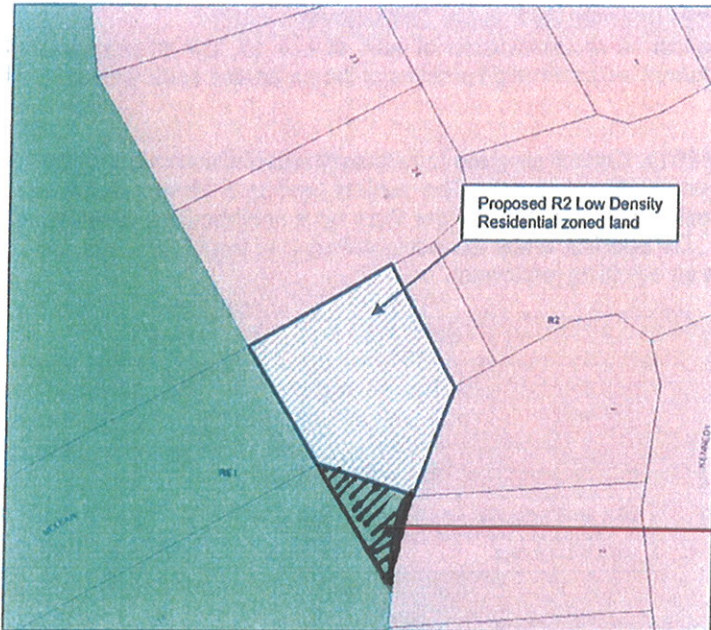


Figure 27: Proposed Amendment to LLEP 2008 Zoning

→ Council has amended its PP after its submission to the Dept. and this pocket is now part of the PP.



Figure 28: Aerial Photograph Lot 17, DP 31863

