

Planning Proposal

Draft Liverpool Local Environmental Plan 2008 Amendment 32

- Rezoning of part of Lots 20-22 DP 29317 from SP2 (Educational Establishment) to R1 General Residential
- Rezoning of Lot 101 DP 630178 from RU2 Primary Production Small Lots to SP2 (Depot)
- Rezoning of Lot 7 DP 238364 from B6 Enterprise Corridor to R3 Medium Density Residential
- Rezoning Lot 17 DP 31863 from B1 Neighbourhood Centre to R3 Medium Density Residential
- Reclassification of Council owned land
- Various minor amendments and mapping anomalies
- Controls on dual occupancy developments in the R5 Large Lot Residential zone
- Controls on Rural Workers Dwellings in the RU1 Primary Production and RU4 Primary Production Small Lots zones
- Changes to the permissibility of Restricted Premises

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Background

This planning proposal has been drafted in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (the Act) and the Department of Planning and Infrastructure's guide to preparing planning controls.

This planning proposal contains a number of amendments to the Liverpool Local Environmental Plan (LLEP) 2008. From time to time, it is necessary for Council to conduct a general amendment to its Local Environmental Plan to ensure that the instrument and maps remain current.

In order to limit the number of amendments to Council's principle planning instrument, it is an accepted practice to group a number of proposed changes together. This amendment considers Council initiated changes.

Delegation of Plan Making Function to Council

Council will not be seeking an authorisation to make the plan for this planning proposal. As the proposed amendment extinguishes interests in land being reclassified from community to operational land, the amendment will be made by the New South Wales Department of Planning and Infrastructure (DP&I).

Site identification

The planning proposal applies to the following properties;

- Lots 1-3 (inclusive), DP 1162379, Glenfield Road and Streeton Place, Casula
- Lot 213, DP 280030, Robey Avenue, Middleton Grange
- Lots 217-218, 228-229 (inclusive), DP 280030, McIntyre Circuit, Middleton Grange
- Lots 1-4 (inclusive), CS 13/054, Denham Court Road and Huntingdale Drive, Denham Court
- Lot 44, DP 1186853, Huntingdale Drive, Denham Court
- Lots 8-10 (inclusive) and Lot 13, DP 1172599, Elvira Place, West Hoxton
- Lot 1100, DP 1145526, Sarah Hollands Drive, Carnes Hill
- Lot 3124, DP 1160426 and Lot 4137 DP 1164467, Pioneer Drive, Carnes Hill
- Lot 39, DP 2359, Kurrajong Road, Prestons
- Lots 7000-7001 (inclusive) DP 1169480, Woolway Park, Elizabeth Hills
- Lot 101, DP 630178, Lee & Clarke Road, Kemps Creek
- Lot 7, DP 238364, McLean Street, Liverpool

- Part of Lots 20-22 (inclusive), DP 29317, Jardine Drive, Edmondson Park
- Lot 101, DP 30136, Grimson Crescent, Liverpool
- Part of Lot 17, DP 31863, Tepper Park, Liverpool

(Note: There are additional changes in this planning proposal that are not site specific and therefore this is not a complete list of properties affected by the proposal.)

Part 1 - Objectives

The planning proposal has a number of objectives, most of which relate to addressing various minor discrepancies within the LLEP 2008.

Included in the proposal are amendments to controls having regard to the subdivision of land creating a battle-axe lot. The proposed amendments will ensure greater consistency between Council's planning documents and promote greater efficiency in the assessment process. The intention of amending these controls is to ensure that battle-axe lots are able to satisfactorily accommodate residential development. It is proposed to incorporate controls which will facilitate shared access arrangements whereby two (2) adjacent battle-axe lots may be accessed via a single access handle with a minimum width of five (5) metres.

Several mapping anomalies have been incorporated into this draft amendment. The objective of amending the zoning of these lots is to ensure that zoning boundaries correspond with lot boundaries and thus promote orderly and contextually appropriate development. The building height, Floor Space Ratio (FSR) and lot size controls are reconfigured so as to correspond with the revised zoning. Amendments are also being sought to Environmentally Significant Land (ESL) maps where these correspond with the zone boundaries of recreational and environmental zoned land. Where the extent of ESL identified on the maps is seen to be incorrect and conflict with existing residential development, these maps shall be amended.

Further objectives in the planning proposal include:

- Reclassification and rezoning of Council owned land.
- Correcting misdescription of heritage properties.
- Amending Acid Sulfate Soil controls in accordance with advice from the Department of Planning and Infrastructure
- Placing controls on dual occupancy development in the R5 Large Lot Residential zone as per feedback received during community consultation
- Placing controls on the development of Rural Workers Dwellings as per feedback received during community consultation
- Restrict the development of Restricted Premises in Liverpool's centres

In order to limit the number of amendments to Council's principle planning instrument, it is an accepted practice to group a number of proposed changes together. This LEP amendment considers Council initiated changes and changes which have been sought by the community. Details of each of the proposed changes are in Part 2 of the planning proposal.

Part 2 - Explanation of provisions

Amendment applies to:	Explanation of provision
Land Use Zoning • LZN 013 • FSR 013 • HOB 013 • LSZ 013 • ESL 013	Rezone part of Lots 1-2 DP 1162379, 50-60 Glenfield Road and 19-21 Streeton Place, Casula, from RE1 Public Recreation to R2 Low Density Residential. Amend the corresponding development standard and ESL maps to align with the proposed zone boundaries. The following controls will apply to land being rezoned; • FSR – 0.5 • HOB – 8.5m • LSZ – 300sqm
Land Use Zoning • LZN 008 • LSZ 008 • HOB 008 • FSR 008 • LRA 008 • DWD 008	Rezone Part of Lot 213 DP 280030, Robey Avenue, Middleton Grange, from R1 General Residential to SP2 (Drainage) and part of Lots 217-218 and 228-229 DP 280030, McIntyre Circuit, Middleton Grange, from SP2 (Drainage) to R1. Associated LEP maps will be updated to reflect the realigned zone boundary. The Drainage basin has been acquired by Council, the item will therefore be removed from the Land Reservation Acquisition Map. The following controls will apply to land which is being rezoned R1; • FSR – 0.65 (Area 3 – Refer to Clause 4.4) • HOB – 8.5m • LSZ – 300sqm (Area 3 – Refer to Clause 4.1) • DWD - 15 The controls above currently apply to land which is being rezoned SP2 (Drainage) and will be removed as part of this proposal.
Land Use Zoning • LZN 009 • LSZ 009	Rezone part of Lot 1 CS 13/054, Denham Court Road, Denham Court, from R5 Large Lot Residential to RU2 Rural Landscape, and part of Lots 3-4 CS 13/054 and Lot 44 DP 1186853, Huntingdale Drive, Denham Court, from RU2 to R5. A minimum lot size of 2ha will apply to land zoned RU2 Rural Landscape and minimum of 10,000sqm will apply to land zoned R5 Large Lot Residential.
Land Use Zoning • LZN 008 • LSZ 008 • HOB 008 • FSR 008	Rezone part of Lot 1 DP 1046088, 20 Nimbin Avenue, Hoxton Park, from E2 Environmental Conservation to R2 Low Density Residential and amend corresponding LEP maps to align with the proposed zone boundary. The following controls will apply to land zoned R2; • FSR – 0.6 • LSZ – 300sqm • HOB – 8.5m
Land Use Zoning • LZN 008 • LSZ 008 • FSR 008 • HOB 008 • LRA 008	Rezone Part of Lot 13 DP 1172599 - Lot 13 Elvira Place, West Hoxton from R2 Low Density Residential to RE1 Public Recreation and part of Lots 8-10 DP 1172599 from RE1 to R2. Corresponding LEP maps will also be amended. The following controls will apply to land zoned R2; • FSR – 0.6 • LSZ – 300sqm • HOB – 8.5m
Land Use Zoning • LZN 008 • LSZ 008 • FSR 008 • HOB 008 • LRA 008	Rezone Part of Lot 100 DP 1160322, Sarah Hollands Drive, Carnes Hill, from R3 Medium Density Residential and part of Lot 11, DP 1185832, to SP2 (Local Road) and part of Lot 1100 DP 1145526, Lot 3124, DP 1160426, and Lot 4137, DP 1164467, from SP2 (Local Road) to their adjacent residential zoning. Further, it is proposed to rezone part of Lot 39 DP 2359 from SP2 (Local Road) to E2 Environmental Conservation and Lot 12, DP 1185832, from IN1 General Industrial to SP2 (Local Road). The amendment will reflect the correct alignment of the future connection of Kurrajong Road between Carnes Hill and Prestons.

Amendment applies to:	Explanation of provision
Land Use Zoning • LZN 007 • LRA 007	Rezone part of Lot 7000 DP 1169480, Elizabeth Hills, from SP2 (Local Road) to RE1 Public Recreation and rezone the existing road reserve of Airfield Drive, Elizabeth Hills from RE1 to SP2(Local Road). The road has been dedicated to Council and the Land Reservation Acquisition Map will be updated to reflect this.
Land Use Zoning • LZN 006 • LSZ 006	Rezone Lot 101 DP 630178, 85 Lee & Clarke Road, Kemps Creek, from RU4 Primary Production Small Lots to SP2 (Depot) and remove the existing minimum lot size control.
Land Use Zoning • LZN 010 • HOB 010 • LSZ 010 • FSR 010	Rezone Lot 7 DP 238364, McLean Street, Liverpool and part of the adjacent McLean Street road reserve from B6 Enterprise Corridor to R3 Medium Density Residential and amend corresponding LEP maps. The following controls will apply to land being zoned R3; • FSR – 0.5sqm (Area 2 – Refer to Clause 4.4) • LSZ – 300sqm (Area 2 – Refer to Clause 4.1) • HOB – 8.5m
Land Use Zoning • LZN 009 • HOB 009 • LSZ 009 • FSR 009 • LRA 009 • DWD 009	Rezone part of Lots 20-22 DP 29317, Jardine Drive, Edmondson Park, from SP2 (Educational Establishment) to R1 General Residential. Amend corresponding LEP maps consistent with surrounding R1 zoned land. • FSR – 0.6 • LSZ – 450sqm • HOB – 8.5m • DWD – 14 (dw/ha)
Land Use Zoning • LZN 011 • HOB 011 • LSZ 011 • FSR 011	Rezone Lot 101 DP 30136, Grimson Crescent, Liverpool, from B1 Neighbourhood Centre to R3 Medium Density Residential and amend corresponding LEP maps, consistent with adjoining R3 zoned land. • FSR – 0.5 (Area 2 – Refer to Clause 4.4) • LSZ – 300sqm (Area 2 – Refer to Clause 4.1) • HOB – 8.5m
Part 7 – Local Provisions	Amend Clause 7.13(4) to remove reference to average lot width of battle-axe lots and insert a subclause making the sharing of a single access handle by two adjoining battle-axe lots permissible.
Part 7 – Local Provisions	Amend Clause 7.7 having regard to Acid Sulfate Soils, in accordance with advice from the Department of Planning and Infrastructure.
Part 7 – Local Provisions	Create controls on the development of dual occupancies on R5 Large Lot Residential zoned land.
Part 7 – Local Provisions	Create controls restricting the size and quantity of rural workers dwellings on RU1 Primary Production and RU Primary Production Small Lots zoned land.
Schedule 4 Classification and Reclassification of Public Land	Reclassification of: • Lot 1 DP 805582 – 16A Coonong Street, Busby (Schedule 4 Part 2) • Lots 2-3 DP 1184259 – Genairco Park, Middleton Grange (Schedule 4 Part 1) • Lot 10 DP 776165 – Lot 10 Sappho Road, Warwick Farm (Schedule 4 Part 2) • Lot 24 DP 877371 – Lot 24 Hoxton Park Road, Hoxton Park (Schedule 4 Part 1) From community land to operational land.

Amendment applies to:	Explanation of provision
Schedule 4 and Land Use Zoning • LZN010 • LSZ010 • FSR010 • HOB 010	Rezoning of part of Lot 17 DP 31863, Tepper Park, Liverpool and part of the McLean Street road reserve from RE1 Public Recreation to R2 Low Density Residential. Update floor space ratio, minimum lot size and maximum building height maps as follows; • FSR – 0.5 • LSZ – 300sqm • HOB – 8.5m It is also proposed to reclassify part of Lot 17 DP 31863, Tepper Park (Schedule 4 Part 2).
Schedule 5 Environmental Heritage	Amend the description of Item 55, being the former Pitt Street Road Bridge at Cabramatta Creek, Miller, to accurately reflect its location within Lot 16 DP 1036695, Hoxton Park Road, Cartwright.
Land Use Table	Delete <i>Restricted premises</i> from the 'permissible with consent' land use table in the B2 Local Centre, B3 Commercial Core and B4 Mixed Use zones, and make <i>Restricted premises</i> permissible with consent in the B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial zones.

Part 3 - Justification

A. Need for the Planning Proposal

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not the result of any strategic study or report. Most of the amendments included in this proposal have been identified by Council staff and other stakeholders over time and are considered minor in nature.

A brief description of the origin of each amendment is provided.

Kemps Creek

85 Lee & Clarke Road Kemps Creek, legally defined as Lot 101, DP 630178, has been acquired by Council and is the future location of Council's Western Depot expansion. It is being proposed to rezone the 1.2720 hectare site from its existing RU4 Primary Production Small Lots to SP2 (Depot) to facilitate this development.

9 McLean Street, Liverpool

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. The lot is currently zoned B6 Enterprise Corridor, it is proposed to rezone this lot R3 Medium Density Residential.

The site was reclassified from community land to operational land as part of Amendment 11 to the LLEP 2008. The site was also rezoned from R3 to B6 at this time. As part of the reclassification process, it was determined that this land was underutilised and surplus to the open space provisions identified in the DCP and the Liverpool City-Wide Recreation Strategy.

It is unlikely that the site will be amalgamated with the adjacent B6 zoned land fronting Elizabeth Drive due to the size of the lot; the lot frontage and its irregular configuration. These factors are likely to restrict the development potential of the site for commercial purposes.

Edmondson Park

Land within Lots 20-22, DP 29317, known as 132-160 Jardine Drive, Edmondson Park, is currently zoned SP2 (Educational Establishment). The site was previously identified as a potential school site by the Department of Education and Communities (DEC). The DEC have since selected a preferred site in Edmondson Park South and advised Council, and the landowner, that land subject to this proposal will no longer be acquired to facilitate the development of a school. Accordingly, Council is seeking to rezone approximately 30,400sqm of land from SP2 (Educational Establishment) to R1 General Residential, consistent with surrounding residential zoned land. Further, the Land Reservation Acquisition map will be amended to remove the DEC as the relevant acquisition authority for the land.

9 Grimson Crescent, Liverpool

It is proposed to rezone 9 Grimson Crescent, Liverpool, which is legally defined at 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.

Lot 101 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 11 to the LLEP 2008, with the existing zoning being retained. 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.

The Liverpool Retail Centres Hierarchy Review 2012 indicates a high vacancy rate within the centre and suggests that the centre is in need of rejuvenation. Given the existing availability of retail and commercial floorspace within the Neighbourhood Centre, additional B1 zoned land in this location is surplus to the communities need. Council has attempted to attract investment to the site under its current zoning and have been unsuccessful in reaching a satisfactory outcome. Council have determined that the R3 Medium Density Residential zoning is most appropriate for the site.

Tepper Park

At its meeting dated 23 May 2011, Council resolved (inter alia) to approve the closure of part of McLean Street and sale of this land, as well as part of Lot 17 in DP 31863 to the Coptic Orthodox Church. An easement will be provided on the title of the Lot being disposed of which will allow Council access for its vehicles to conduct maintenance of Tepper Park. The rezoning and reclassification of the site is being sought so that the zoning of the land is consistent with adjacent residential land. The unformed section of the road will be vested in Council as Community Land and become part of Tepper Park.

Minor Rezoning

A number of minor rezonings are required to correct mapping anomalies in Casula, Middleton Grange, Hoxton Park, Denham Court, West Hoxton, Carnes Hill and Elizabeth Hills.

Correcting Misdescription of Heritage Properties

Item 55 in Schedule 5, being the former Pitt Street Road Bridge, is incorrectly described as being located within Lots 100-101 DP 1118802, Cabramatta Avenue, Miller. The bridge is located within Lot 16, DP 1036695, Hoxton Park Road, Cartwright.

Reclassification of Council Owned Land

The proposal includes the reclassification of a number of properties from community land to operational land and the rezoning of one of these properties, part of Tepper Park (Lot 17 DP 31863), to the adjacent R2 Low Density Residential zone.

The reclassification of Lot 24 Hoxton Park Road, Hoxton Park (Lot 24 DP 877371) and part of Genairco Park (Lots 2-3 DP 1184259) will have no interests changed and will be placed in Schedule 4 Part 1 – Land classified, or reclassified as operational land – no interests changed of the LLEP 2008.

The vested interests will be changing with the reclassification of 16A Coonong Street, Busby (Lot 1 DP 805582) and Lot 10 Sappho Road, Warwick Farm (Lot 10 DP 776165). These reclassifications will be placed in Schedule 4 Part 2 – Land classified, or reclassified as operational land – interests changed of the LLEP 2008. The reclassifications are consistent with Councils Operational Plan and enables surplus Council properties to be developed and/or sold.

The following notifications are to be removed from the Certificate of Title of Council owned land once the proposed changes are finalised;

- Lot 2 DP 1184259 – Notification 3. 'The land within described is public reserve';
- Lot 3 DP 1184259 – Notification 3. 'The land within described is public reserve';
- Lot 10 DP 776165 – Notification 3. 'Caveat by the Registrar General forbidding unauthorised dealings with public reserves'.

Minimum Lot Widths in Zones R1, R2, R3 and R4

The proposal seeks to amend Clause 7.13(4) of the LLEP 2008, having regard to the minimum lot width of battle-axe lots.

It is being proposed to remove the existing reference to “average lot width” and replace this with a clause which will ensure that a dwelling is able to be accommodated within the newly created lot. The objective of this amendment is to create efficiency in the assessment of subdivisions which are unable to satisfy the existing controls under Clause 7.13(4).

It is also being proposed to incorporate a subclause which will permit shared access arrangements. The DCP states that two adjacent battle-axe lots may share an access handle with a minimum width of five (5) metres, the proposed amendment will make the LLEP 2008 controls consistent with the existing DCP controls. The objective of this amendment is to

reduce the proliferation of hardstand areas and driveways when viewed from the public domain.

Clause 7.13(4) of the LLEP 2008 currently states;

"If a lot resulting from a subdivision of land to which this clause applies is a battle-axe lot:

- a) the lot must have an average width of more than 10 metres and a minimum width of at least 5 metres, and*
- b) the access handle must not be included when calculating the size of the lot for the purposes of clause 4.1 (3)."*

The proposed amendment to the above clause will state the following;

4) If a lot resulting from a subdivision of land to which this clause applies is a battle-axe lot:

- (a) The access handle must have a minimum width of five (5) metres;*
- (b) Despite subclause (a), the consent authority may grant consent to the subdivision of land to create not more than 2 allotments with reciprocal right of way for access provided each access handle has a minimum width of 2.5 metres.*
- (c) The battle-axe lot must contain a rectangular building envelope of at least 200sqm behind all setbacks; and*
- (d) The access handle must not be included when calculating the size of the lot for the purposes of Clause 4.1 (3).*

Restricted Premises

To limit the proliferation of these kinds of developments in the Liverpool City Centre, it is being proposed to remove the permissibility of Restricted Premises from the B2 Local Centre, B3 Commercial Core and B4 Mixed Use zones.

Council staff have determined that this land use is less likely to cause offence when located outside of centres. Accordingly, it is being proposed to permit these developments within the B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial zones.

It is being proposed to amend the Liverpool Development Control Plan 2008 through a separate process, to create greater controls on these types of developments. The proposed amendment creates controls on Restricted Premises, as well as Sex Service Premises, which will ensure that their location, appearance and signage are discreet and contextually appropriate. The proposed amendment will make existing controls for sex service premises in industrial zones and in the Liverpool City Centre consistent and expand some of these controls to include restricted premises. The Draft DCP controls incorporate the planning principal established in paragraph 18 of *Martyn v Hornsby Shire Council [2004] NSWLEC 614*.

Acid Sulfate Soils

The proposal will seek to amend Clause 7.7 of the LLEP 2008 in accordance with changes to the Model Local Provision. The amendment is sought following advice from the Department of Planning and Infrastructure in its letter dated 18 June 2012.

The proposed amendment to subclause 7.7(6) will stipulate that development consent is not required for the carrying out of works on land shown on the Acid Sulfate Soils Map, where these works will result in the displacement of less than one tonne of soil and are not likely to lower the watertable. The clause is only relevant where both of these specified criteria are met.

Clause 7.7(6) of the LLEP 2008 states;

"Development consent is not required under this clause to carry out any works unless:

- a) the works involve the disturbance of more than 1 tonne of soil, such as occurs in carrying out agriculture, the construction or maintenance of drains, extractive industries, dredging, the construction of artificial water bodies (including canals, dams and detention basins) or foundations or flood mitigation works, or*
- b) the works are likely to lower the watertable."*

It is proposed to amend Clause 7.7(6) to state the following;

"Development consent is not required under this clause to carry out any works unless:

- a) the works involve the disturbance of more than 1 tonne of soil; and*
- b) the works are likely to lower the watertable"*

Dual Occupancies in the R5 Large Lot Residential Zone

It is proposed to amend controls relating to the permissibility of dual occupancy developments in the R5 Large Lot Residential zone. The proposed amendment is the outcome of community consultation undertaken as part of Draft Amendment No. 28 to the LLEP 2008. Submissions received during the public exhibition period supported implementing controls on the development of dual occupancies within the R5 zone. The changes proposed were deemed substantial enough to warrant re-exhibition of the planning proposal. Given that Draft Amendment No. 28 includes various amendments, re-exhibition at such a late stage in the processing of the amendment was unreasonable.

It is proposed to limit the permissibility of detached dual occupancies to lots which are greater than two (2) hectares. This will be implemented through the adoption of the following Clause;

7.10A Minimum allotment size for dual occupancies (detached) in the R5 Large Lot Residential Zone

- (1) *Development consent for the purposes of a dual occupancy (detached) on land in Zone R5 Large Lot Residential may be granted only if the lot:*
 - (a) is a lot on which a dwelling house can lawfully be erected, and*
 - (b) has an area of not less than 2 hectares*

Attached dual occupancies will continue to be permitted on lots of all sizes in the R5 zone. Much of the R5 zoned land in the Liverpool LGA consists of 2 hectare or greater allotments. Smaller R5 lots are located in Denham Court and Pleasure Point, as well as a small

proportion of lots in Wallacia and Bringelly. These lots will therefore be restricted from the development of detached dual occupancies.

Rural Workers Dwellings

It is proposed to place restrictions on the size and quantity of rural workers dwellings which are permitted on rural lots. At present, no such controls are stipulated in the LLEP 2008. Feedback received during the public exhibition period of Draft Amendment No. 28 to the LLEP 2008 expressed concern regarding the proliferation of these types of accommodation and their potential impact on the rural amenity. The changes proposed were deemed substantial enough to warrant re-exhibition of the planning proposal. Given that Draft Amendment No. 28 includes various amendments, re-exhibition at such a late stage in the processing of the amendment was unreasonable.

It is being proposed to limit the number of rural workers dwellings permitted on rural lots to one (1) and restrict their size to a maximum of 100 square metres. This will be implemented through the adoption of the following Clause;

7.24A Rural Workers Dwellings in Zones RU1 and RU4

(1) Development consent must not be granted for the purposes of a rural workers dwelling on land in Zone RU1 Primary Production or Zone RU4 Primary Production Small Lots if the gross floor area exceeds 100sqm.

(2) A maximum of 1 rural workers dwelling is permissible per lot.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

From time to time, it is necessary for Council to conduct a general amendment to its Local Environmental Plan to ensure that the instrument and maps remain current and accurate. Council considers a procedural amendment to the LLEP 2008 to be the most appropriate method of achieving this outcome.

B. Relationship to Strategic Planning Framework

3. 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)?

Sydney Metropolitan Strategy

The planning proposal is generally consistent with the Sydney Metropolitan Strategy. A majority of the amendments proposed are administrative and seek to ensure the LLEP 2008 remains accurate and current.

The proposed rezoning of land in Edmondson Park and Liverpool will be in accordance with the following objective of the *Metropolitan Strategy for Sydney 2036*:

“To ensure an adequate supply of land and sites for residential development”

The proposed amendments will provide approximately 31,560sqm of additional residential land within the Liverpool Local Government Area (LGA).

South West Draft Subregional Strategy

The Draft South West Subregional Strategy is the strategic land use planning framework to guide the sustainable growth of South West Sydney over the next 25 years.

It translates priorities of the Sydney Metropolitan Strategy to the local level. According to the Strategy, South West Sydney will experience growth in the vicinity of some 155,000 new dwellings over the next 19 years.

The planning proposal consists of a number of minor changes which are consistent with the objectives and actions contained within the draft Southwest Subregional Strategy. However more detailed analysis is provided for the more complex parts of the planning proposal.

The rezoning of the formerly identified school site At Jardine Drive, Edmondson Park, will go some way to achieving the targets of the South West Draft Subregional Strategy. An additional 30,400 square metres of land will be made available for residential purposes which will facilitate the creation of up to 67 residential lots (based on the proposed minimum lot size of 450sqm). The rezoning of the SP2 (Educational establishment) zoned land promotes orderly and economic development of the Edmondson Park Precinct.

4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Growing Liverpool 2023 identifies social and community priorities for Liverpool and proposes strategies that work towards and sustain a better quality of life and increased prosperity within the community. The Strategy focuses on seven future directions. These areas have been developed to build on the work undertaken in the previous community strategic plan.

Growing Liverpool 2023 has been developed as a result of intensive and ongoing community consultation with various stakeholders, including local residents, businesses and government representatives.

The planning proposal is consistent with Council's Community Strategic Plan, Growing Liverpool 2023.

5. Is the planning proposal consistent with the applicable state environmental planning policies?

The planning proposal consists of minor amendments to the LLEP 2008 and is consistent with the various State Environmental Planning Policies.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Various Section 117 Ministerial Directions apply to this planning proposal. These are discussed below:

S.117 Direction No. and Title	Contents of S.117 Direction	Planning Proposal	Comply
1.1- Business and Industrial Zones	The objective of this direction is to encourage employment growth in suitable locations, protect employment land in business and industrial zones and support the viability of identified strategic centres.	<i>9 Grimson Crescent, Liverpool</i> Land at 9 Grimson Crescent is surplus to the existing commercial and retail development on B1 Neighbourhood Centre zoned land. The Liverpool Retail Centres Hierarchy Review 2012 identifies Grimson Crescent as a neighbourhood centre in need of rejuvenation. Surplus land to which this proposal is concerned is not the subject of discussion within the review. Given the availability of vacant floorspace within the existing Neighbourhood Centre and its proximity to significant employment centres, it is considered that the planning proposal will be of only minor significance. <i>9 McLean Street, Liverpool</i> The land being proposed to rezone is unlikely to be amalgamated with B6 Enterprise Corridor zoned land to the east of the site, given its size and irregular shape. The proposed rezoning is of minor significance.	Yes
1.2 - Rural Zones	The objective of this direction is to protect the agricultural production value of rural land	<i>85 Lee & Clarke Road, Kemps Creek</i> Within this planning proposal it is being proposed to rezone land at Kemps Creek from its current RU4 Primary Production Small Lots zoning to SP2 (Depot) to facilitate the expansion of Council's western depot. This planning proposal does not contain provisions that will increase the permissible density of land within a rural zone. <i>Denham Court</i> It is proposed to rezone a small portion of three lots such that the boundary between the R5 Large Lot Residential and RU2 Rural Landscape zones is consistent with new lot boundaries. This amendment is of minor significance. <i>Rural Workers Dwellings</i> The proposed controls are principally concerned with the preservation of land for agricultural purposes and the protection of rural amenity. The proposed changes do not seek to rezone rural land or increase the permissible density of land and are therefore consistent with the planning direction.	Yes
2.1 - Environment Protection	The objective of this direction is to protect and conserve environmentally sensitive	<i>Casula</i> It is being proposed to amend the ESL map to align with the amended RE1	Yes

S.117 Direction No. and Title	Contents of S.117 Direction	Planning Proposal	Comply
Zones	areas	Public Recreation zone boundary in Casula. The subject land has been developed for residential purposes and the ESL extent has incorrectly aligned with the lot boundary at this site. This rezoning is of minor significance. <i>Hoxton Park</i> It is proposed to rezone part of Lot 1 DP 1046088 from E2 Environmental Conservation to R2 Low Density Residential. The subject site has been developed for residential purposes; the proposal will amend the zone boundary to accurately reflect this land use. This amendment is of minor significance.	
2.3 - Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	<i>Former Pitt Street Road Bridge</i> The proposed redescription will facilitate the conservation of the local heritage item.	Yes
3.1 - Residential Zones	The objective of this direction is to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services and to minimise the impact of residential development on the environment and resource lands.	The proposed R3 Medium Density Residential zoning of Land in Grimson Crescent, Liverpool, will facilitate the development of a range of building types within the walkable catchment of the Liverpool Regional City. The proposed R1 General Residential zoning of land on Jardine Drive, Edmondson Park, will facilitate a range of housing types and densities in close proximity to the planned Edmondson Park centre. The size of Lot 7, DP 238364, 9 McLean Street, Liverpool, will exclude the development of many housing types which would otherwise be permissible under the R3 Medium Density Residential zone. The zoning will facilitate the development of a dwelling. The proposed rezoning of other residential land is to amend minor mapping anomalies and are therefore of minor significance. None of the changes being proposed will reduce the permissible residential density of land.	Yes
3.4 - Integrating land use and transport	Planning Proposal must be consistent with DUAP publications <i>"Improving Transport Choice"</i> and <i>"The Right Place for Business and</i>	The proposal seeks to deliver new housing in the established area of Liverpool, within walking distance of public transport.	Yes

S.117 Direction No. and Title	Contents of S.117 Direction	Planning Proposal	Comply
	<i>Services</i> ".	The proposed rezoning of land to residential in Edmondson Park will be in close proximity to the planned Edmondson Park Centre. Within the Liverpool DCP it is indicated that a bus route servicing this centre will come within 200m of this site.	
4.3 - Flood Prone Land	This direction aims to ensure that LEPs consider potential flood impacts.	<i>Tepper Park, Liverpool</i> It is proposed to rezone part of the McLean Street road reserve from its existing RE1 Public Recreation zoning to R2 Low Density Residential. The rezoning is of minor significance and is only being sought such that the zoning of the land is consistent with adjacent land prior to its disposal.	Yes
4.4 – Planning for Bushfire Protection	This direction aims to protect life, property and the environment from bush fire hazards, and to encourage sound management of bush fire prone areas. The direction requires that a Council shall consult with the Commissioner of the NSW Rural Fire Service during the preparation of the draft LEP, and take into account any comments made. It also requires that the draft local environmental plan shall have regard to Planning for Bushfire Protection 2006, and introduce controls that avoid placing inappropriate developments in hazardous areas.	The following properties subject of this planning proposal are affected by bushfire risk or bushfire buffer: Lots 1-3 (inclusive), DP 1162379, Glenfield Road and Streeton Place, Casula Lot 213, DP 280030, Robey Avenue, Middleton Grange Lots 217-218, 228-229 (inclusive), DP 280030, McIntyre Circuit, Middleton Grange Lot 44, DP 1186853, Huntingdale Drive, Denham Court Lot 3124, DP 1160426 and Lot 4137 DP 1164467, Pioneer Drive, Carnes Hill Lot 39, DP 2359, Kurrajong Road, Prestons Lots 7000-7001 (inclusive) DP 1169480, Woolway Park, Elizabeth Hills Lot 101, DP 630178, Lee & Clarke Road, Kemps Creek Part of Lots 20-22 (inclusive), DP 29317, Jardine Drive, Edmondson Park Part of Lot 17, DP 31863, Tepper Park, Liverpool Lot 1, DP 1046088, Nimbin Avenue, Hoxton Park The requirements of <i>Planning for Bushfire Protection 2006</i> will be	Yes

S.117 Direction No. and Title	Contents of S.117 Direction	Planning Proposal	Comply
		complied with as part of any future development on the relevant subject properties.	
6.2 – Reserving Land for Public Purposes	The aim of this objective is to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	<i>Edmondson Park</i> The Department of Education and Communities have advised that land currently zoned SP2 (Educational establishment) identified for acquisition is no longer required. Accordingly, this proposal is seeking to remove the reservation of this land. <i>Middleton Grange</i> The drainage reserve located at Lot 213, DP 280030, has been acquired by Council and will be removed from the Land Reservation Acquisition Map. <i>Carnes Hill</i> Amendment to land reservation is required to accurately identify land which is required to be acquired to facilitate the extension of Kurrajong Road. <i>Elizabeth Hills</i> Aviation Drive has been dedicated to Council, the Land Reservation Acquisition map will be amended to reflect this. <i>West Hoxton</i> Council is in negotiations to acquire land at Lot 13, DP 1172599. The Land Reservation Acquisition Map will be amended to correctly identify land to be acquired. <i>9 Grimson Crescent, Liverpool</i> The site was reclassified from community land to operational land as part of Amendment 11 to the LLEP 2008. As part of the reclassification process, it was determined that this land was underutilised and surplus to the open space provisions identified in the DCP and the Liverpool City-Wide Recreation Strategy. This planning proposal is seeking to rezone the site from B1 to R3 to facilitate future residential development on the site <i>9 McLean Street, Liverpool</i> The site was reclassified from community land to operational land as part of Amendment 11 to the LLEP 2008. As part of the reclassification	Yes

S.117 Direction No. and Title	Contents of S.117 Direction	Planning Proposal	Comply
		process, it was determined that this land was underutilised and surplus to the open space provisions identified in the DCP and the Liverpool City-Wide Recreation Strategy. This planning proposal is seeking to rezone the site from B6 to R3 to facilitate future residential development on the site. <i>Part of Tepper Park, Liverpool</i> It is proposed to rezone part of McLean Street and part of Tepper Park, Liverpool, from RE1 to R2 and reclassify part of Tepper Park from Community land to Operational land. It is also being proposed to classify the unformed section of the road as Community Land to form part of Tepper Park. The approximately 265sqm being reclassified from Community land to Operational land within Tepper Park constitutes only 4.3% of the total area of the park and is therefore of minor significance.	
7.0 - Metropolitan Planning	Planning proposals shall be consistent with the NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010.	The planning proposal is consistent with the overall intent of the Plan and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.	Yes

C. Environmental, Social and Economic Impact

7. 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?

This is an anomalies amendment affecting a number of properties. Amendments involving E2 Environmental Conservation and RE1 Public Recreation zoned land are of minor significance, seeking to amend zone boundaries to correspond with lot boundaries. This planning proposal is unlikely to have an impact on critical habitat, threatened species, populations or ecological communities or their habitats.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal is unlikely to result in any negative environmental effects.

Proposed Amendment	Assessment of Impact
Glenfield Road and Streeton Place, Casula	Land identified as RE1 Public Recreation zoning and Environmentally Significant Land is incorrectly aligned with the lot boundary of Lot 3, DP 1162379. This amendment will rezone approximately 300sqm of RE1 zoned land and amend Council's ESL map to align with the new zone boundary. Mature vegetation within lots 1-2, DP 1162379 is evident in aerial photography of the

	site. The potential loss of this vegetation would be assessed as part of any future development of the site.
Robey Avenue and McIntyre Circuit, Middleton Grange	Acknowledges existing use and rectifies a zoning error. No environmental impact will result.
Nimbin Avenue, Hoxton Park	Acknowledges existing use and rectifies a zoning error. No environmental impact will result.
Denham Court Road and Huntingdale Drive, Denham Court	Seeks to provide appropriate controls for these lots following the subdivision of former Lot 32, DP 1005883. No environmental impact will result.
Kurrajong Road, Carnes Hill	Amendment seeks to reserve land to facilitate the future construction of Kurrajong Road. The environmental impact of the road link has been thoroughly assessed and a Review of Environmental Factors has been produced. The road design and location has been produced to minimise environmental impacts, this planning proposal will reserve land for acquisition to facilitate the construction of the road.
Aviation Road, Elizabeth Hills	Acknowledges existing use and rectifies a zoning inconsistency. No environmental impact will result.
Kemps Creek	The amendment seeks to facilitate the future expansion of Council's western depot. Any potential environmental impact resulting from this development will be assessed prior to development of the site.
McLean Street, Liverpool	Will not result in environmental impacts.
Edmondson Park	Affected lots do not have environmental significance and are ideally located to facilitate future urban development. Potential environmental impacts will be more rigorously assessed prior to consent being granted for any such development.
Grimson Crescent, Liverpool	The site is currently cleared for urban development, the zoning change and resulting change in permissible land uses is unlikely to have any environmental impact.
Tepper Park, Liverpool	Will not result in environmental impacts.
Acid Sulfate Soils	Amendment reflects Department of Planning and Infrastructure endorsed changes to the standard instrument model provisions. The amendment is a change of wording and will not result in any negative environmental effects.
Minimum Lot Widths	Will not result in environmental impacts.
Reclassification and rezoning of certain Council owned properties	Affected properties do not have environmental significance. Reclassification and rezoning will not result in negative environmental impacts.
Rural Workers Dwellings	Proposed changes will limit the size and quantity of rural workers dwellings which are able to be developed on rural land. The amendment will not result in any negative environmental impacts.
Dual Occupancies in the R5 zone	The proposed changes restrict the permissibility of detached dual occupancies in the R5 Large Lot Residential zone. The changes being proposed will not result in any negative environmental impacts.
Former Pitt Street Road Bridge	Will not have environmental impacts.

9. How has the planning proposal adequately addressed any social and economic effects?

The social and economic impacts of this planning proposal are generally minimal, as the proposal mostly consists of minor anomalies and corrections.

The economic and social impacts of rezoning land at 9 Grimson Crescent, Liverpool, from B1 Neighbourhood Centre to R3 Medium Density Residential are considered to be minor. As discussed previously, the existing neighbourhood centre is in need of rejuvenation and has a

high proportion of vacant floorspace. Given the existing high vacancy rate within the centre, further B1 zoned land is considered surplus to the community's need and is therefore better utilised to facilitate residential development. It should be noted that the walkable catchment of the Grimson Crescent Neighbourhood Centre is also largely within the walkable catchment of the Liverpool Regional City.

D. State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

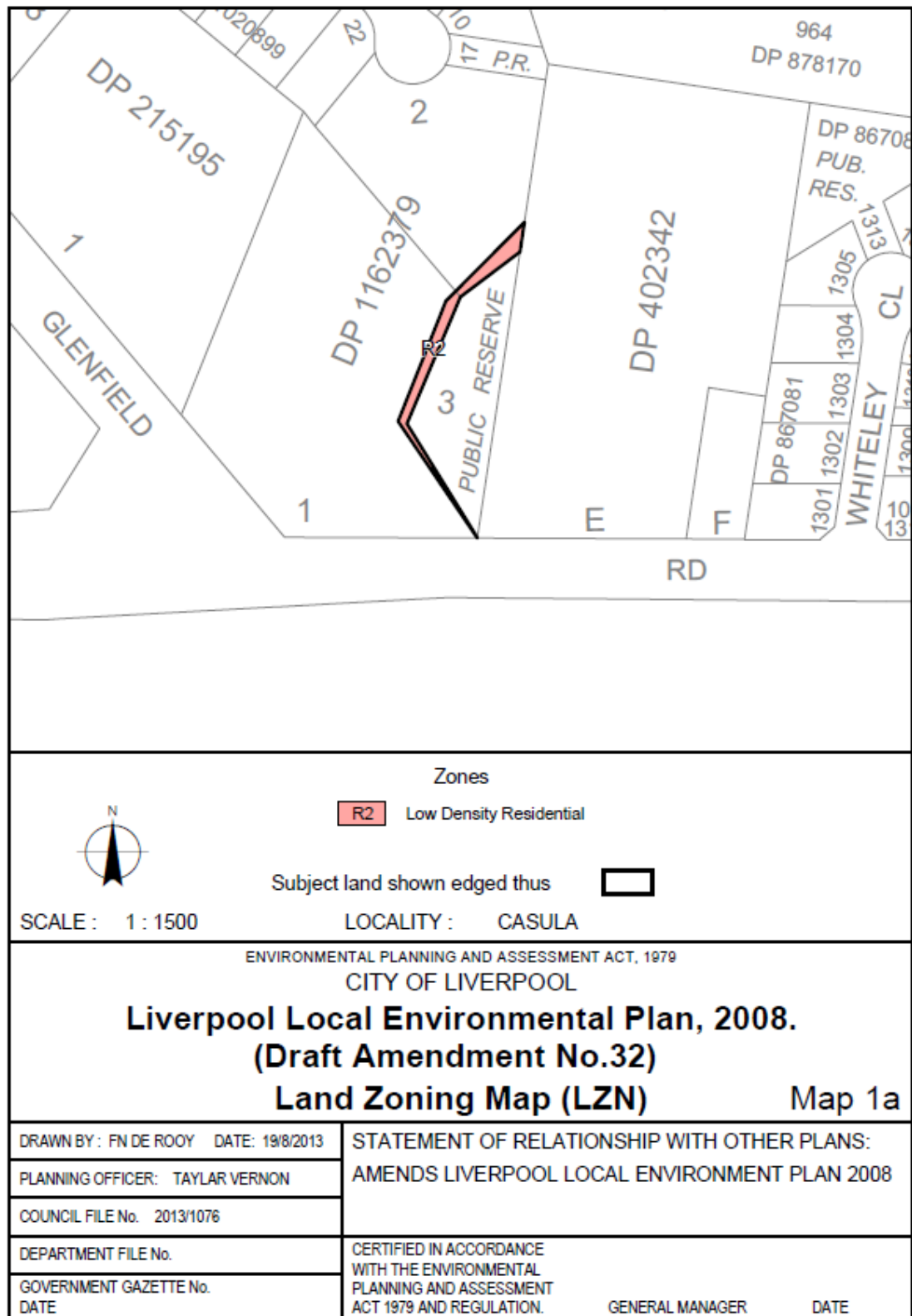
The planning proposal does not result in extensive additional development. It is unlikely that the planning proposal will place additional demands on public infrastructure.

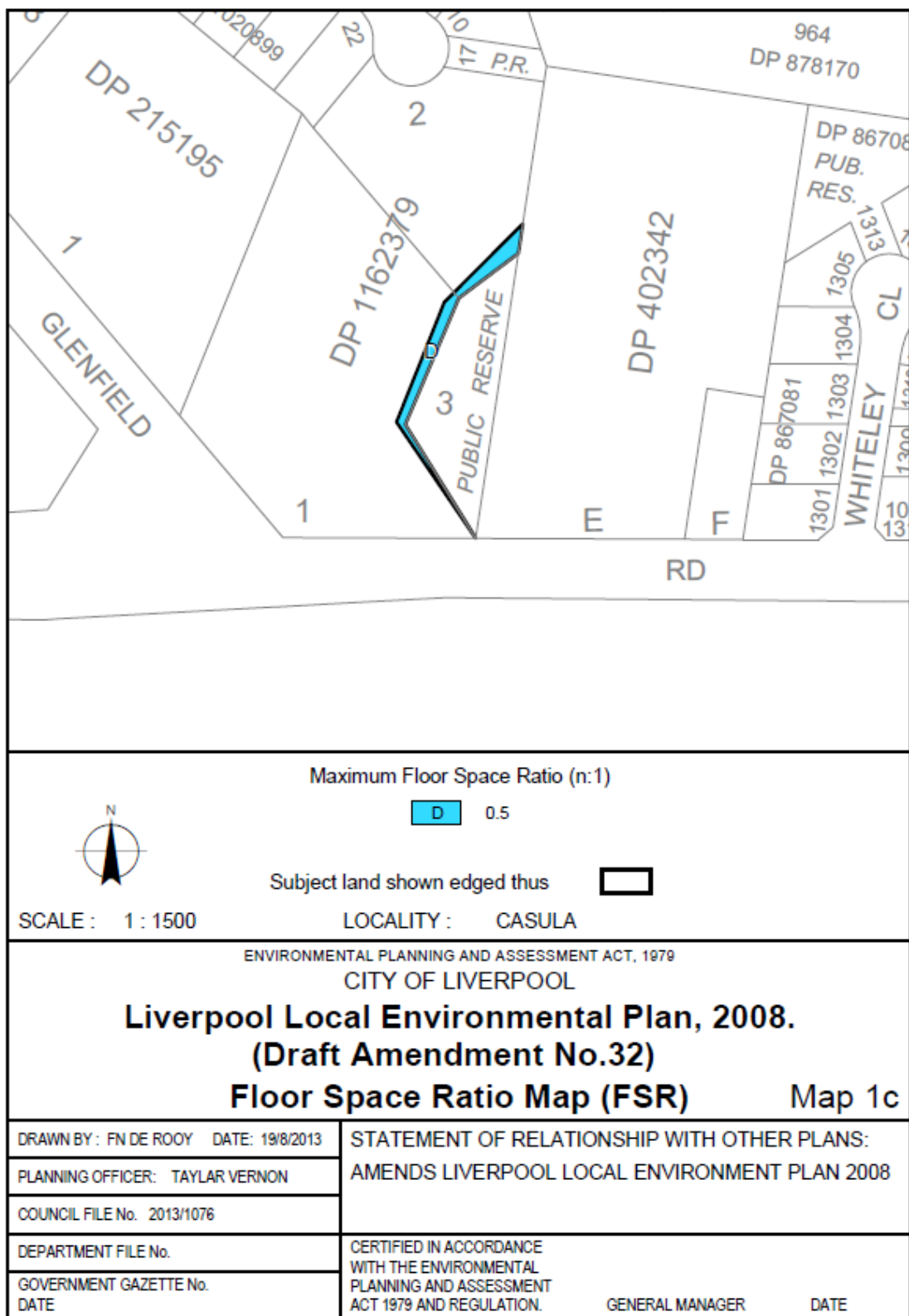
11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This proposal is seeking gateway determination. The public authorities required to be consulted as part of this proposal are yet to be determined. Council recommends the following public authorities are consulted prior to gazettal of this proposal;

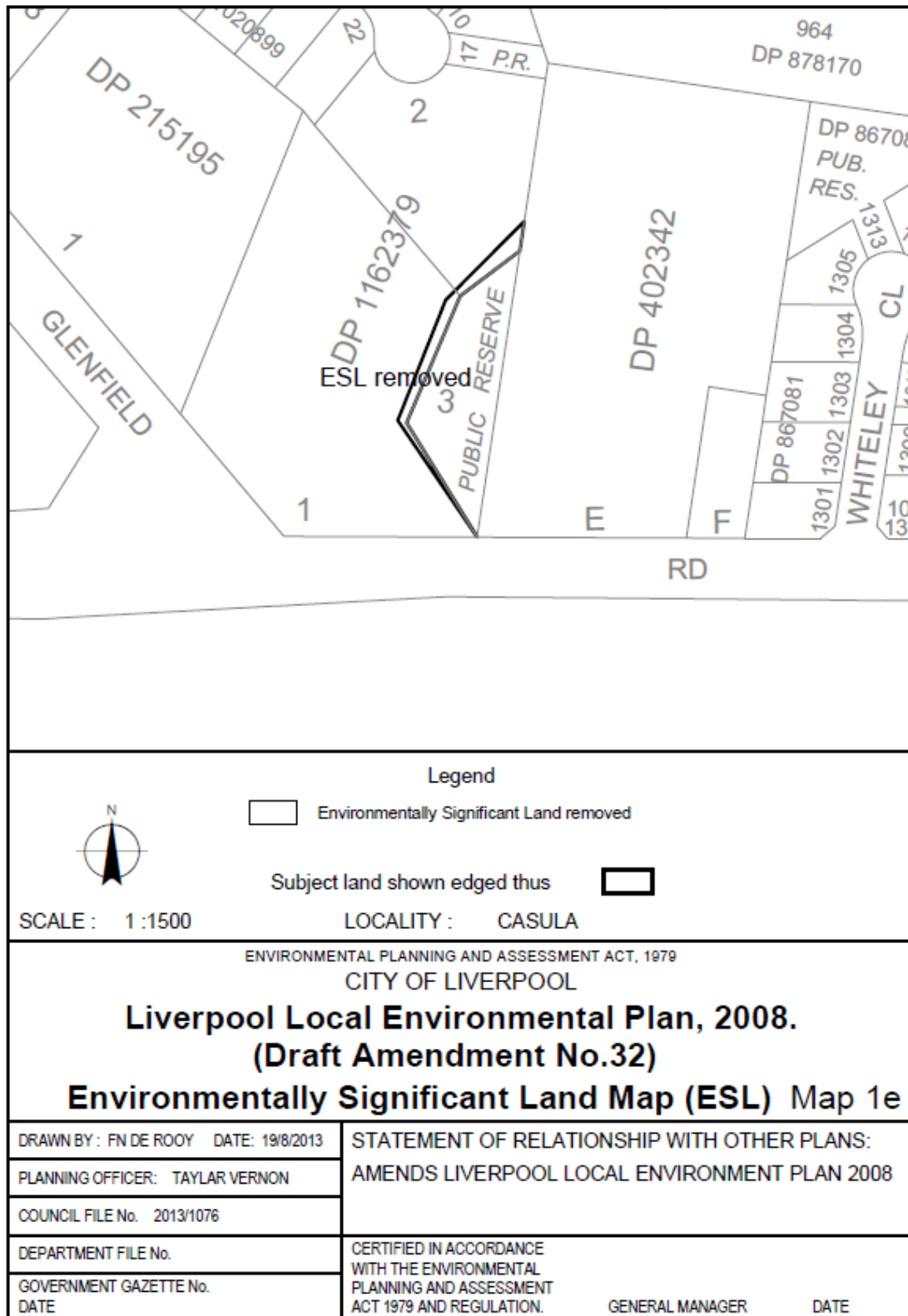
- New South Wales Rural Fire Service
- Sydney Metropolitan Catchment Management Authority
- Office of Environment and Heritage
- Campbelltown City Council
- Penrith City Council
- Wollondilly Shire Council
- Transport for NSW

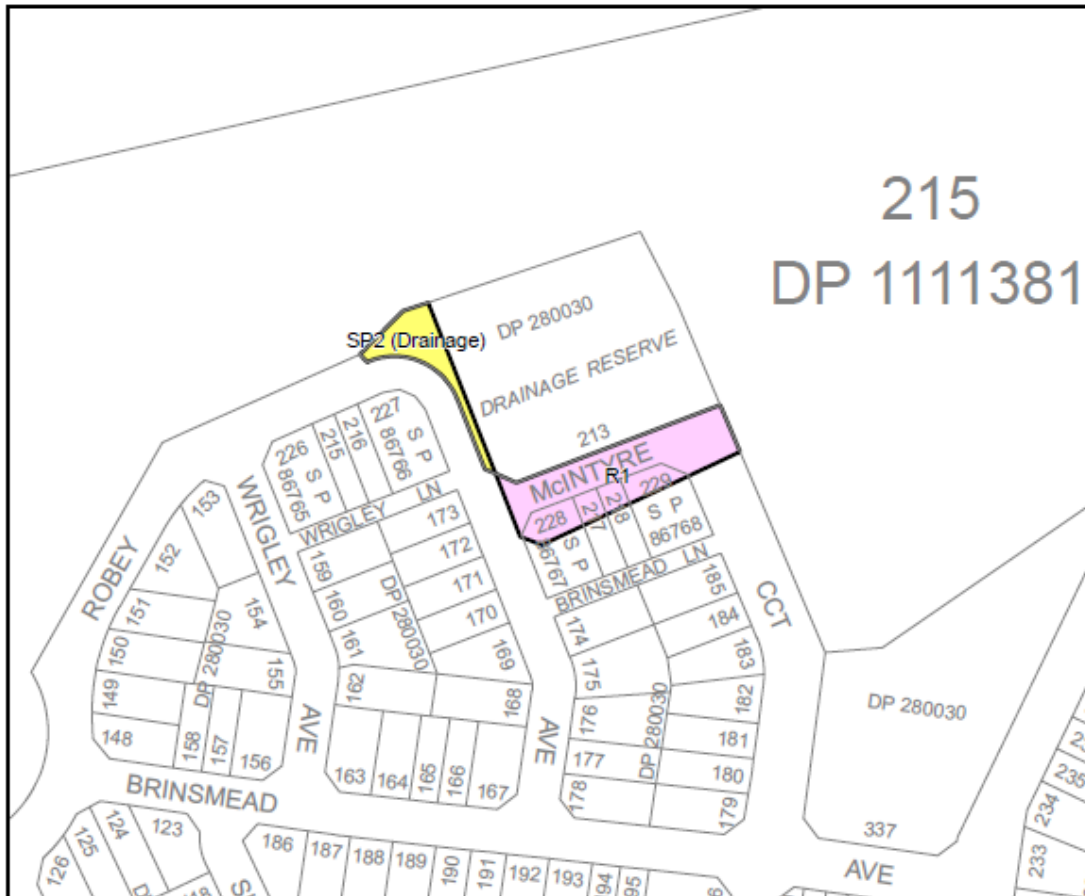
Part 4 – Mapping



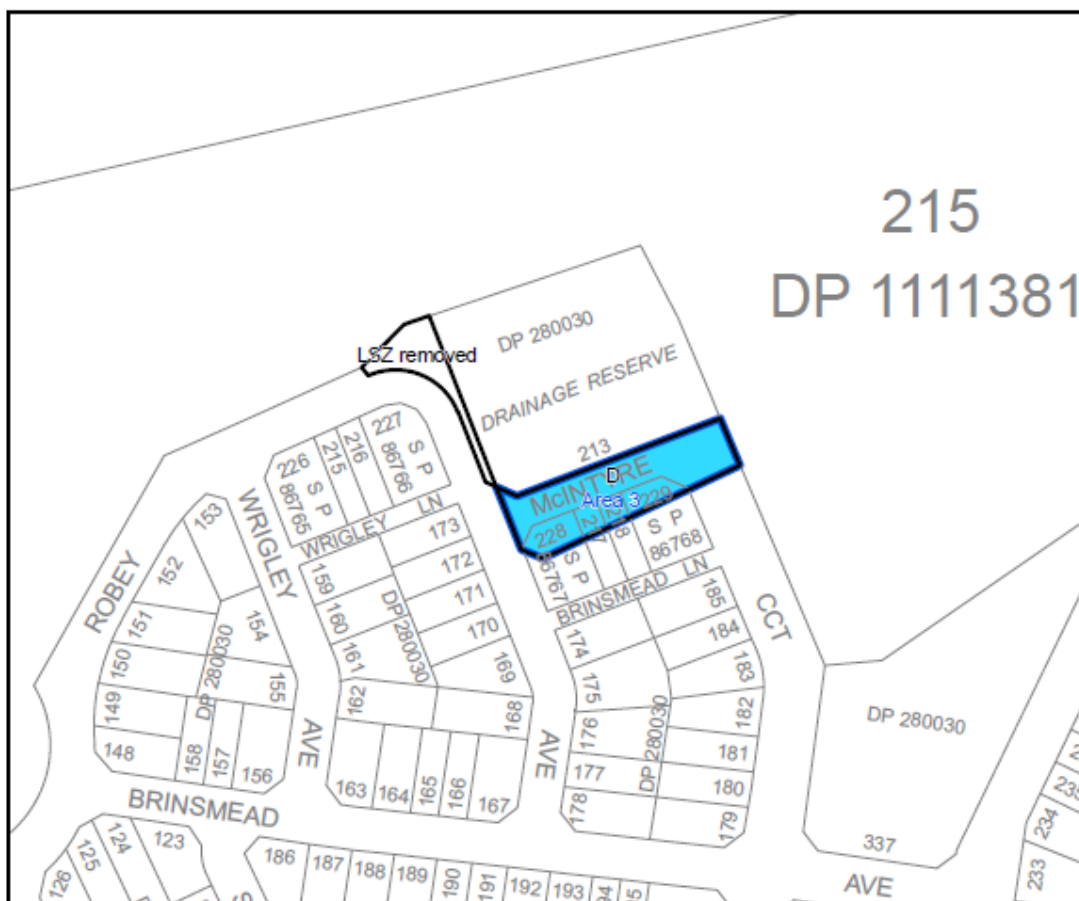




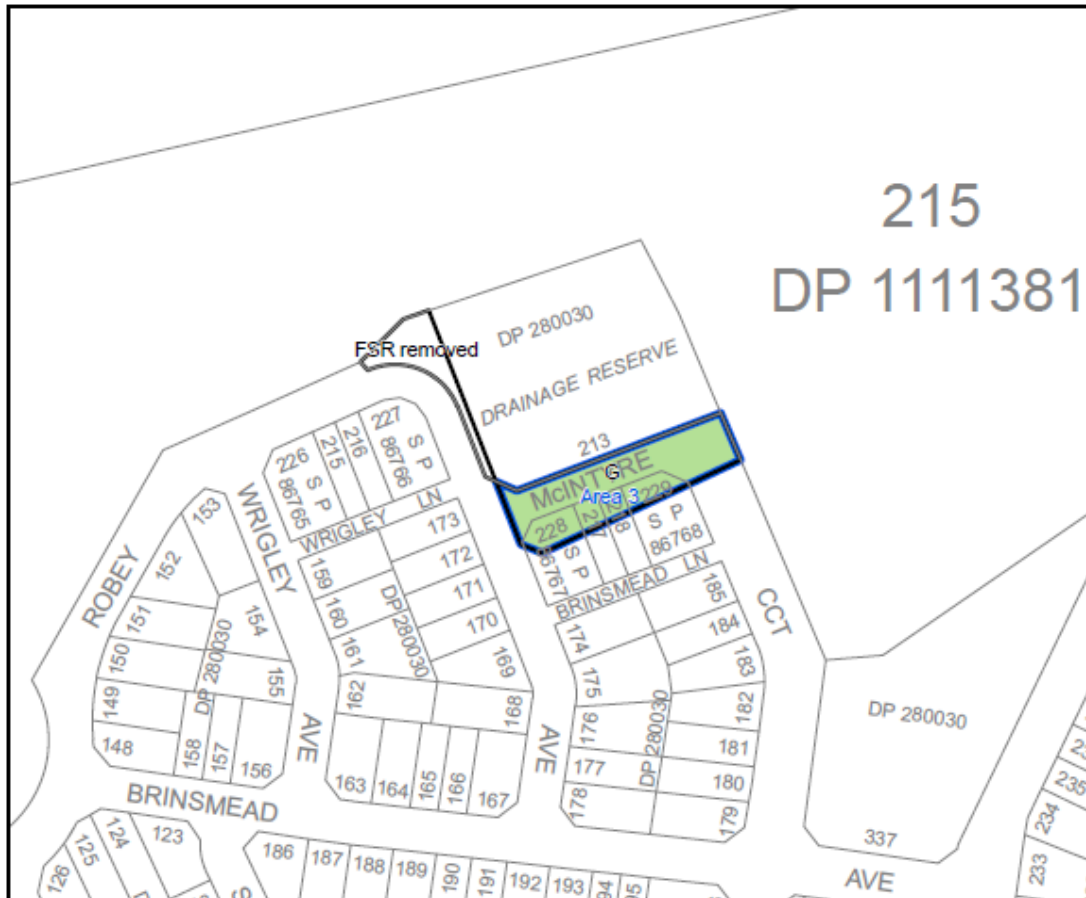




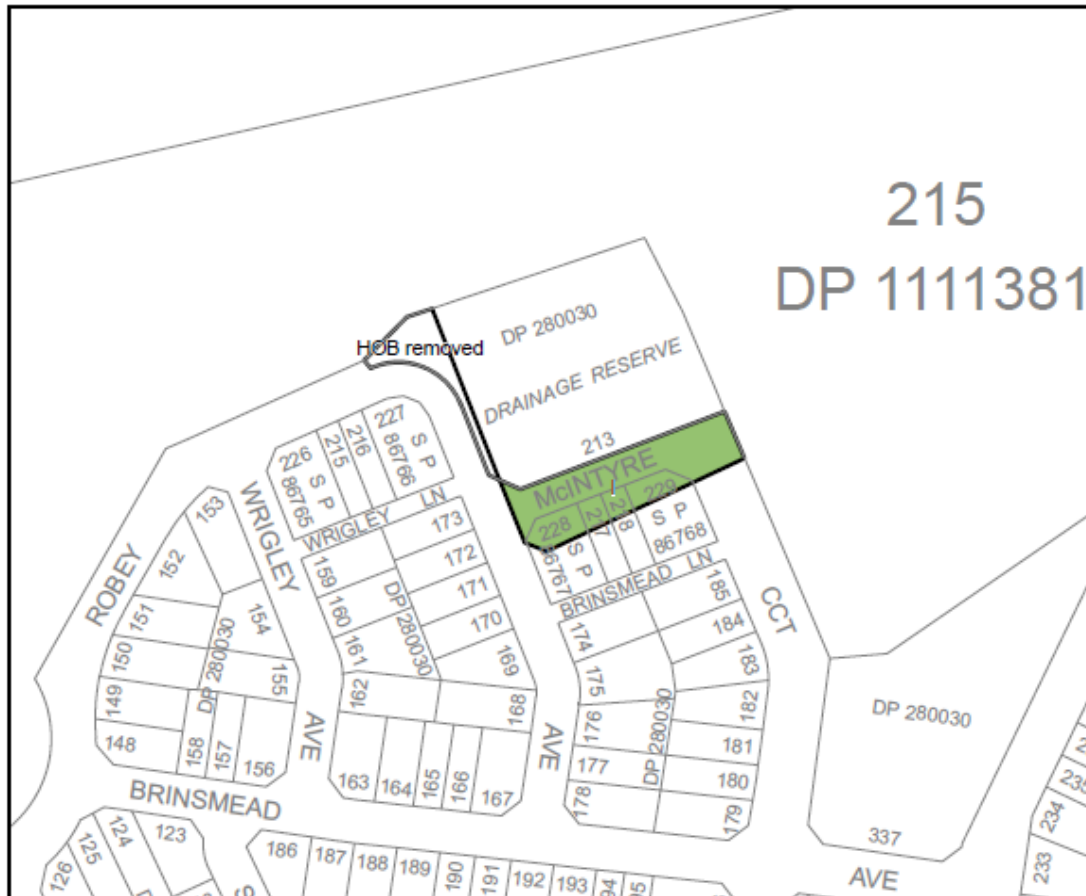
Zones R1 General Residential SP2 Infrastructure Subject land shown edged thus 	
SCALE : 1 : 2000	LOCALITY : MIDDLETON GRANGE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Land Zoning Map (LZN)	
Map 2a	
DRAWN BY : FN DE ROOY DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.
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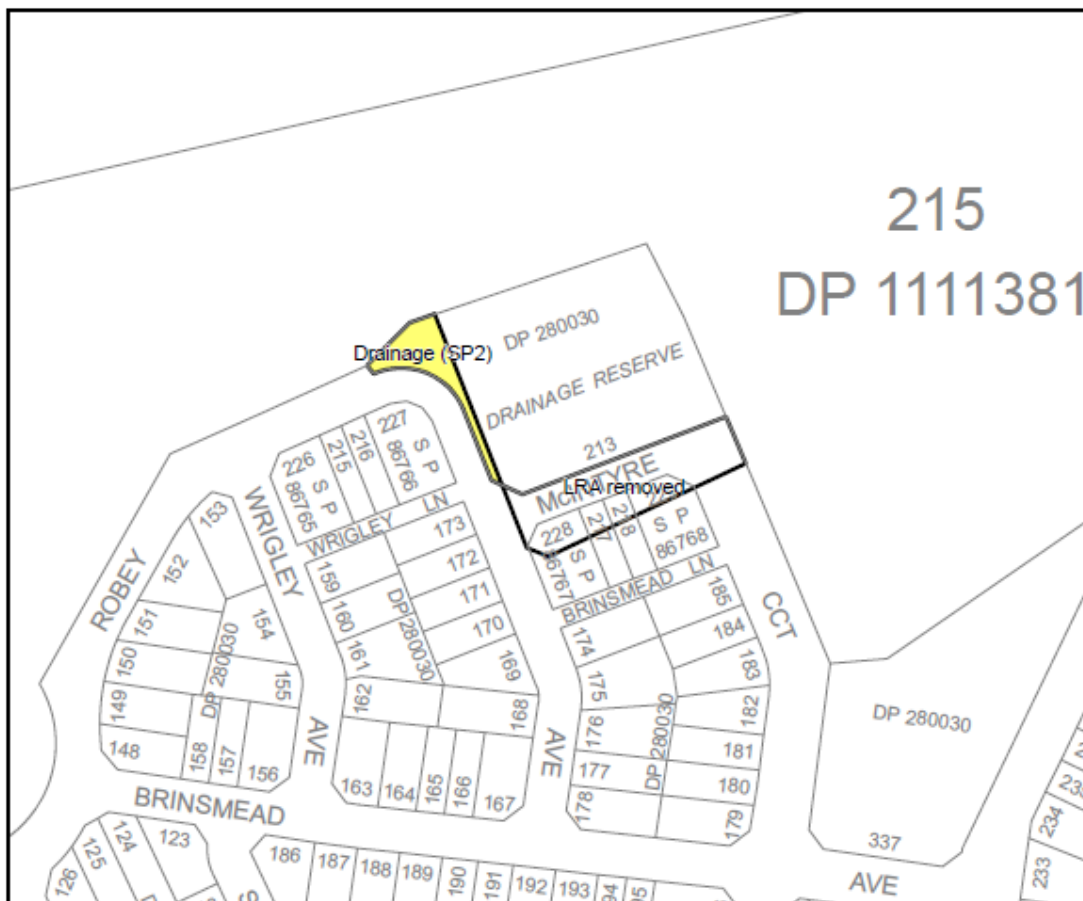
Minimum Lot Size (sq m) D 300 refer to clause 4.1 Subject land shown edged thus 	
SCALE : 1 : 2000	LOCALITY : MIDDLETON GRANGE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Lot Size Map (LSZ) Map 2b	
DRAWN BY : FN DE ROOY DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.
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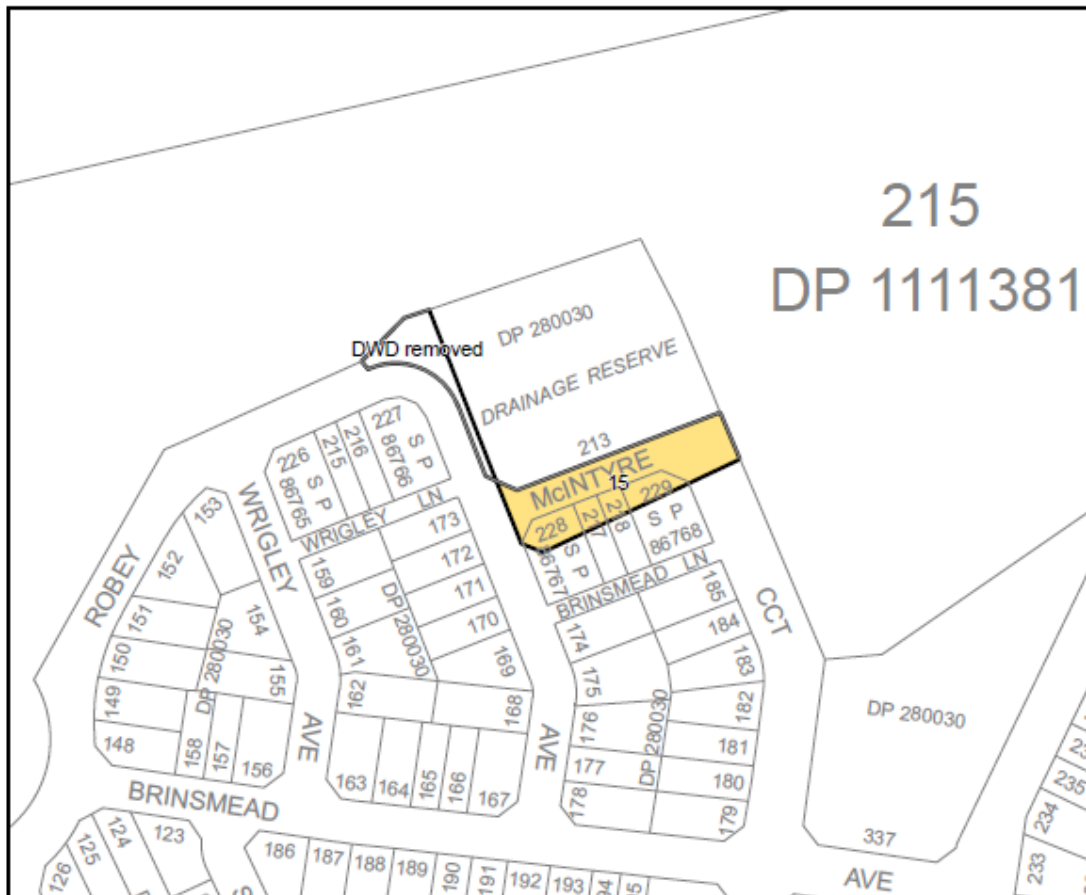
Maximum Floor Space Ratio (n:1) G 0.65 refer to clause 4.4 Subject land shown edged thus 	
SCALE : 1 : 2000	LOCALITY : MIDDLETON GRANGE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Floor Space Ratio Map (FSR) Map 2c	
DRAWN BY : FN DE ROOY DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE
GOVERNMENT GAZETTE No. DATE	



Maximum Building Height (m) 1 8.5	
Subject land shown edged thus 	
SCALE : 1 : 2000	LOCALITY : MIDDLETON GRANGE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Height of Buildings Map (HOB) Map 2d	
DRAWN BY : FN DE ROOY DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
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DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE
GOVERNMENT GAZETTE No. DATE	

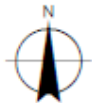


Legend  Drainage (SP2) Subject land shown edged thus 	
 SCALE : 1 : 2000	LOCALITY : MIDDLETON GRANGE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Land Reservation Acquisition Map (LRA) Map 2e	
DRAWN BY : FN DE ROOY DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE
GOVERNMENT GAZETTE No.	
DATE	



Minimum Dwelling Density (dwellings/ha)

15



Subject land shown edged thus



SCALE : 1 : 2000

LOCALITY : MIDDLETON GRANGE

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

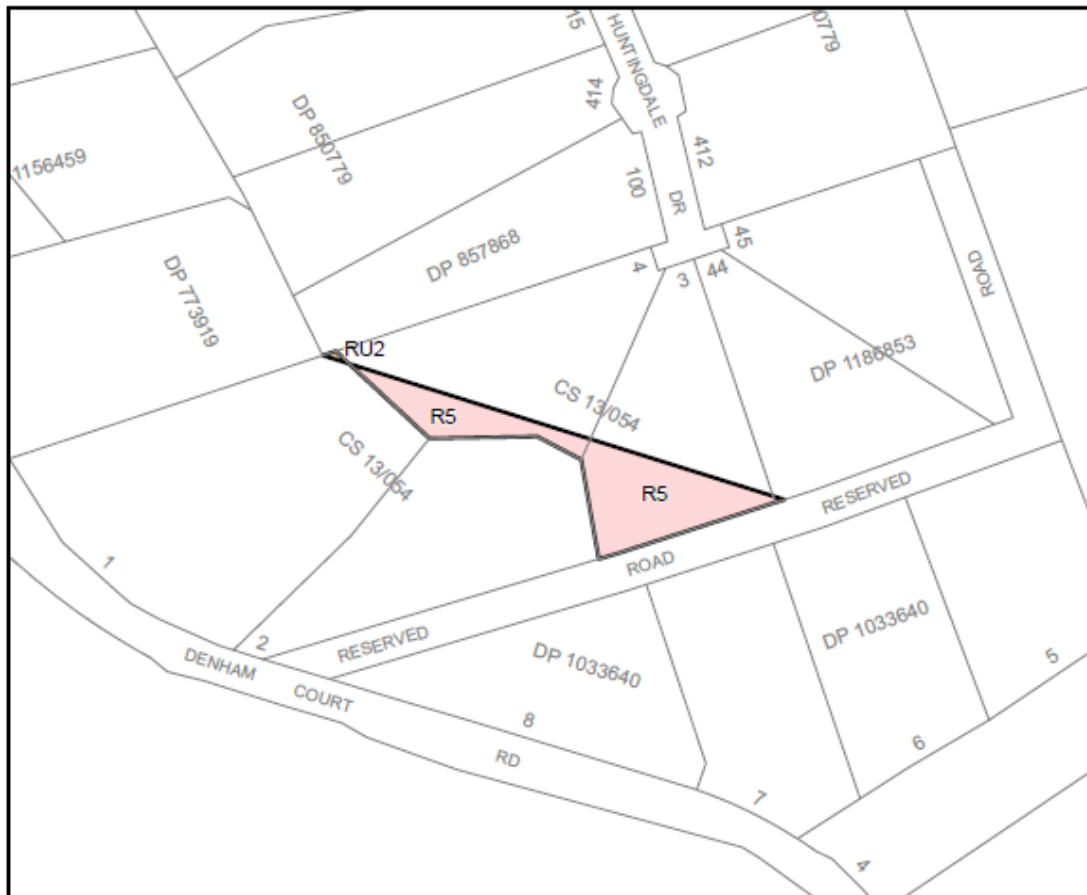
CITY OF LIVERPOOL

Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32)

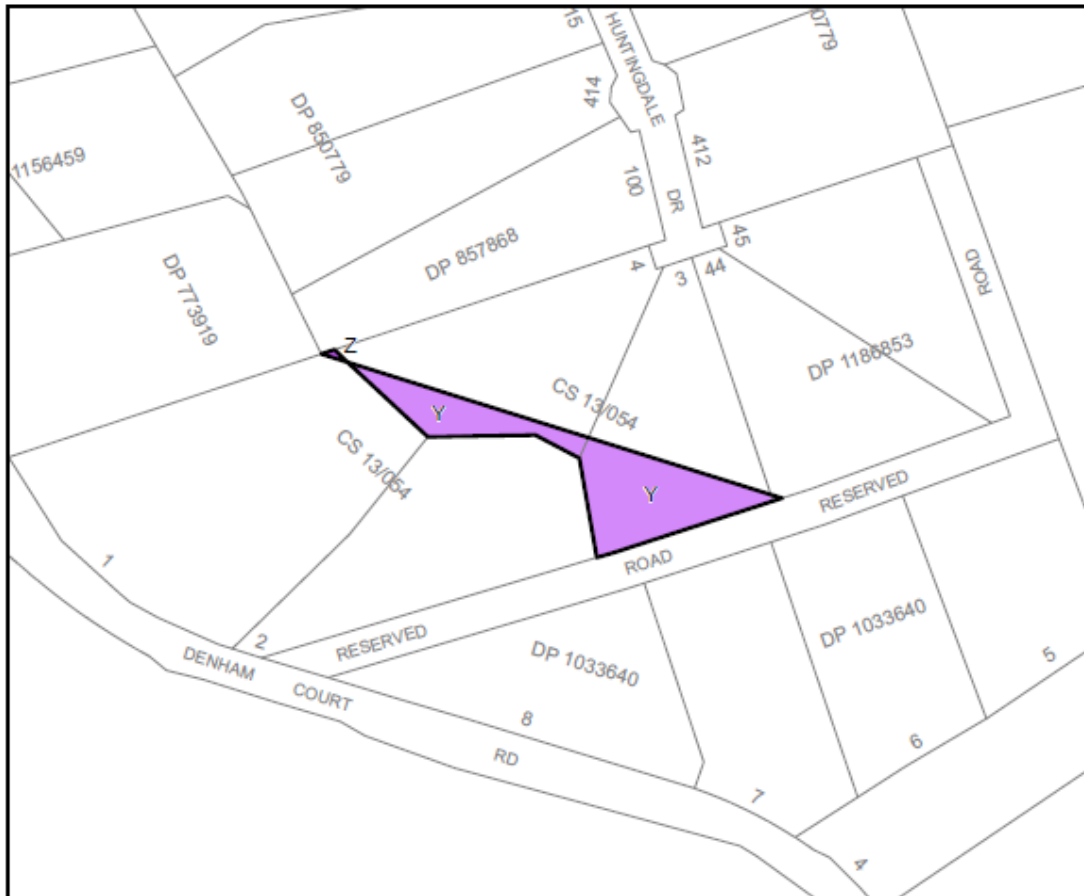
Dwelling Density Map (DWD)

Map 2f

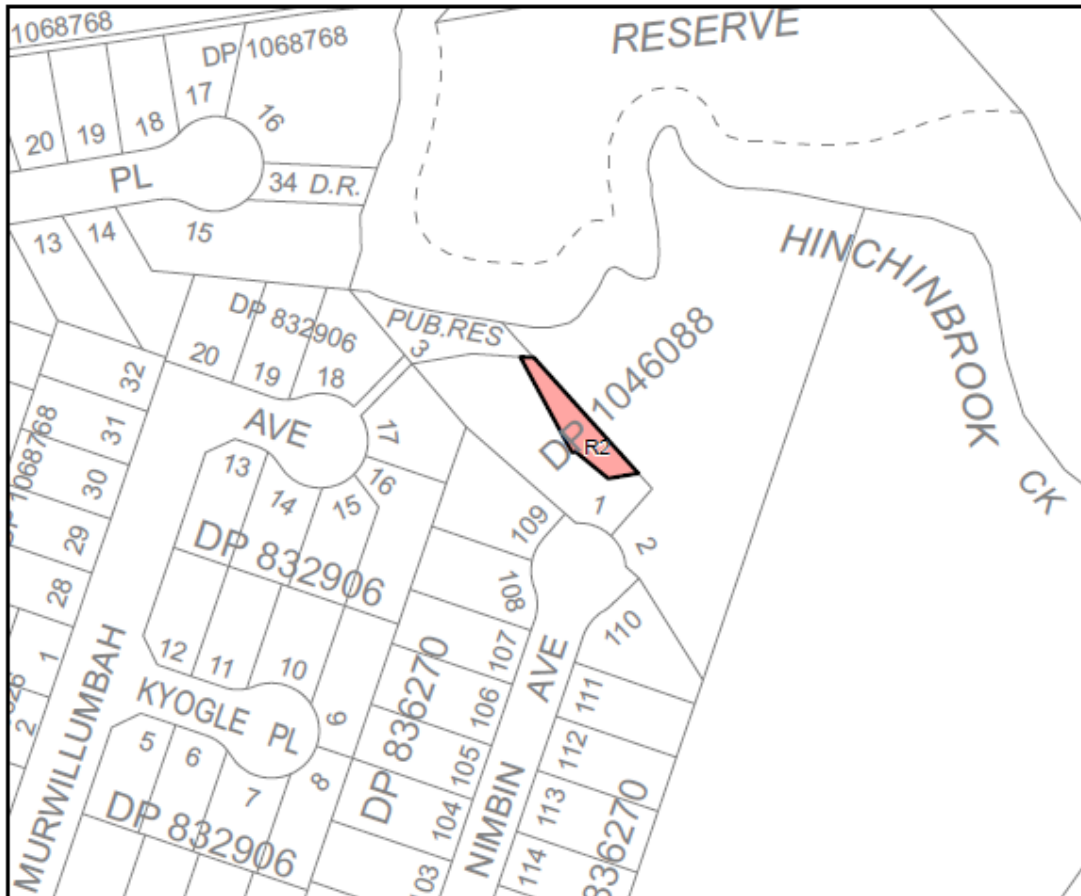
DRAWN BY : FN DE ROOY	DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008	
PLANNING OFFICER: TAYLAR VERNON			
COUNCIL FILE No. 2013/1076			
DEPARTMENT FILE No.		CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.	
GOVERNMENT GAZETTE No. DATE			
		GENERAL MANAGER	DATE



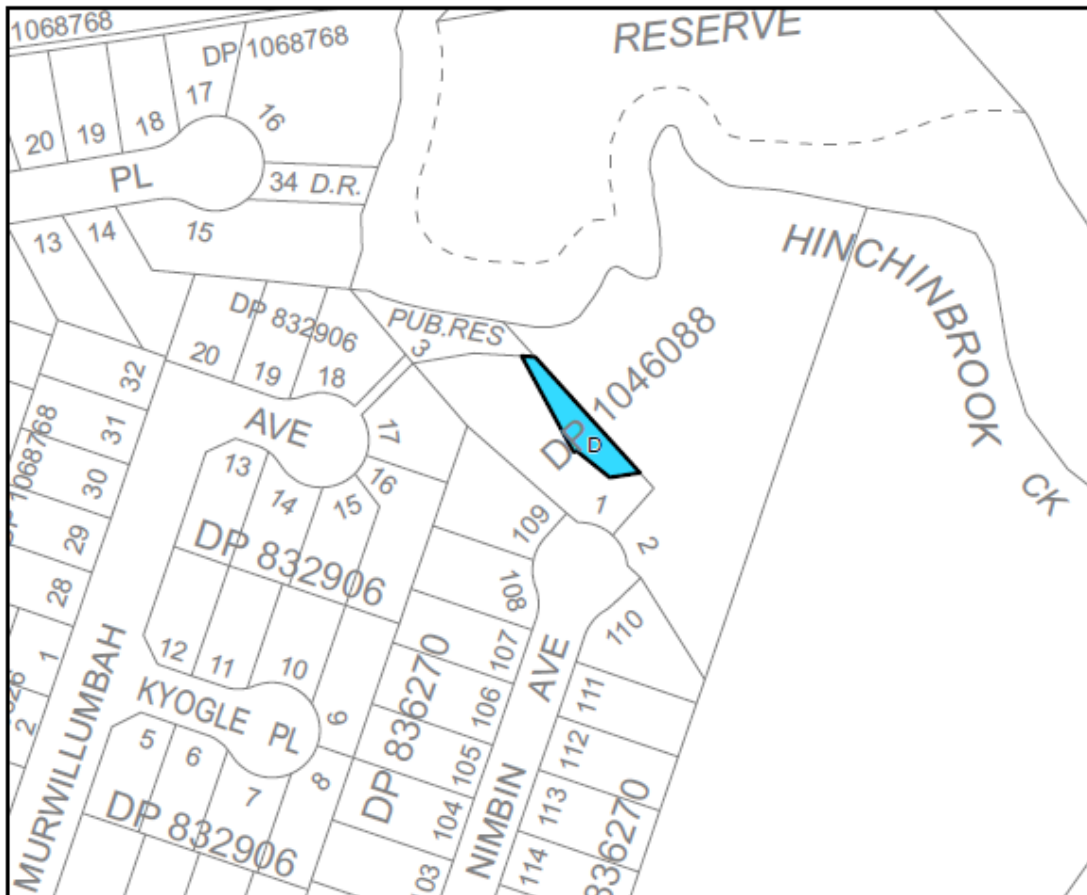
Zones R5 Large Lot Residential RU2 Rural Landscape Subject land shown edged thus 	
SCALE : 1 : 3000	LOCALITY : DENHAM COURT
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Land Zoning Map (LZN) Map 3a	
DRAWN BY : FN DE ROOY DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE
DEPARTMENT FILE No.	
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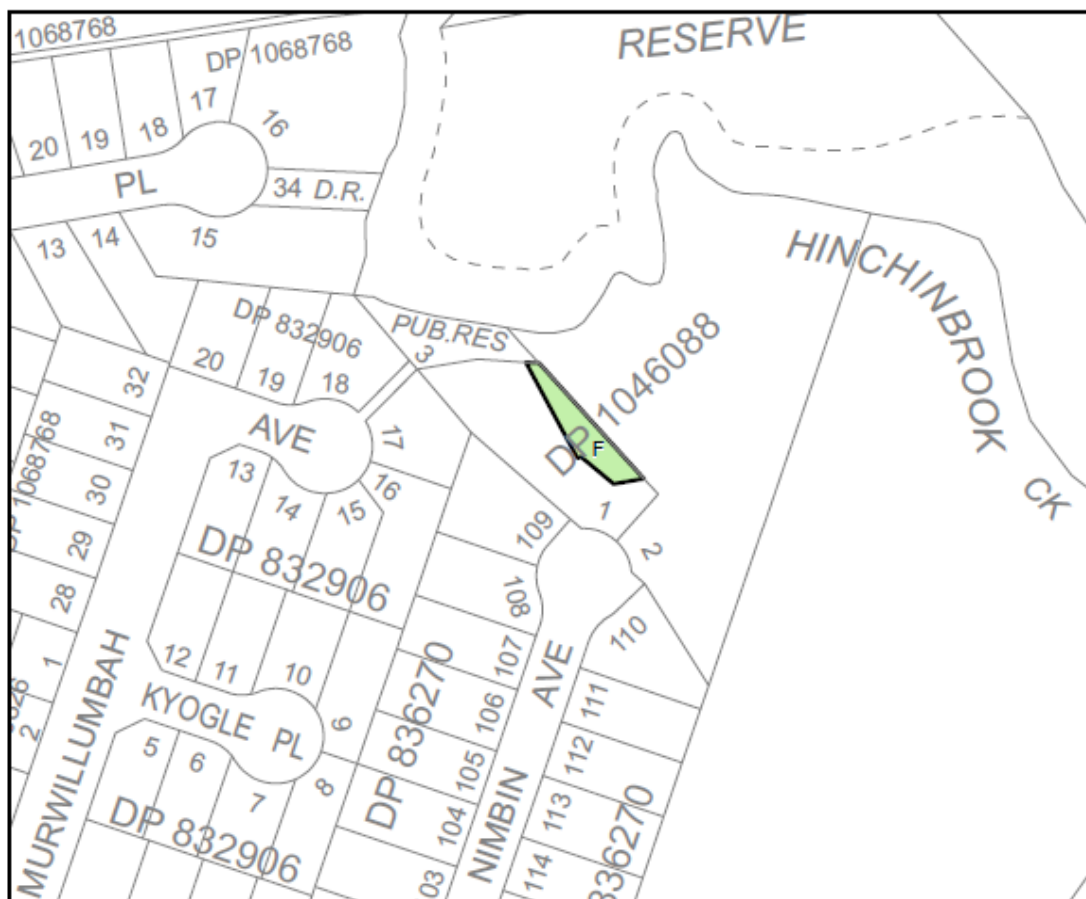
Minimum Lot Size (sq m) Y 10000 Z 2ha Subject land shown edged thus 	
SCALE : 1 : 3000	LOCALITY : DENHAM COURT
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Lot Size Map (LSZ) Map 3b	
DRAWN BY : FN DE ROOY DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.
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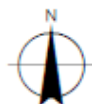
Zones R2 Low Density Residential	
Subject land shown edged thus	
SCALE : 1 : 1500 LOCALITY : HOXTON PARK	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Land Zoning Map (LZN) Map 4a	
DRAWN BY : FN DE ROOY DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.
GOVERNMENT GAZETTE No. DATE	
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Minimum Lot Size (sq m) D 300	
Subject land shown edged thus 	
SCALE : 1 : 1500 LOCALITY : HOXTON PARK	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Lot Size Map (LSZ) Map 4b	
DRAWN BY : FN DE ROOY DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.
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Maximum Floor Space Ratio (n:1)



F 0.6

Subject land shown edged thus



SCALE : 1 : 1500

LOCALITY : HOXTON PARK

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

CITY OF LIVERPOOL

Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32)

Floor Space Ratio Map (FSR)

Map 4c

DRAWN BY : FN DE ROOY DATE: 19/8/2013

PLANNING OFFICER: TAYLAR VERNON

COUNCIL FILE No. 2013/1076

DEPARTMENT FILE No.

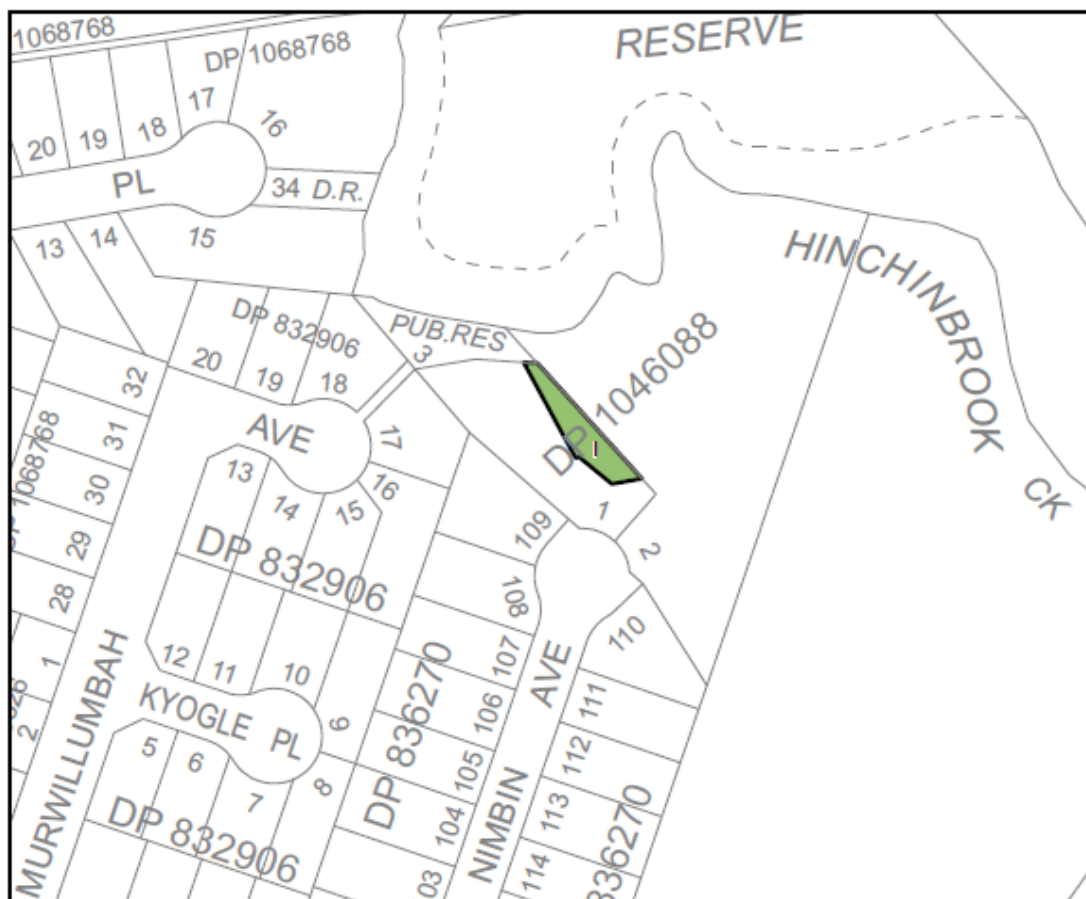
GOVERNMENT GAZETTE No.
DATE

STATEMENT OF RELATIONSHIP WITH OTHER PLANS:
AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008

CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL
PLANNING AND ASSESSMENT
ACT 1979 AND REGULATION.

GENERAL MANAGER

DATE



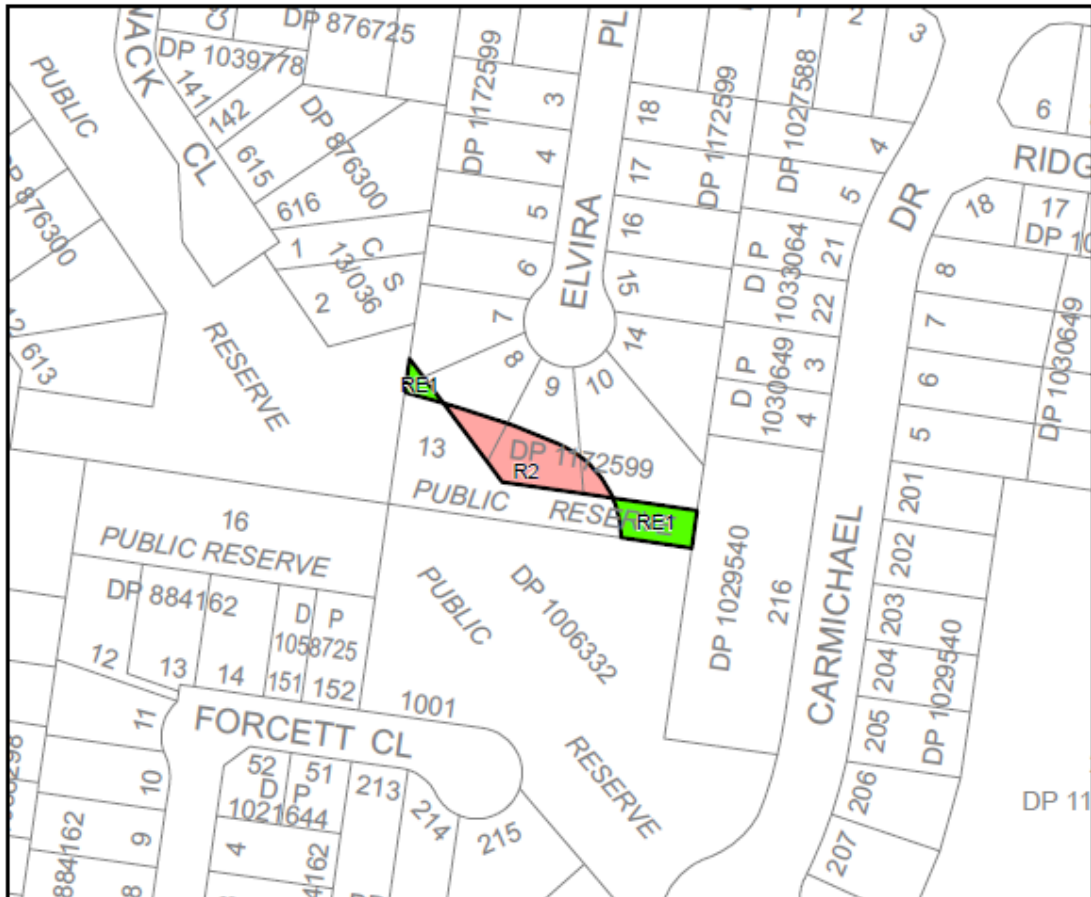
Maximum Building Height (m)

8.5

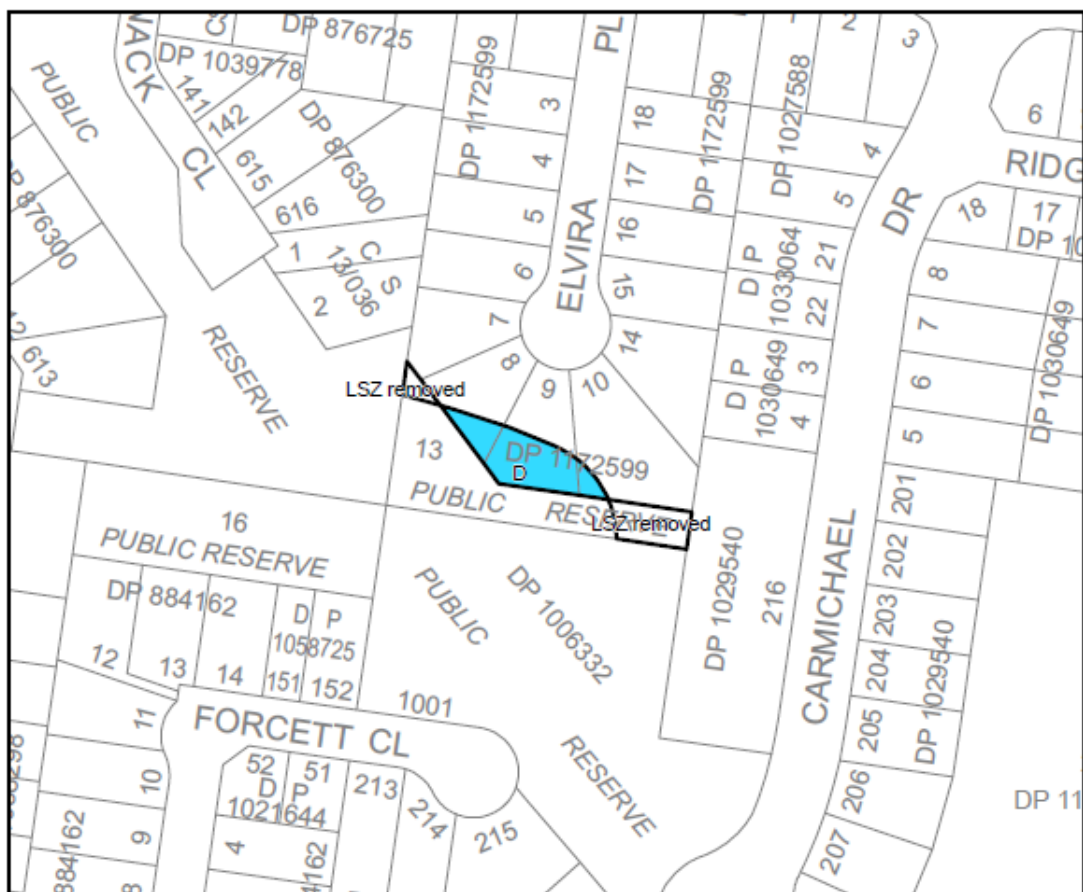
Subject land shown edged thus

SCALE : 1:1500 LOCALITY : HOXTON PARK

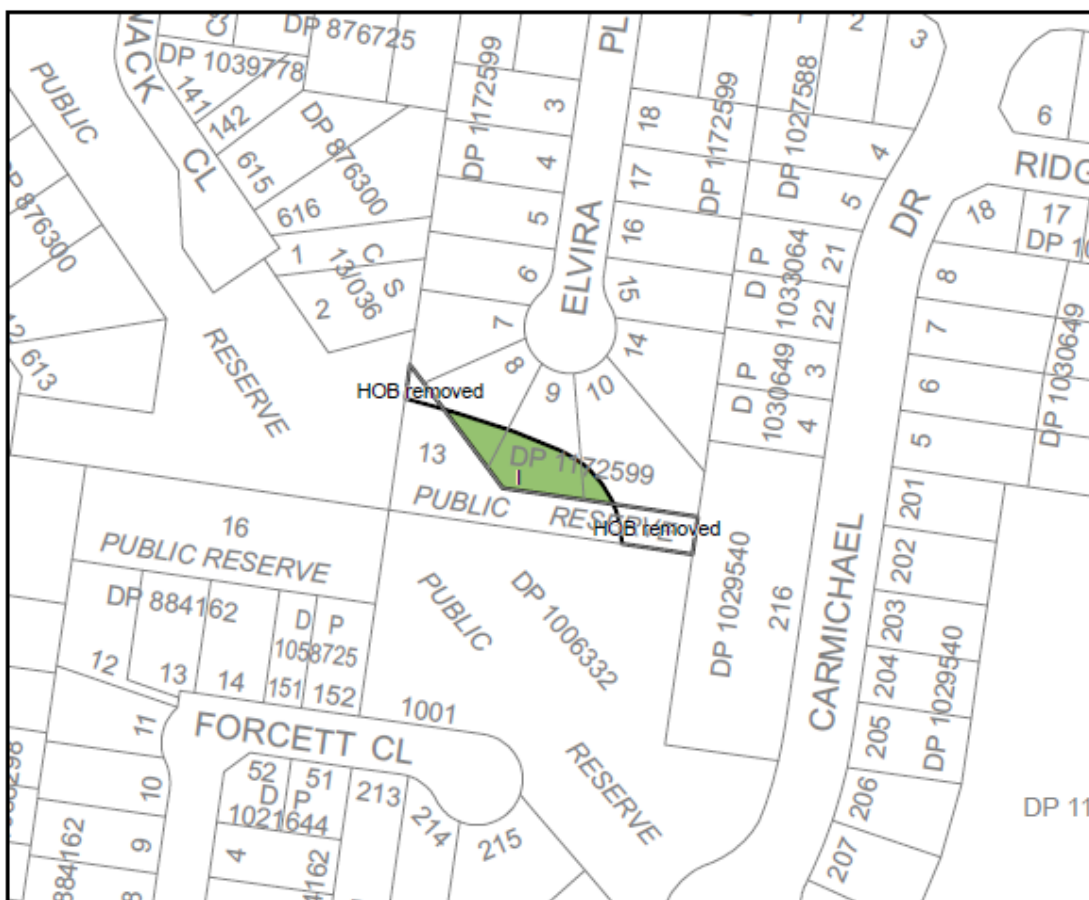
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.27) Height of Buildings Map (HOB) Map 4d	
DRAWN BY: FN DE ROOY DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE
GOVERNMENT GAZETTE No.	
DATE	



Zones R2 Low Density Residential RE1 Public Recreation Subject land shown edged thus 	
SCALE : 1 : 1500 LOCALITY : WEST HOXTON	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Land Zoning Map (LZN) Map 5a	
DRAWN BY : FN DE ROOY DATE: 19/8/2013 PLANNING OFFICER: TAYLAR VERNON COUNCIL FILE No. 2013/1076	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
DEPARTMENT FILE No. GOVERNMENT GAZETTE No. DATE	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE

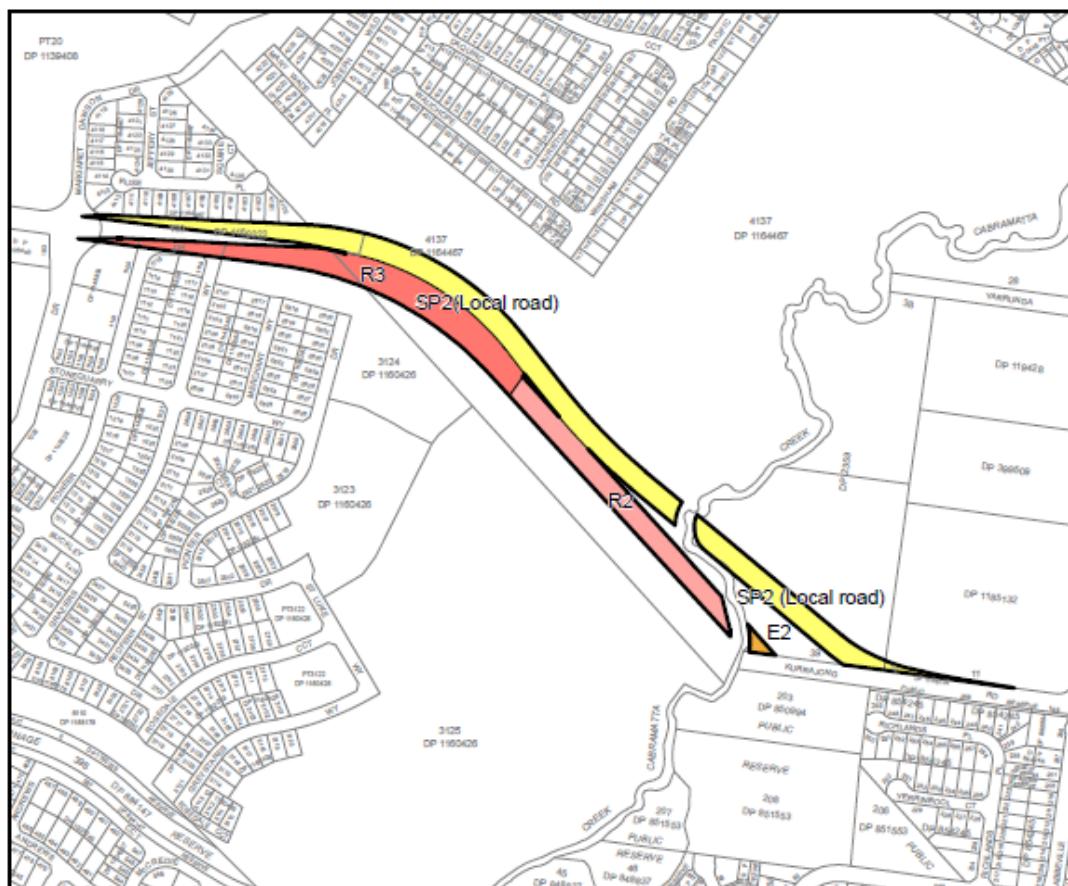


Minimum Lot Size (sq m) D 300	
Subject land shown edged thus 	
SCALE : 1 : 1500 LOCALITY : WEST HOXTON	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Lot Size Map (LSZ) Map 5b	
DRAWN BY : FN DE ROOY DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
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GOVERNMENT GAZETTE No.	
DATE	



Maximum Building Height (m) 1 8.5	
Subject land shown edged thus 	
SCALE : 1:1500 LOCALITY : WEST HOXTON	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.27) Height of Buildings Map (HOB) Map 5d	
DRAWN BY : FN DE ROOY DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE
GOVERNMENT GAZETTE No.	
DATE	





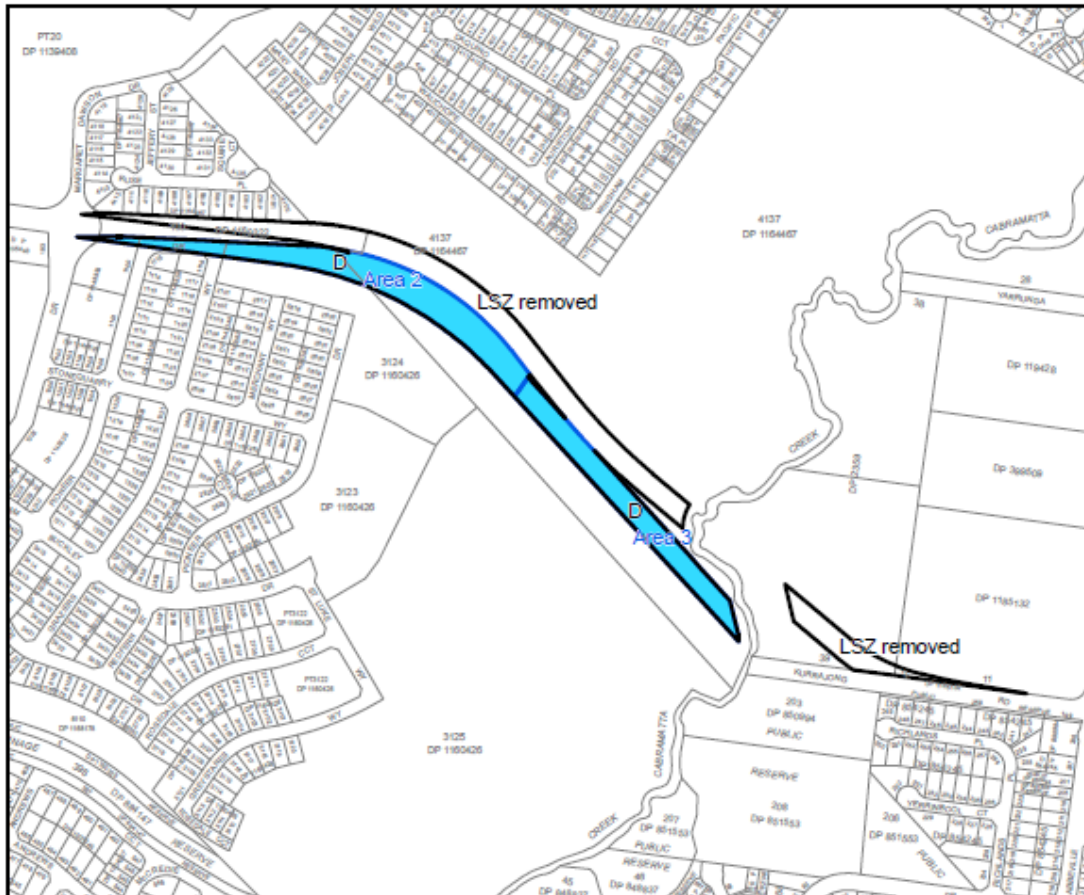
Zones

 E2 Environmental Conservation	 R3 Medium Density Residential
 R2 Low Density Residential	 SP2 Infrastructure

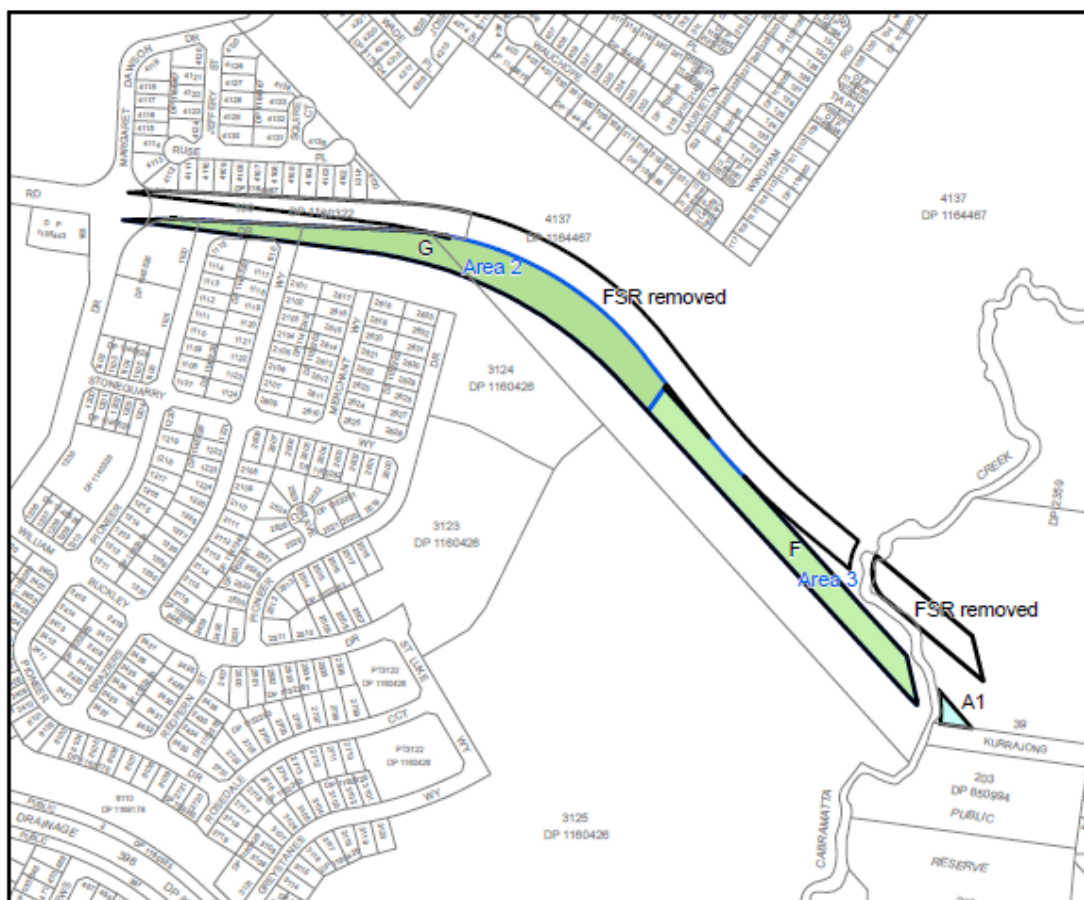
Subject land shown edged thus 

SCALE : 1 : 6000 LOCALITY : CARNES HILL / PRESTONS

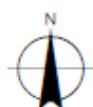
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Land Zoning Map (LZN) Map 6a	
DRAWN BY: FN DE ROOY DATE: 20/8/2013 PLANNING OFFICER: TAYLAR VERNON COUNCIL FILE No. 2013/1076 DEPARTMENT FILE No. GOVERNMENT GAZETTE No. DATE	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008 CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE



Minimum Lot Size (sq m) D 300 □ refer to clause 4.1 Subject land shown edged thus □	
SCALE : 1 : 6000	LOCALITY : CARNES HILL / PRESTONS
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Lot Size Map (LSZ) Map 6b	
DRAWN BY : FN DE ROOY DATE: 20/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS:
PLANNING OFFICER: TAYLAR VERNON	AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE
GOVERNMENT GAZETTE No.	WITH THE ENVIRONMENTAL
DATE	PLANNING AND ASSESSMENT
	ACT 1979 AND REGULATION.
	GENERAL MANAGER DATE



Maximum Floor Space Ratio (n:1)



A1	0.1	G	0.65
F	0.6		refer to clause 4.4

Subject land shown edged thus



SCALE : 1 : 5000

LOCALITY : CARNES HILL / PRESTONS

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

CITY OF LIVERPOOL

Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32)

Floor Space Ratio Map (FSR)

Map 6c

DRAWN BY: FN DE ROOY DATE: 20/8/2013

PLANNING OFFICER: TAYLAR VERNON

COUNCIL FILE No. 2013/1076

DEPARTMENT FILE No.

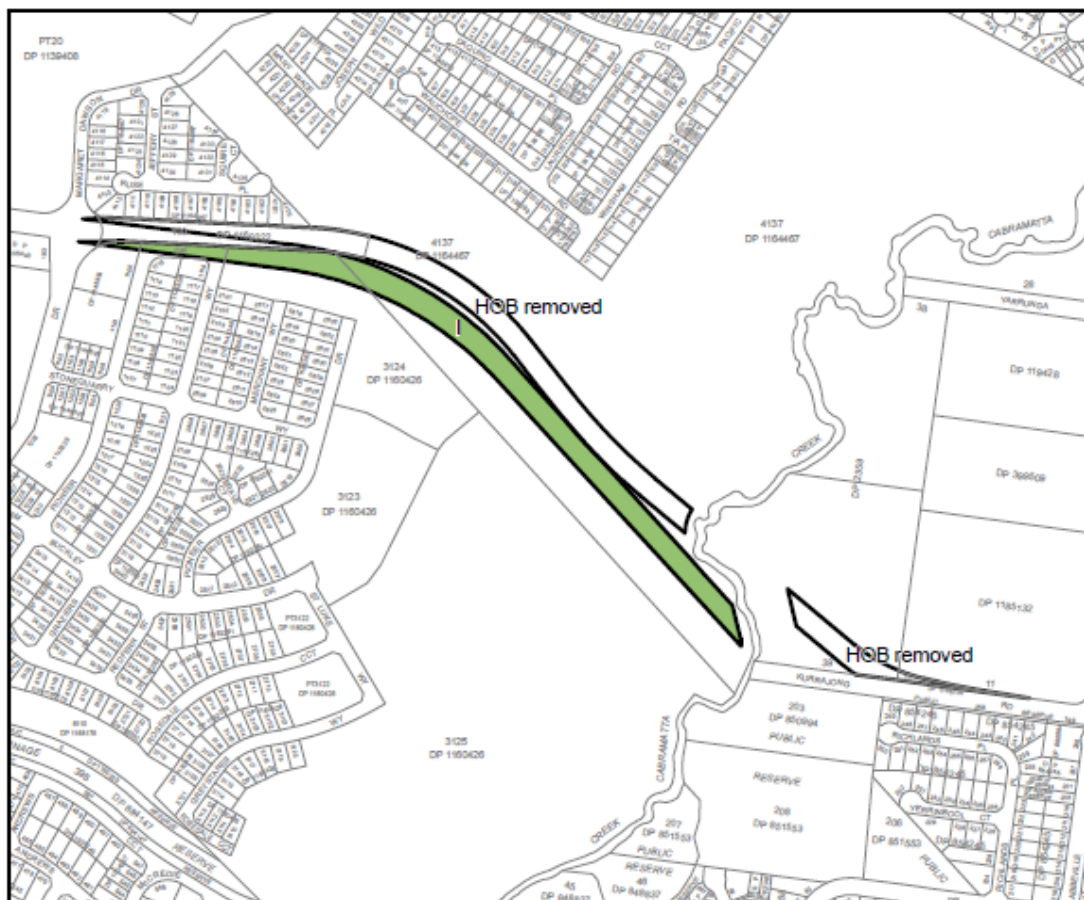
GOVERNMENT GAZETTE No.
DATE

STATEMENT OF RELATIONSHIP WITH OTHER PLANS:
AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008

CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL
PLANNING AND ASSESSMENT
ACT 1979 AND REGULATION.

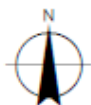
GENERAL MANAGER

DATE



Maximum Building Height (m)

8.5



Subject land shown edged thus



SCALE : 1 : 6000

LOCALITY : CARNES HILL / PRESTONS

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
CITY OF LIVERPOOL

Liverpool Local Environmental Plan, 2008. (Draft Amendment No.27)

Height of Buildings Map (HOB)

Map 6d

DRAWN BY: FN DE ROOY DATE: 20/8/2013

PLANNING OFFICER: TAYLAR VERNON

COUNCIL FILE No. 2013/1076

DEPARTMENT FILE No.

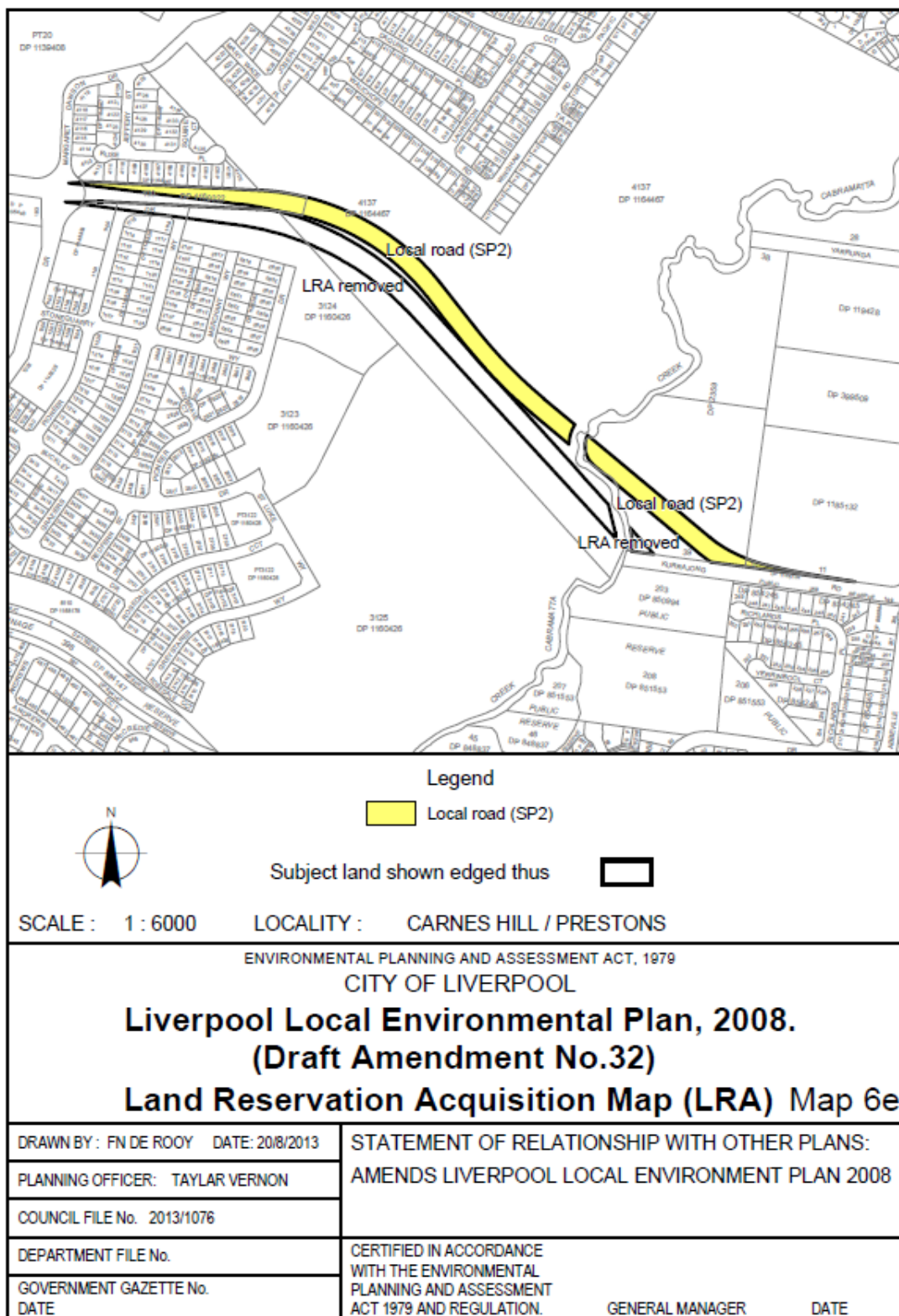
GOVERNMENT GAZETTE No.
DATE

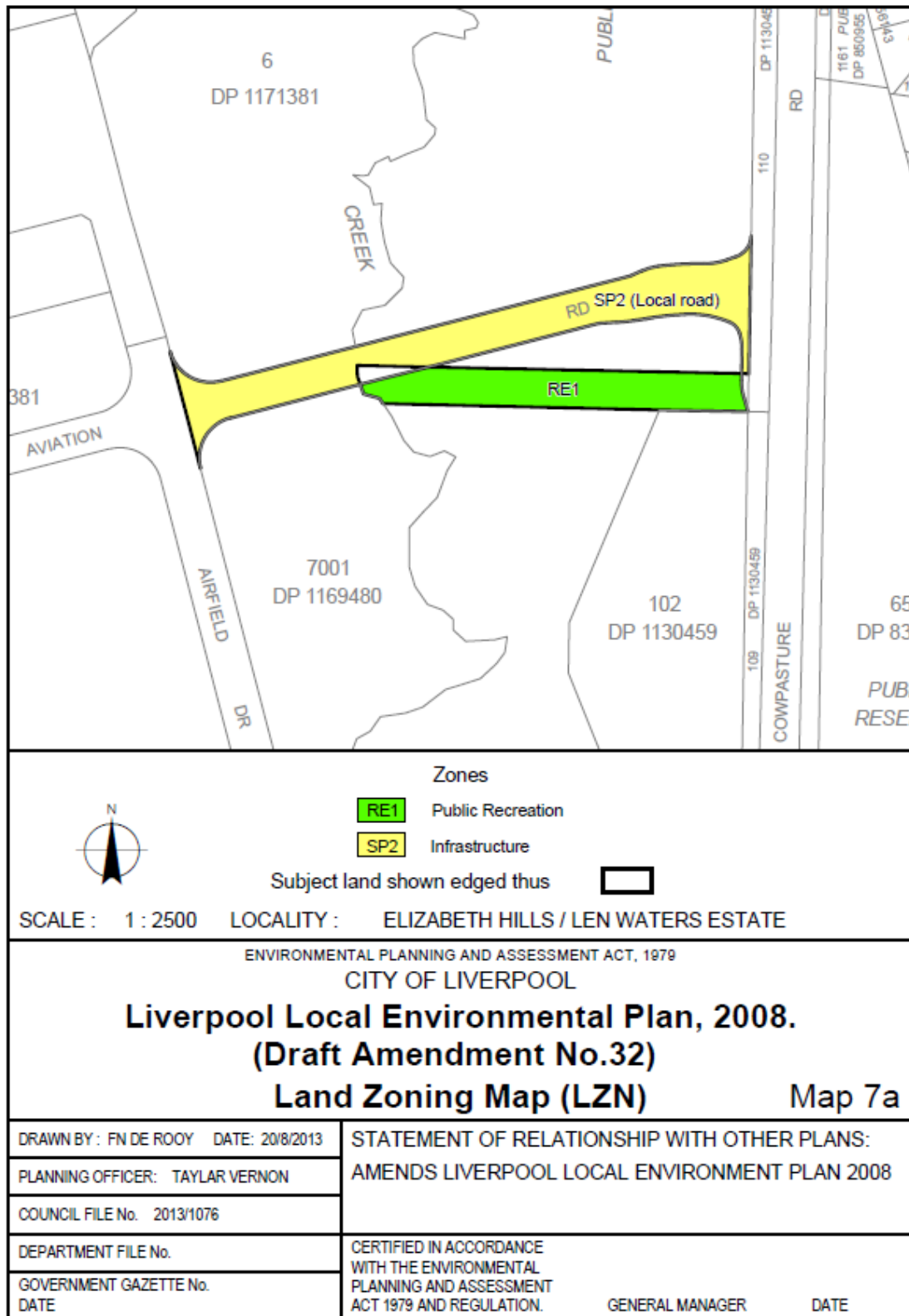
STATEMENT OF RELATIONSHIP WITH OTHER PLANS:
AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008

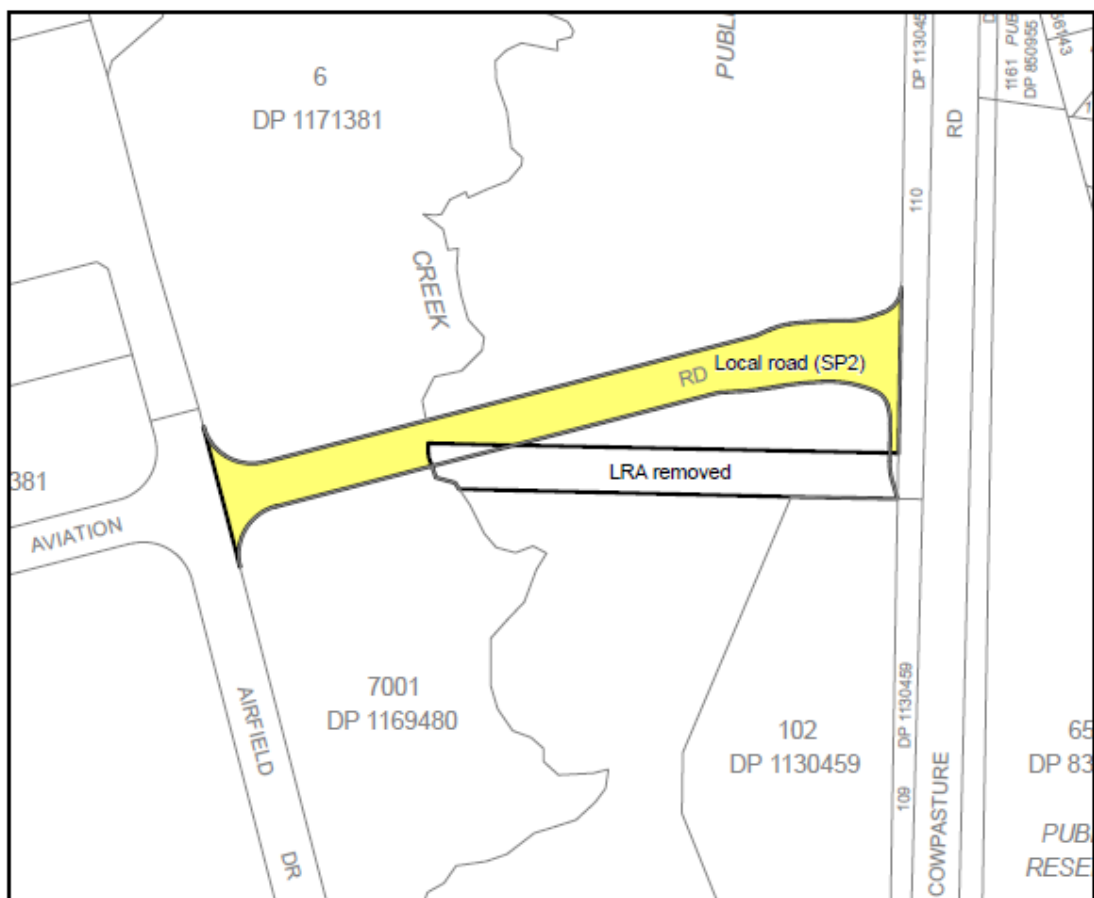
CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL
PLANNING AND ASSESSMENT
ACT 1979 AND REGULATION.

GENERAL MANAGER

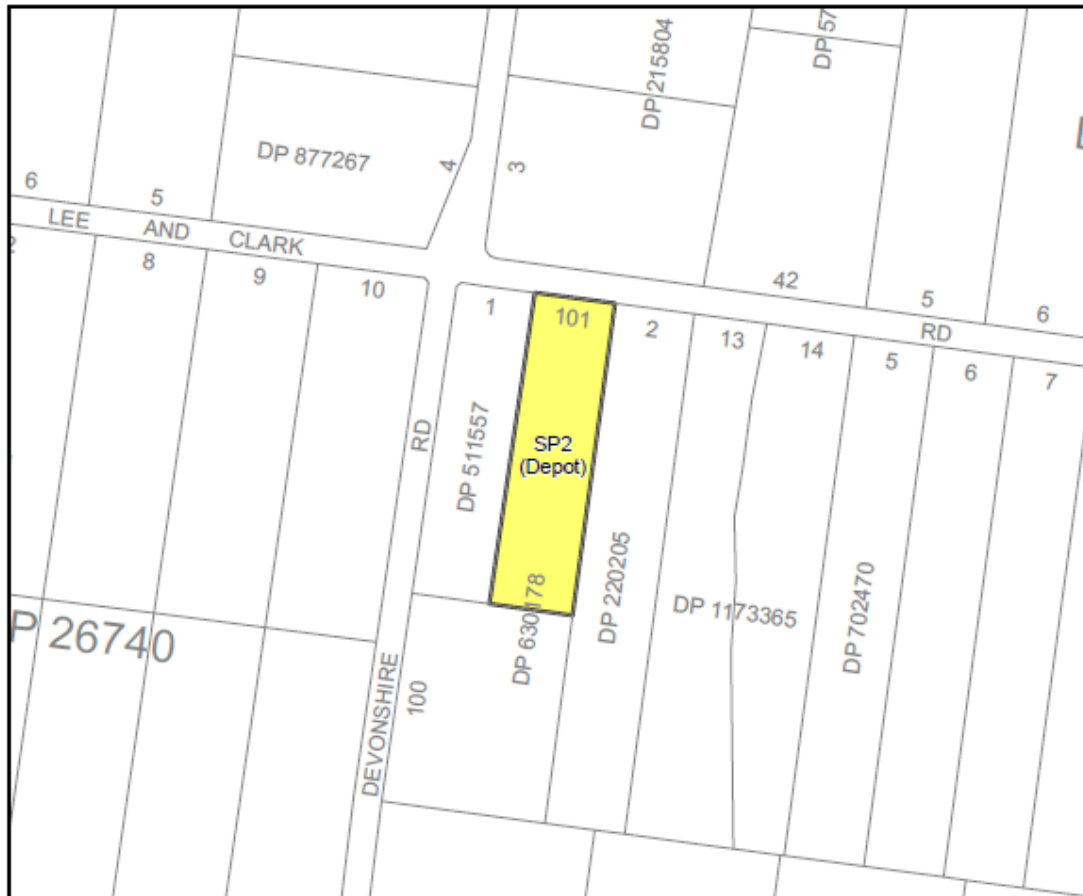
DATE



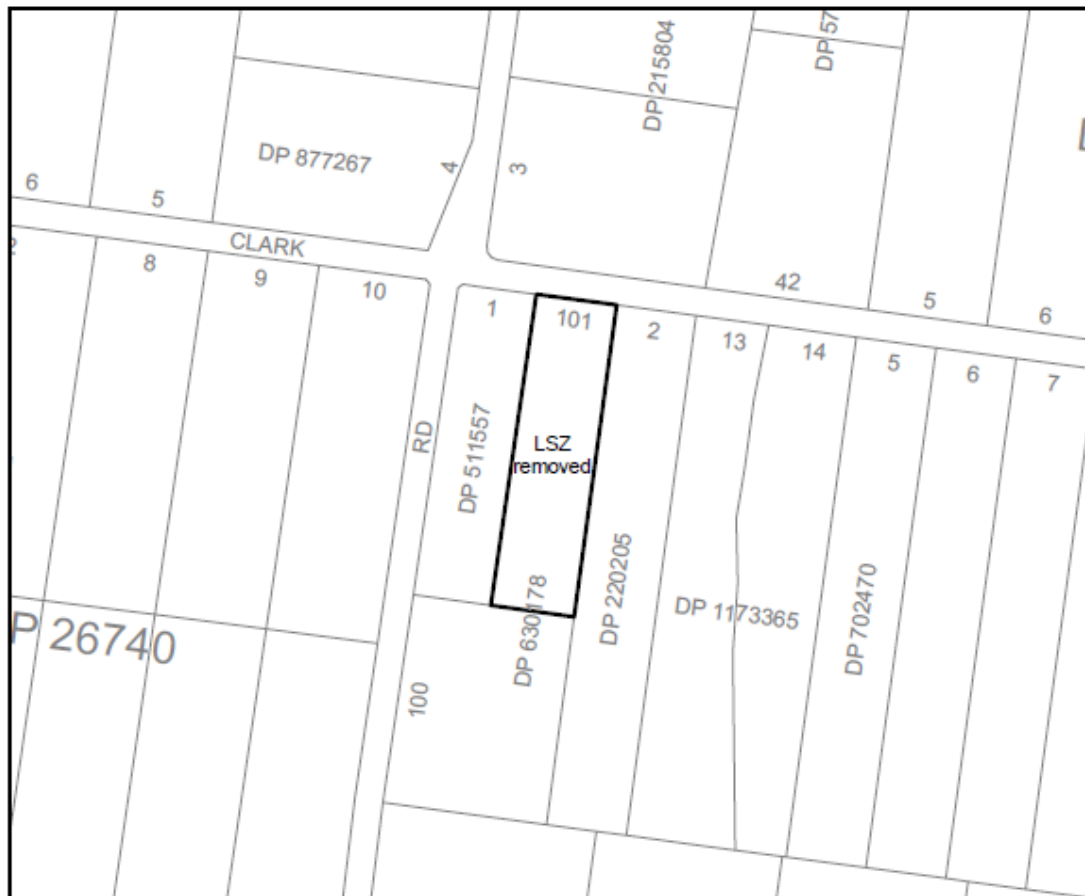


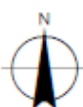


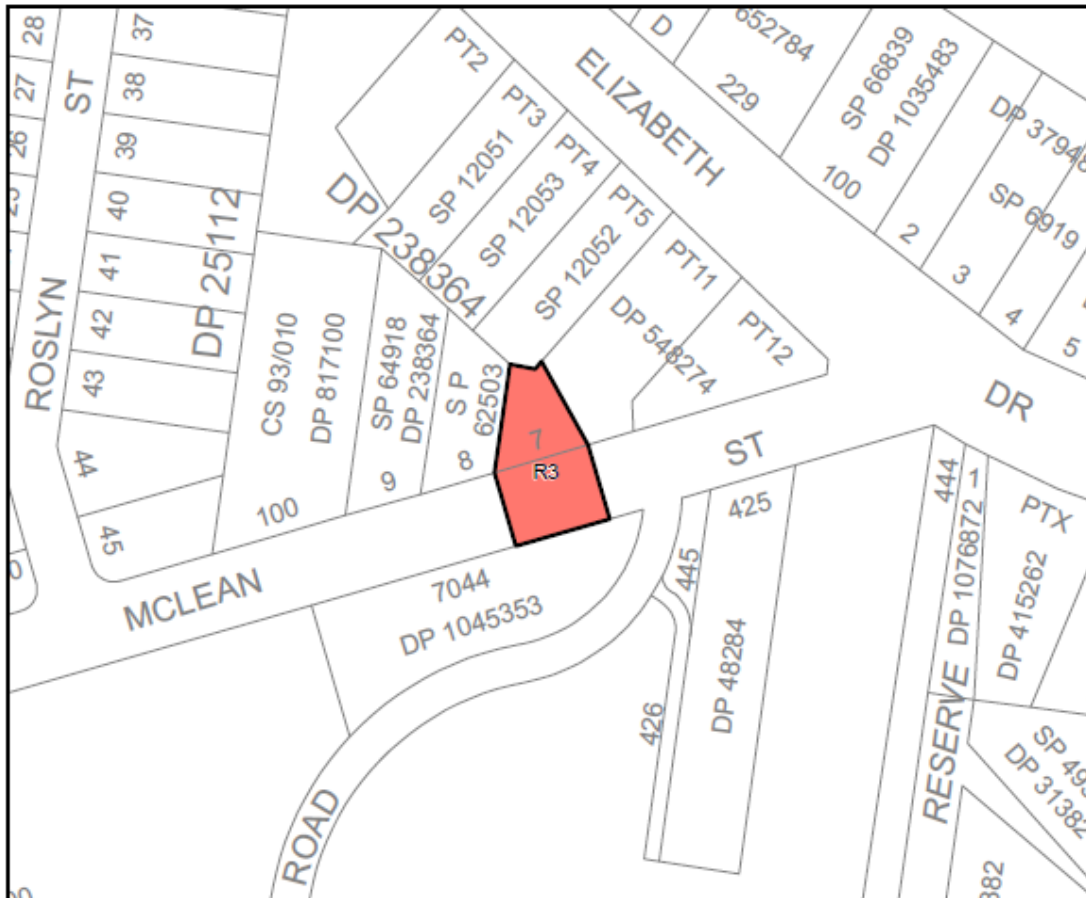
Legend Local road (SP2) Subject land shown edged thus 	
SCALE : 1 : 2000 LOCALITY : ELIZABETH HILLS / LEN WATERS ESTATE	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Land Reservation Acquisition Map (LRA) Map 7b	
DRAWN BY: FN DE ROOY DATE: 20/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE
GOVERNMENT GAZETTE No.	
DATE	



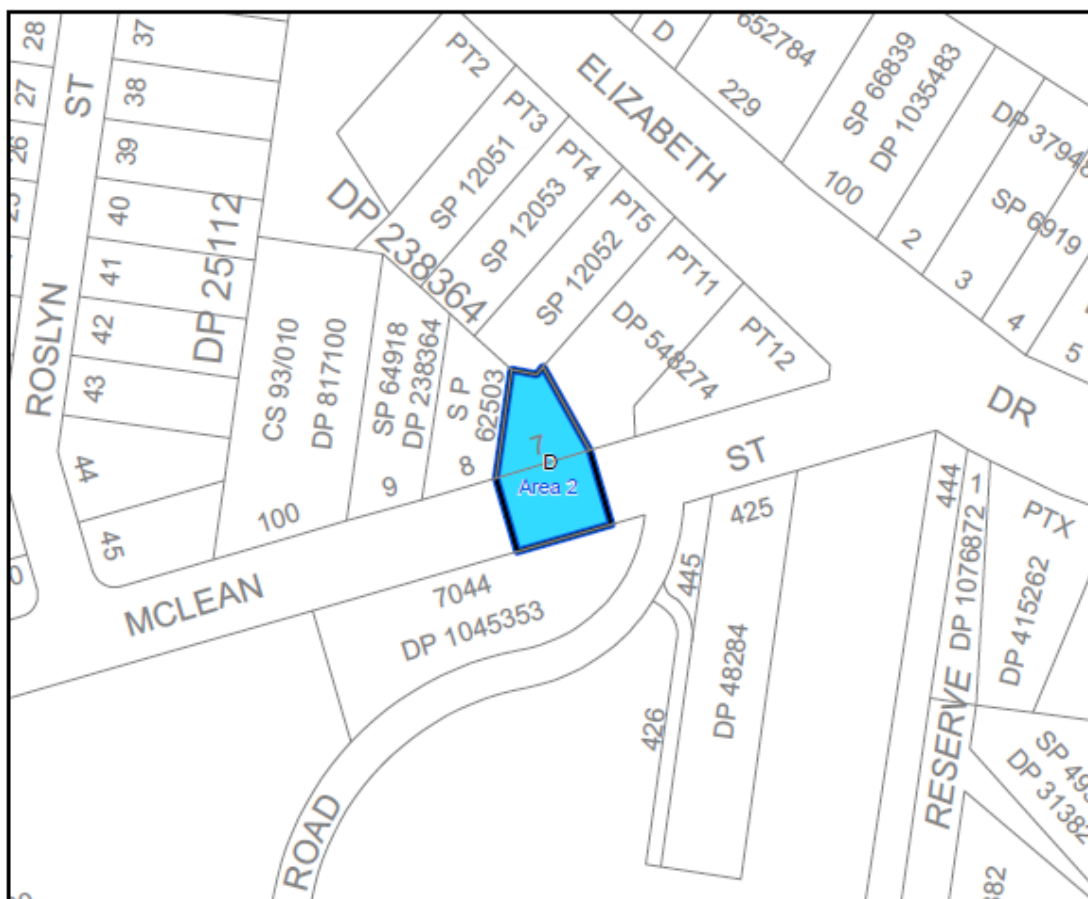
Zones SP2 Infrastructure	
Subject land shown edged thus	
SCALE : 1 : 4000	LOCALITY : KEMPS CREEK
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Land Zoning Map (LZN) Map 8a	
DRAWN BY : FN DE ROOY DATE: 19/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE
GOVERNMENT GAZETTE No.	
DATE	



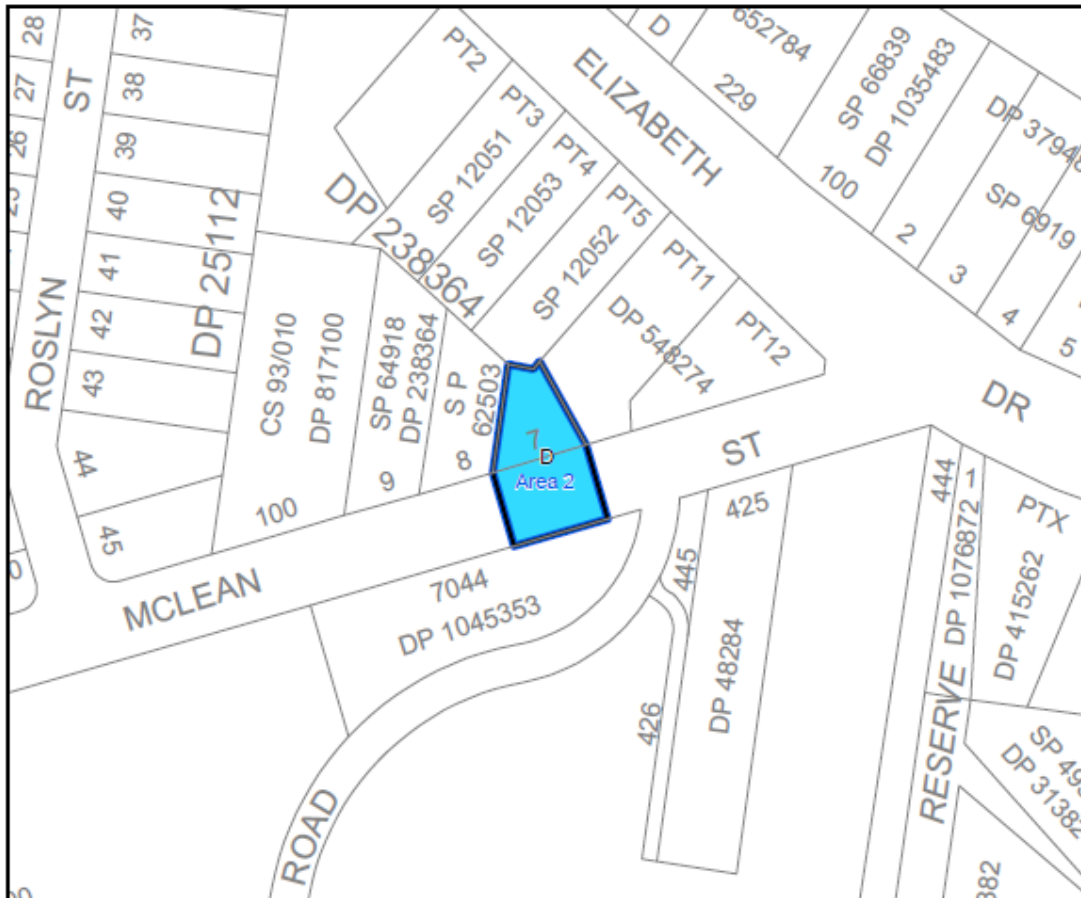
		Minimum Lot Size (sq m)  Lot Size removed	
SCALE : 1 : 4000		LOCALITY : KEMPS CREEK	
Subject land shown edged thus 			
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Lot Size Map (LSZ)			
		Map 8b	
DRAWN BY: FN DE ROOY DATE: 19/8/2013		STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008	
PLANNING OFFICER: TAYLAR VERNON			
COUNCIL FILE No. 2013/1076			
DEPARTMENT FILE No.		CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.	
GOVERNMENT GAZETTE No.			
DATE			
		GENERAL MANAGER	DATE



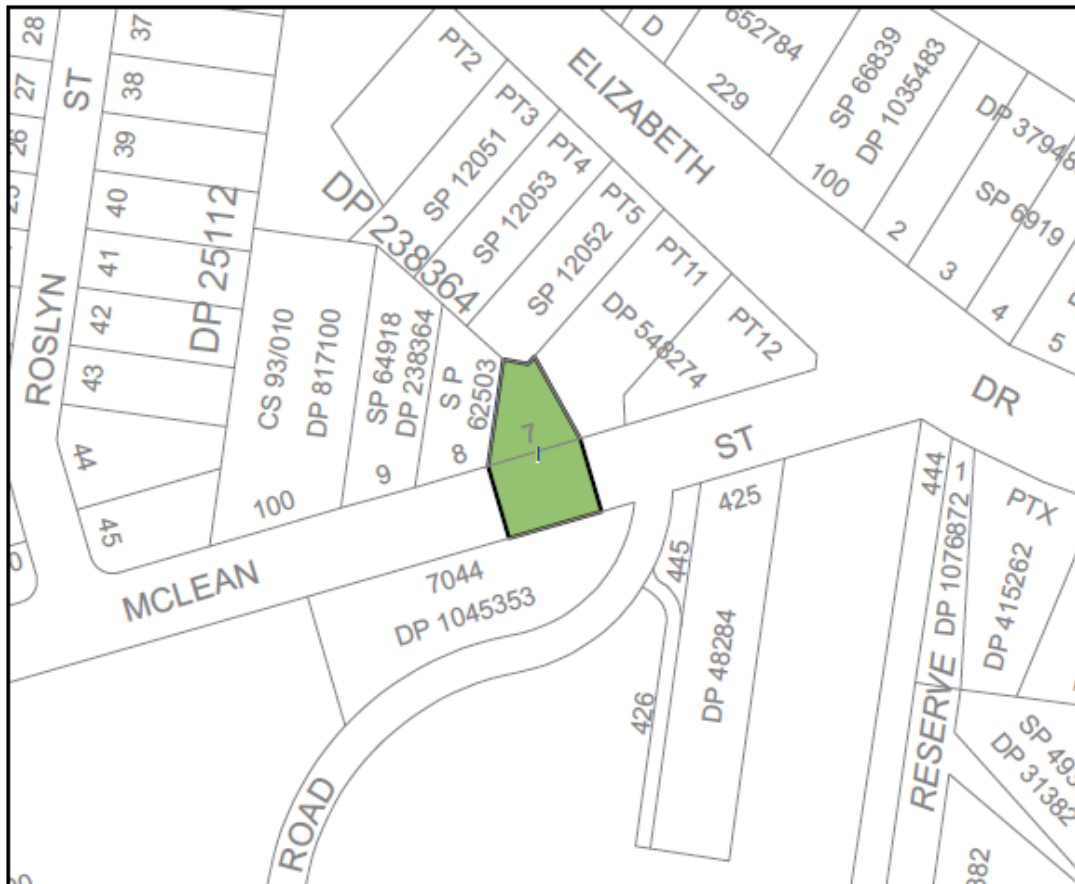
Zones R3 Medium Density Residential	
Subject land shown edged thus 	
SCALE : 1 : 1500	LOCALITY : LIVERPOOL
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Land Zoning Map (LZN)	
Map 9a	
DRAWN BY : FN DE ROOY DATE: 20/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.
GOVERNMENT GAZETTE No.	
DATE	
GENERAL MANAGER DATE	



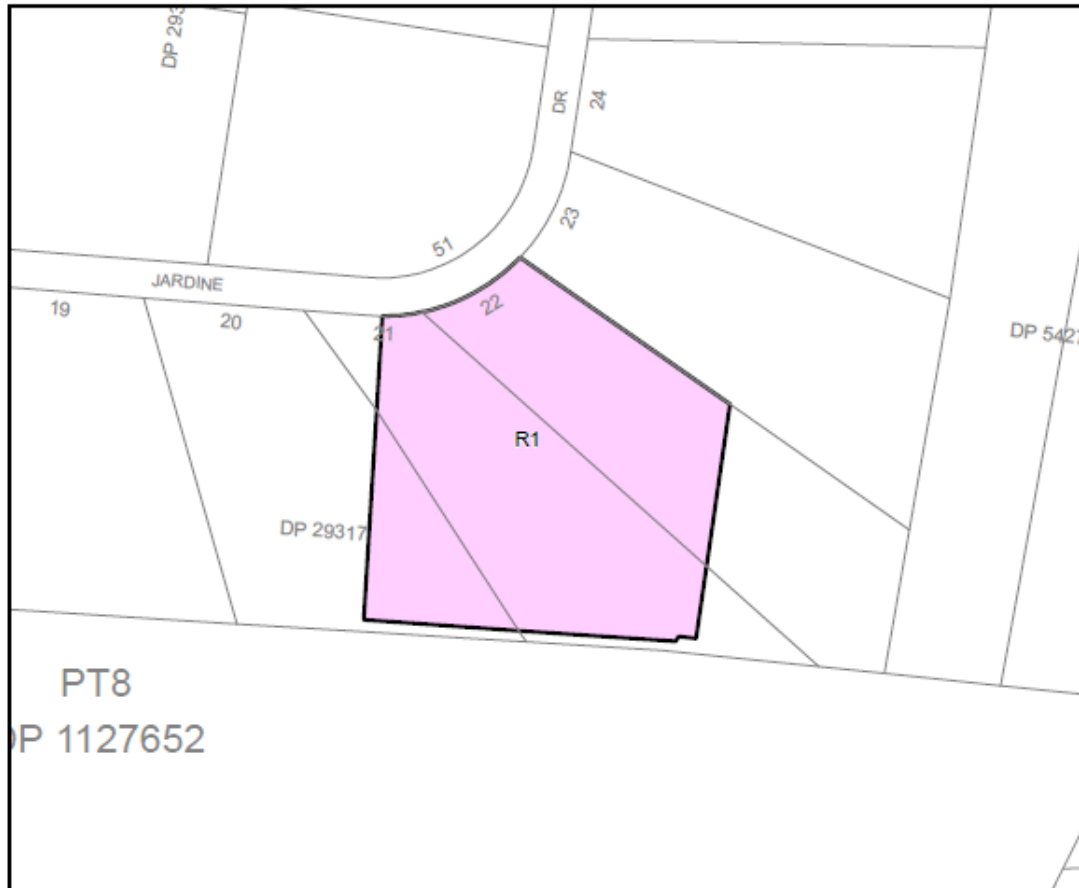
		Minimum Lot Size (sq m) D 300 refer to clause 4.1	
Subject land shown edged thus			
SCALE : 1 : 1500		LOCALITY : LIVERPOOL	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Lot Size Map (LSZ)			
		Map 9b	
DRAWN BY : FN DE ROOY DATE: 20/8/2013		STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008	
PLANNING OFFICER: TAYLAR VERNON			
COUNCIL FILE No. 2013/1076			
DEPARTMENT FILE No.		CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.	
GOVERNMENT GAZETTE No.			
DATE			
		GENERAL MANAGER	DATE



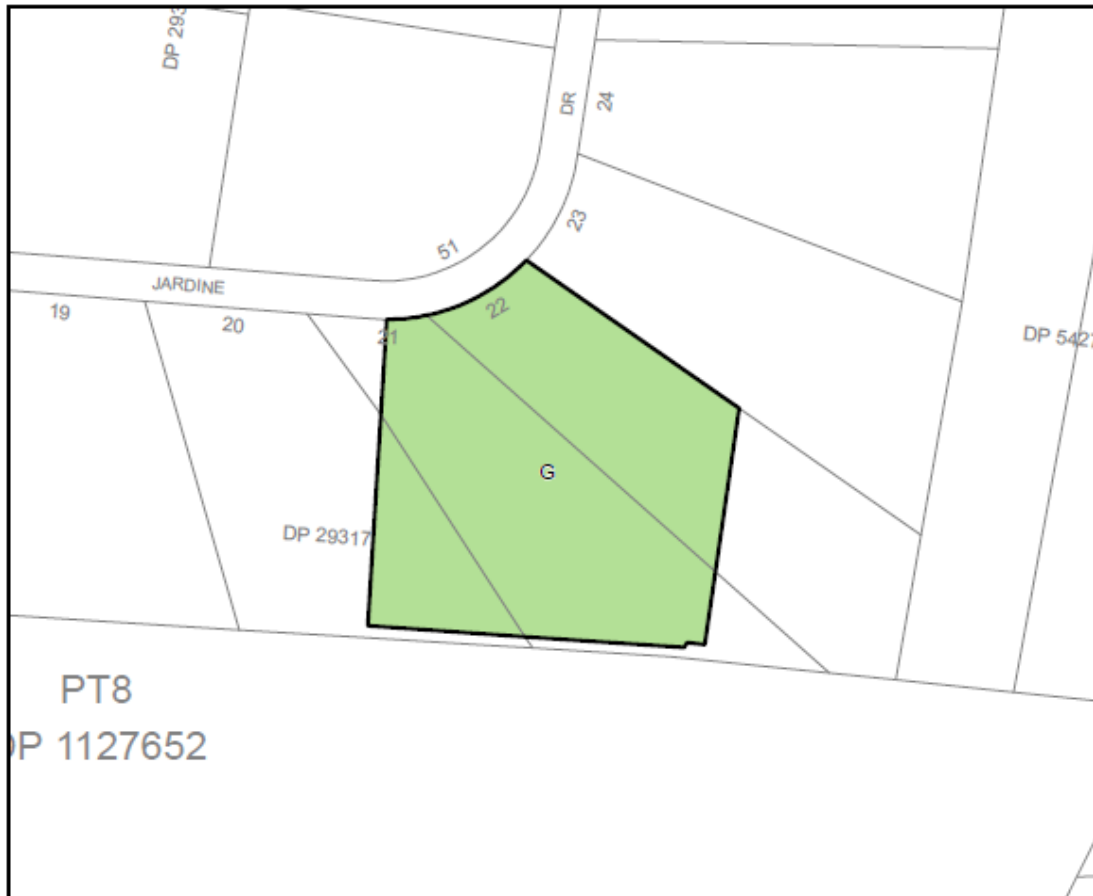
Maximum Floor Space Ratio (n:1) D 0.5 refer to clause 4.4 Subject land shown edged thus 	
SCALE : 1 : 1500	LOCALITY : LIVERPOOL
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Floor Space Ratio Map (FSR) Map 9c	
DRAWN BY : FN DE ROOY DATE: 20/8/2013 PLANNING OFFICER: TAYLAR VERNON COUNCIL FILE No. 2013/1076 DEPARTMENT FILE No. GOVERNMENT GAZETTE No. DATE	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008 CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE



Maximum Building Height (m) 8.5	
Subject land shown edged thus 	
SCALE : 1 : 1500 LOCALITY : LIVERPOOL	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.27) Height of Buildings Map (HOB) Map 9d	
DRAWN BY : FN DE ROOY DATE: 20/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.
GOVERNMENT GAZETTE No. DATE	
GENERAL MANAGER DATE	



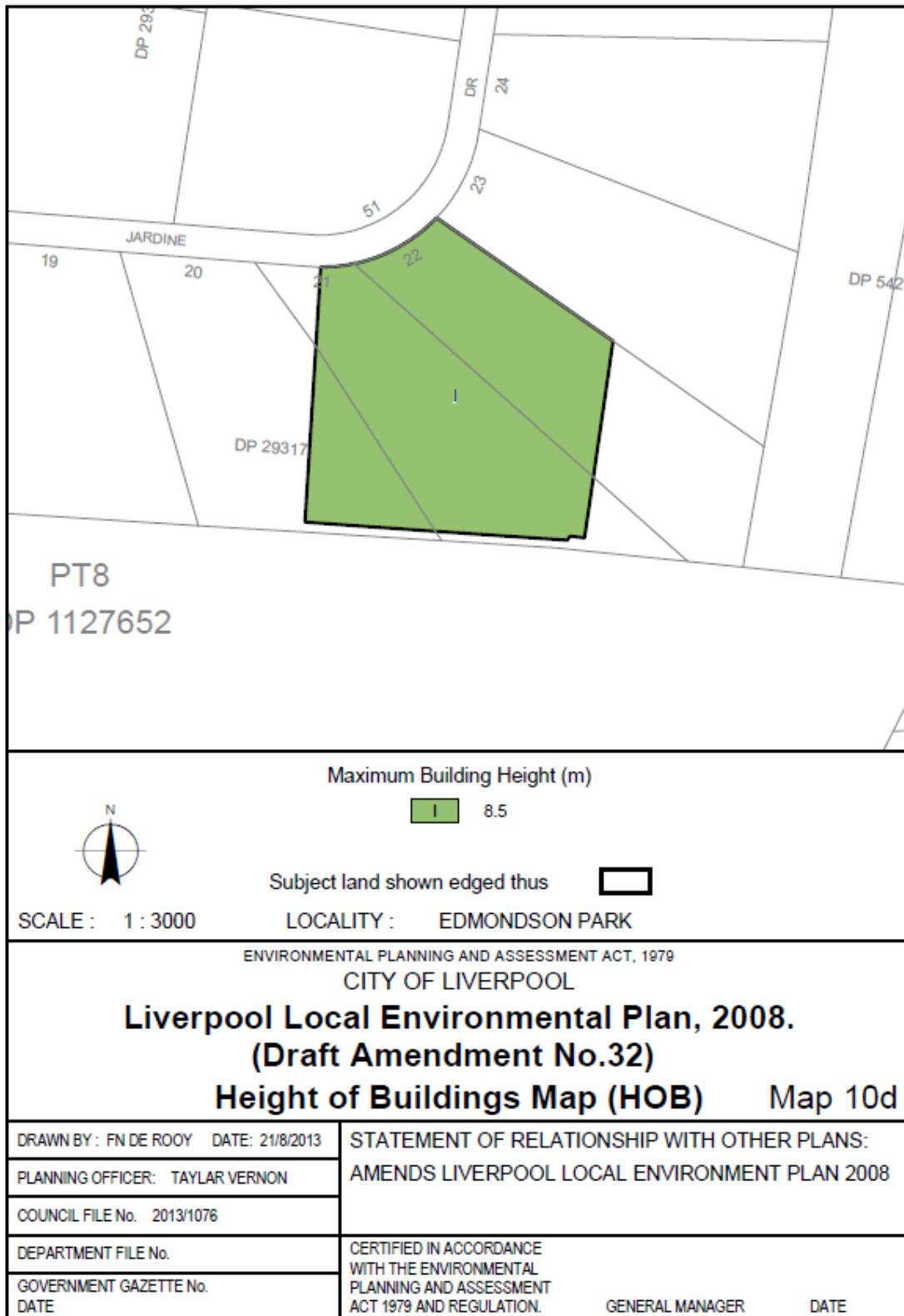
Zones R1 General Residential	
Subject land shown edged thus	
SCALE : 1 : 3000	LOCALITY : EDMONDSON PARK
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Land Zoning Map (LZN) Map 10a	
DRAWN BY: FN DE ROOY DATE: 21/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.
GOVERNMENT GAZETTE No. DATE	
GENERAL MANAGER DATE	

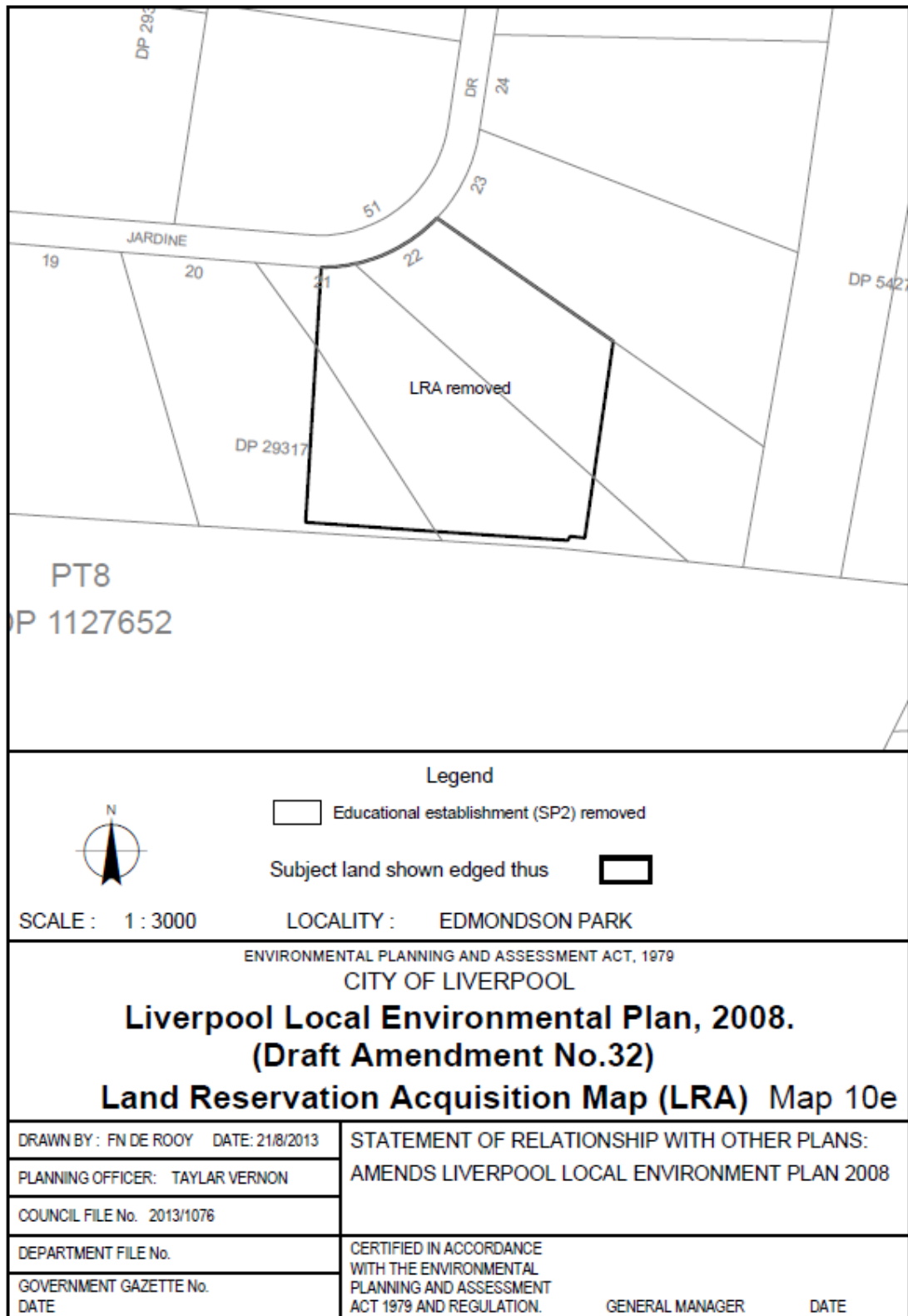


Minimum Lot Size (sq m) G 450	
 SCALE : 1 : 3000	Subject land shown edged thus  LOCALITY : EDMONDSON PARK
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Lot Size Map (LSZ) Map 10b	
DRAWN BY : FN DE ROOY DATE: 21/8/2013 PLANNING OFFICER: TAYLAR VERNON COUNCIL FILE No. 2013/1076 DEPARTMENT FILE No. GOVERNMENT GAZETTE No. DATE	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008 CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE



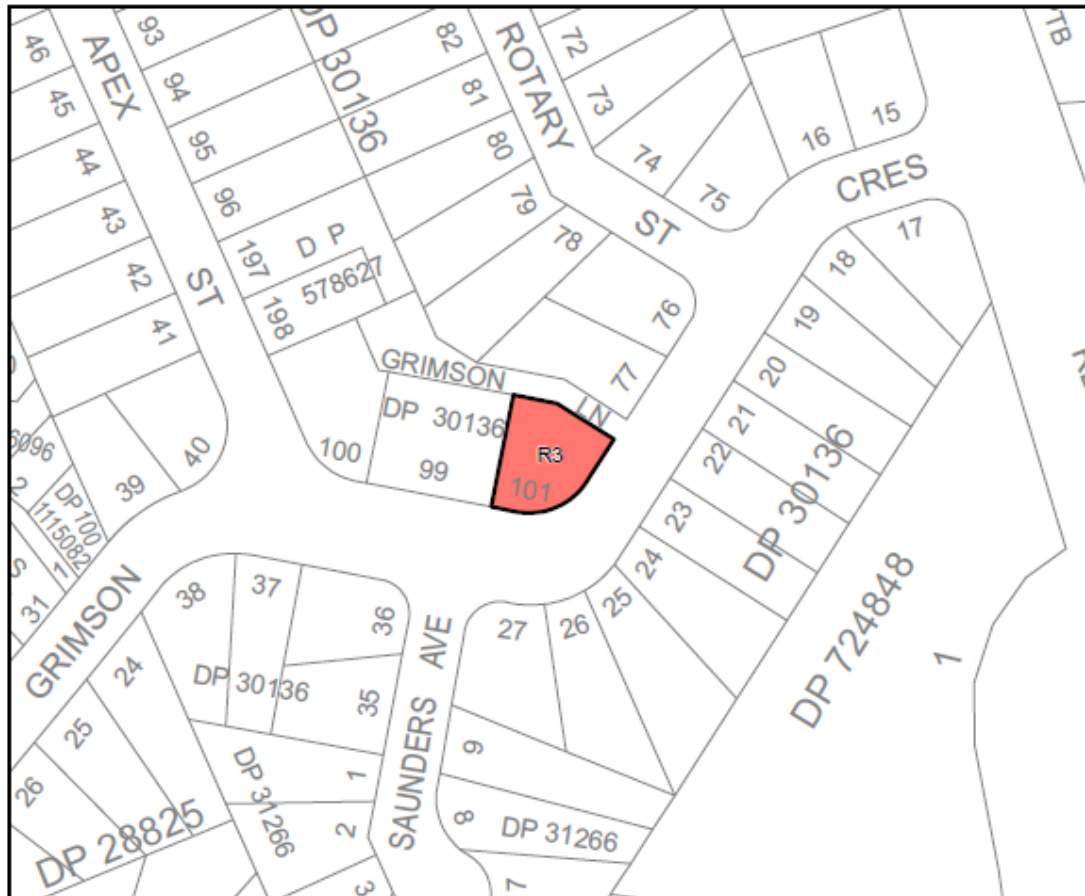
Maximum Floor Space Ratio (n:1) G 0.65	
Subject land shown edged thus 	
SCALE : 1 : 3000	LOCALITY : EDMONDSON PARK
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Floor Space Ratio Map (FSR) Map 10c	
DRAWN BY : FN DE ROOY DATE: 21/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.
GOVERNMENT GAZETTE No. DATE	
GENERAL MANAGER DATE	





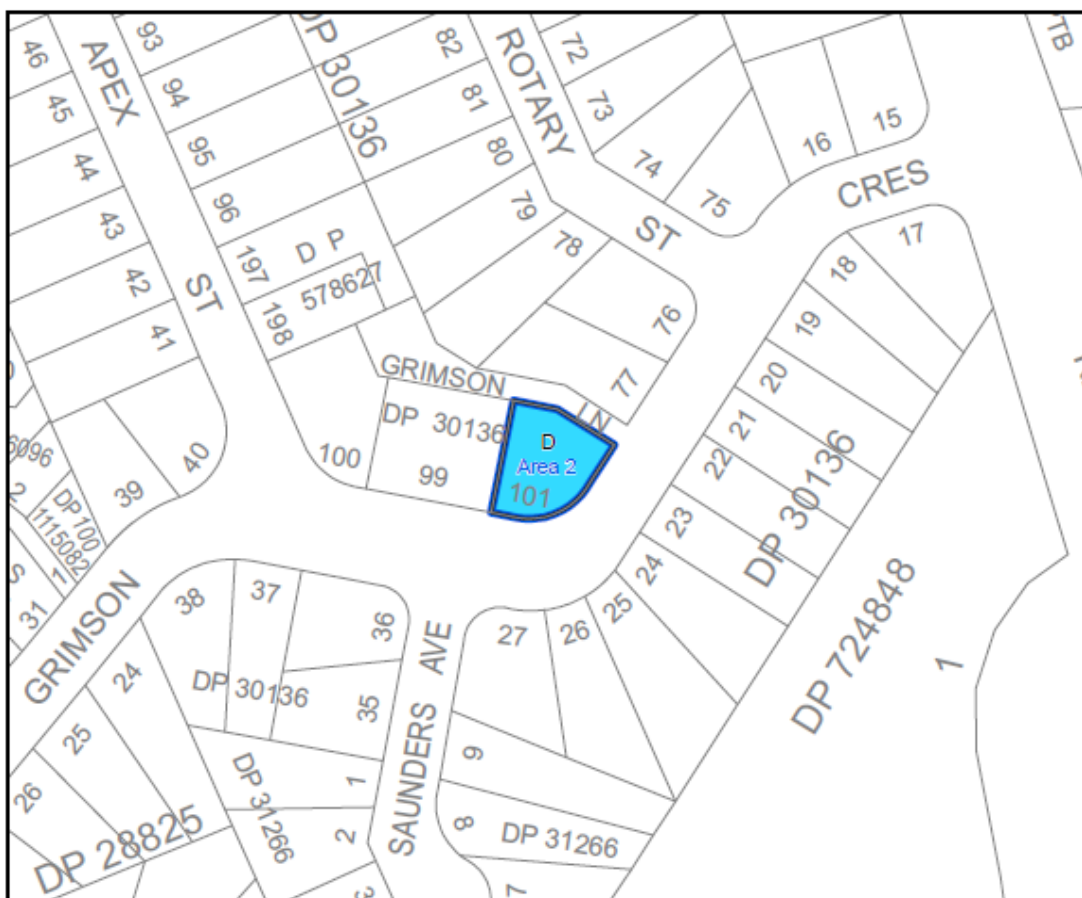


Minimum Dwelling Density (dwellings/ha) 14	
Subject land shown edged thus	
SCALE : 1 : 3000	LOCALITY : EDMONDSON PARK
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Dwelling Density Map (DWD) Map 10f	
DRAWN BY : FN DE ROOY DATE: 21/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.
GOVERNMENT GAZETTE No. DATE	
GENERAL MANAGER DATE	

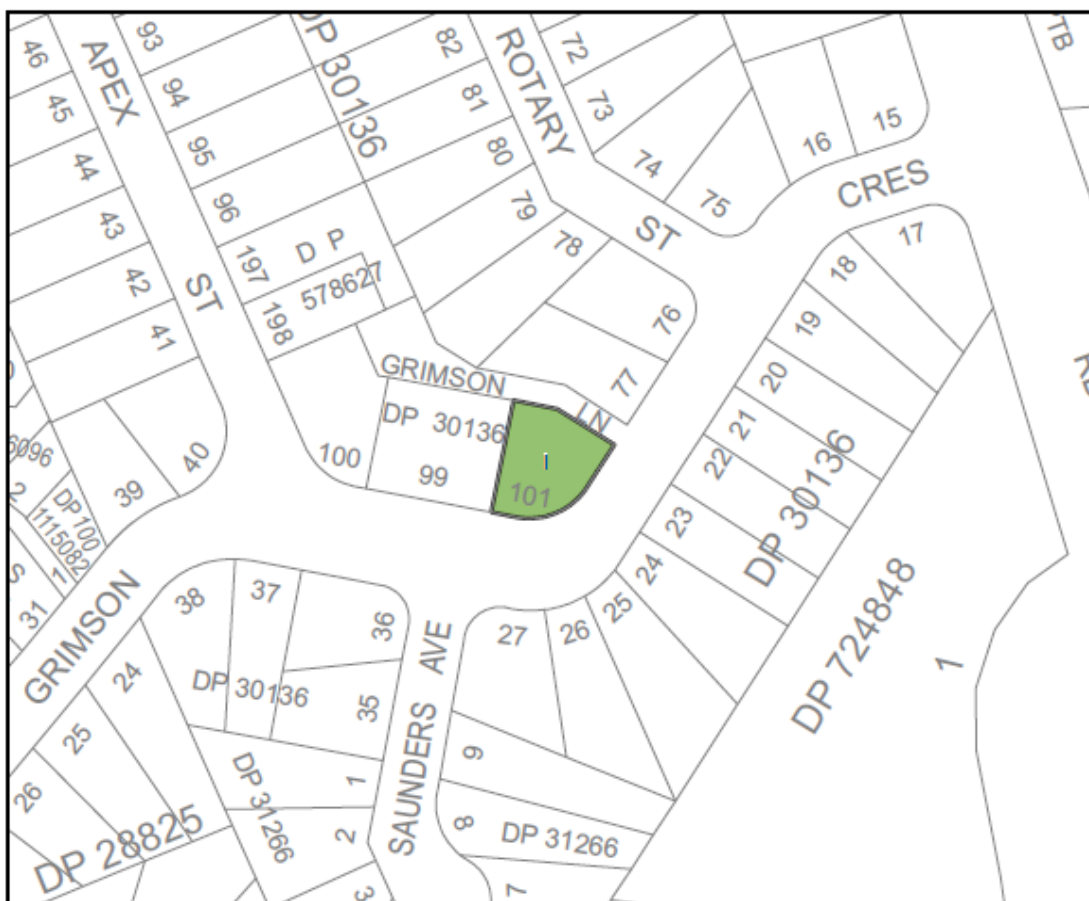


Zones R3 Medium Density Residential	
Subject land shown edged thus 	
 SCALE : 1 : 1500	LOCALITY : LIVERPOOL
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Land Zoning Map (LZN) Map 11a	
DRAWN BY : FN DE ROOY DATE: 21/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.
GOVERNMENT GAZETTE No.	
DATE	
GENERAL MANAGER DATE	

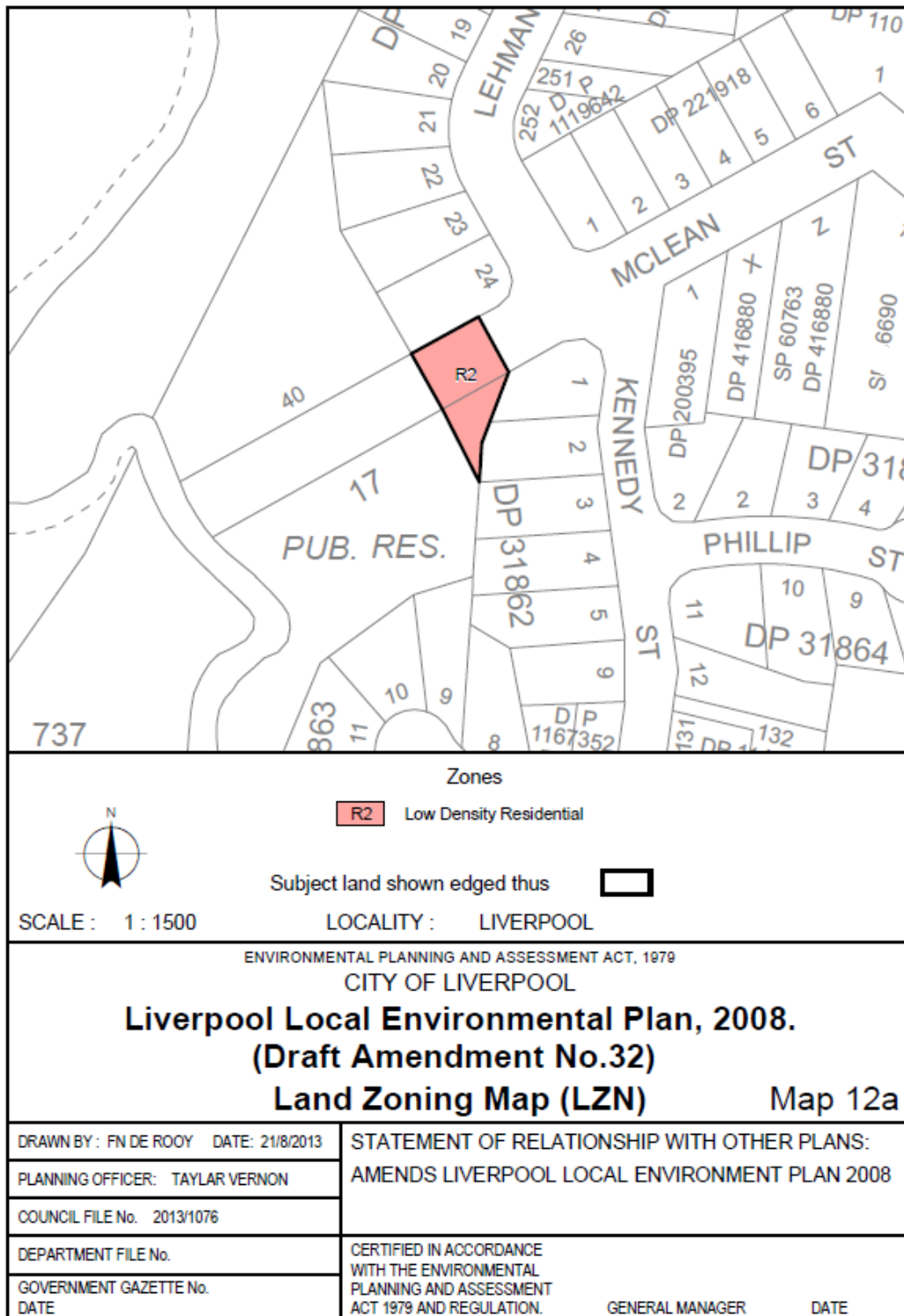


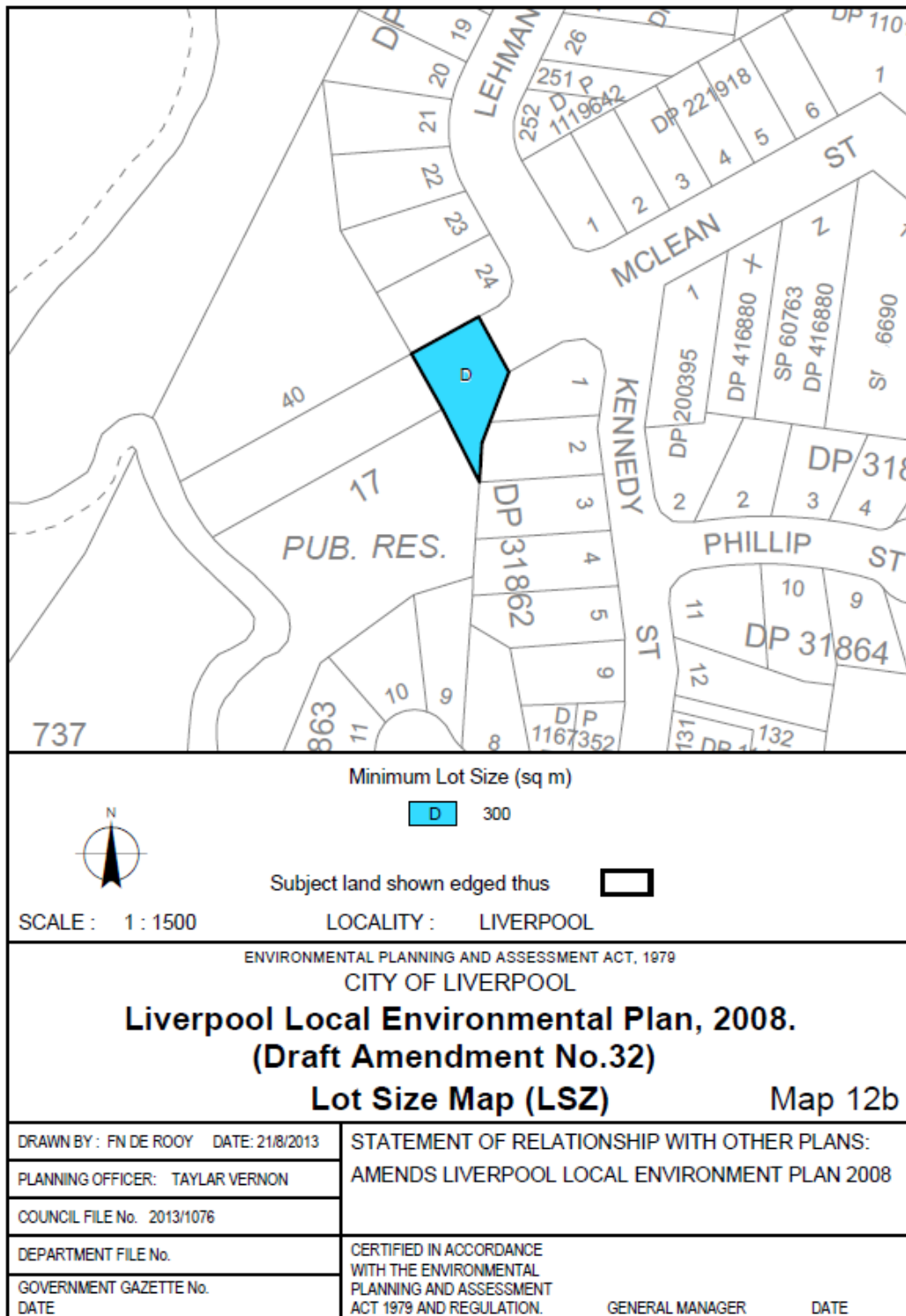


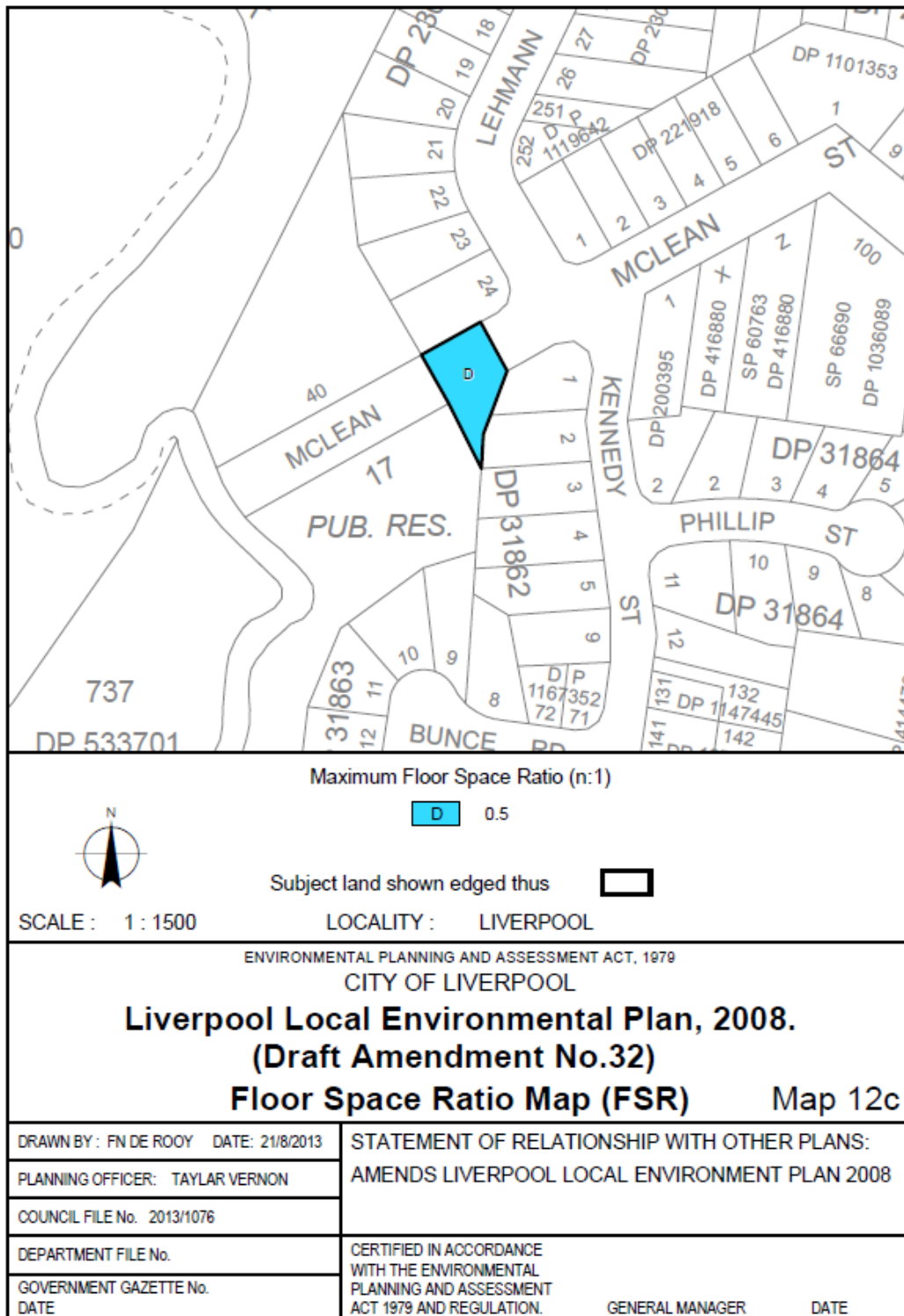
Maximum Floor Space Ratio (n:1) D 0.5 refer to clause 4.4 Subject land shown edged thus SCALE : 1 : 1500 LOCALITY : LIVERPOOL	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Floor Space Ratio Map (FSR) Map 11c	
DRAWN BY : FN DE ROOY DATE: 21/8/2013 PLANNING OFFICER: TAYLAR VERNON COUNCIL FILE No. 2013/1076 DEPARTMENT FILE No. GOVERNMENT GAZETTE No. DATE	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008 CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE

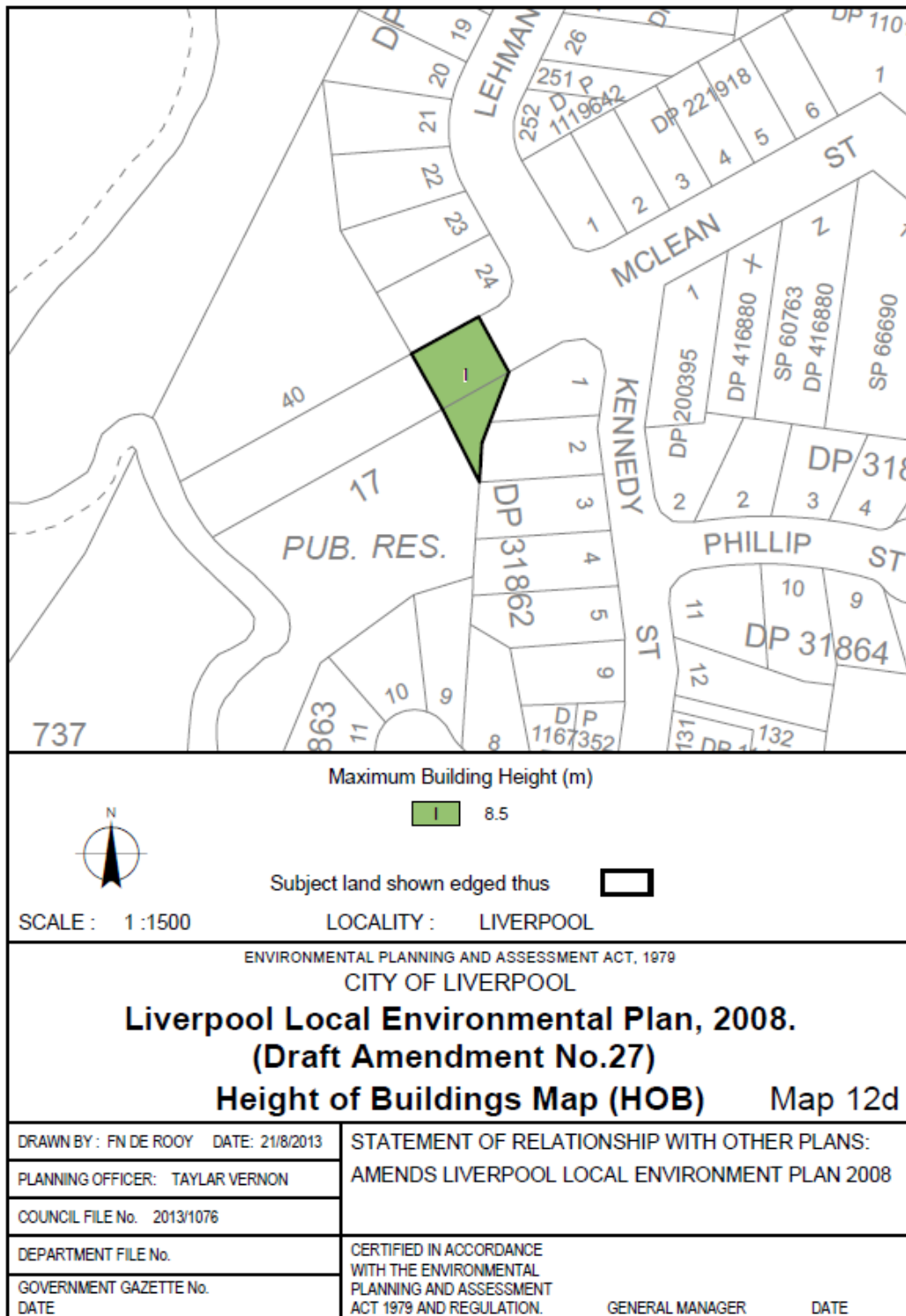


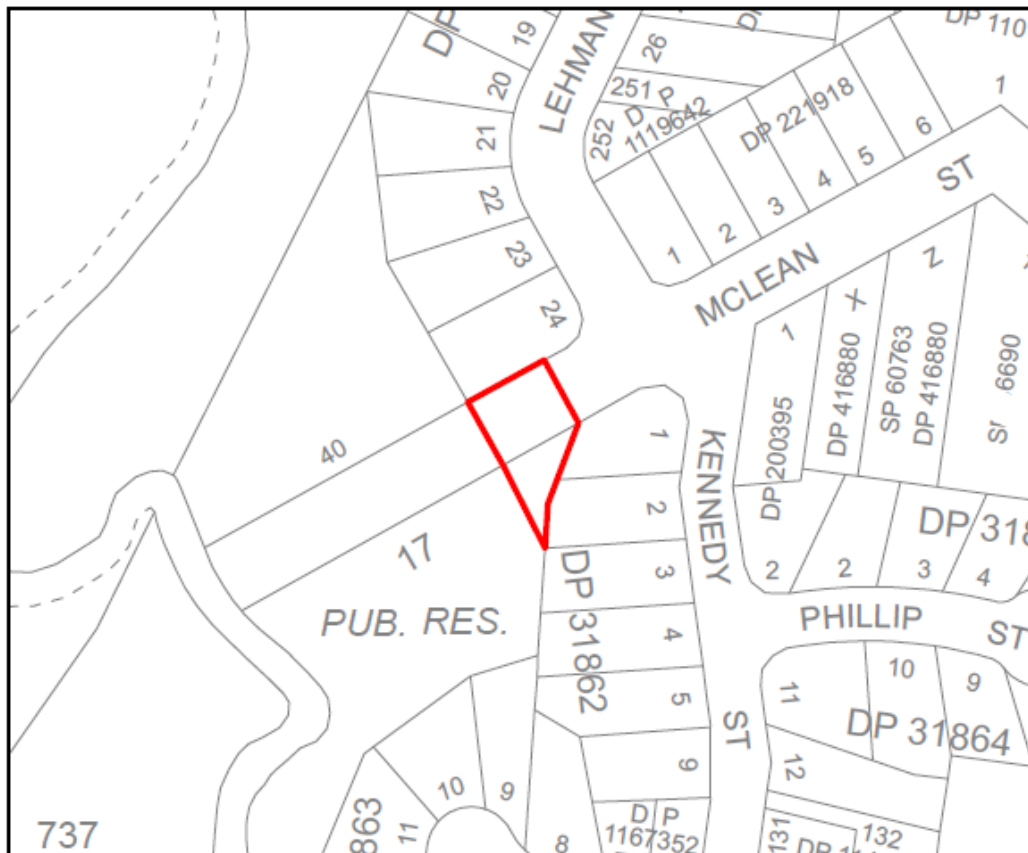
Maximum Building Height (m) 1 8.5	
Subject land shown edged thus 	
SCALE : 1:1500 LOCALITY : LIVERPOOL	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.27) Height of Buildings Map (HOB) Map 11d	
DRAWN BY : FN DE ROOY DATE: 21/8/2013	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: TAYLAR VERNON	
COUNCIL FILE No. 2013/1076	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION.
GOVERNMENT GAZETTE No.	
DATE	GENERAL MANAGER DATE











Land Reclassification (Part Lots)



Operational Land



Subject land shown edged thus



SCALE : 1 : 1500

LOCALITY : LIVERPOOL

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

CITY OF LIVERPOOL

Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32)

Land Reclassification (Part Lots) Map (RPL) Map 12e

DRAWN BY: FN DE ROOY DATE: 21/8/2013

PLANNING OFFICER: TAYLAR VERNON

COUNCIL FILE No. 2013/1076

DEPARTMENT FILE No.

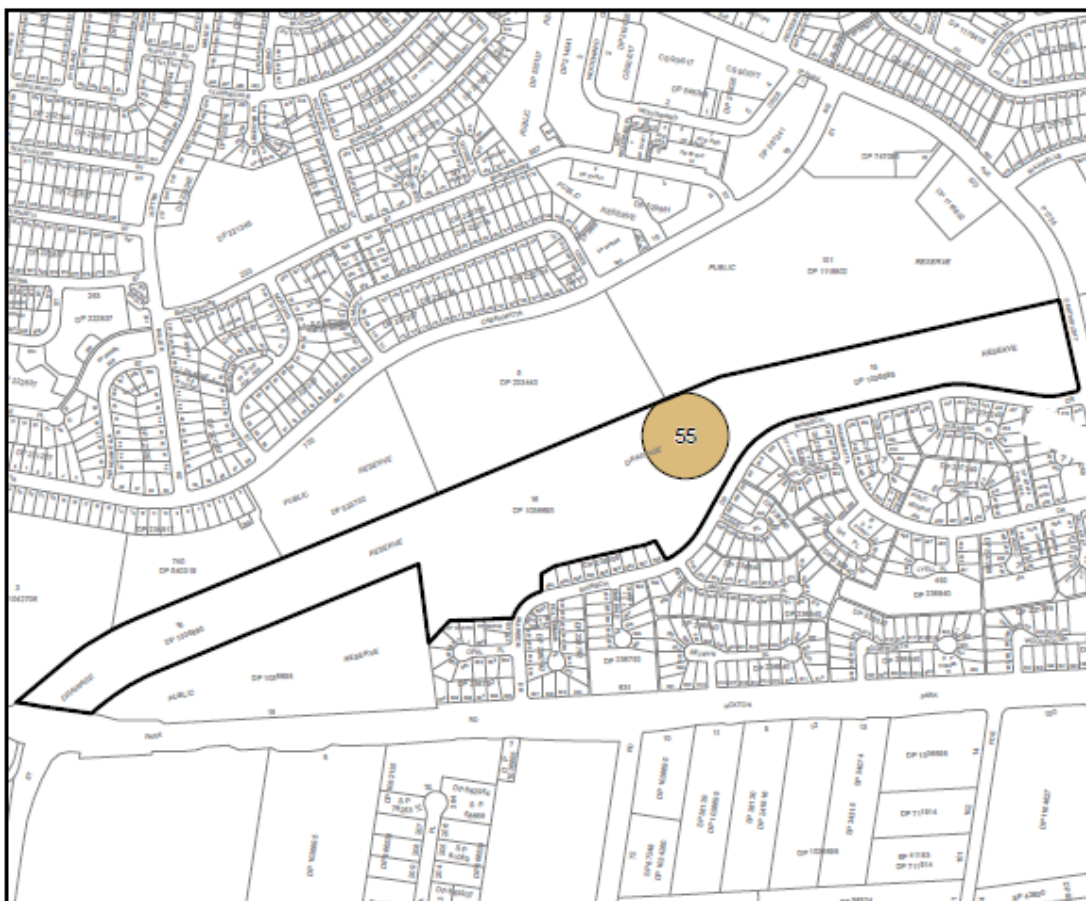
GOVERNMENT GAZETTE No.
DATE

STATEMENT OF RELATIONSHIP WITH OTHER PLANS:
AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008

CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL
PLANNING AND ASSESSMENT
ACT 1979 AND REGULATION.

GENERAL MANAGER

DATE



		Heritage  Item - General	
Subject land shown edged thus 			
SCALE : 1 : 1500		LOCALITY : CARTWRIGHT / MILLER	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.32) Heritage Map (HER) Map 13a			
DRAWN BY : FN DE ROOY DATE: 21/8/2013		STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008	
PLANNING OFFICER: TAYLAR VERNON			
COUNCIL FILE No. 2013/1076		CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. GENERAL MANAGER DATE	
DEPARTMENT FILE No.			
GOVERNMENT GAZETTE No. DATE			

Part 5 - Community Consultation

It is suggested that community consultation, involving exhibition of the planning proposal and supporting documentation, is undertaken for a period of 28 days. As community land is proposed to be reclassified to operational land, a public hearing is also required to be held. This will be undertaken in accordance with the Department of Planning and Infrastructure's LEP practice note PN09CO3 'Classification and reclassification of public land through a local environmental plan'.

Part 6 – Project Timeline

The proposal consists of minor rezonings, reclassification of Council owned land and various administrative amendments.

Council estimates that a timeframe of 6 months, from the issue of a Gateway determination, is required to complete the process.

Timeframe	Action
14 November 2013	Receive Gateway Determination from Department of Planning and Infrastructure
13 December 2013	Completion of reports/studies required by Department of Planning and Infrastructure
13 December 2013 – 7 January 2014	Public authority consultation
20 January 2013 – 20 February 2014	Public exhibition
21 February 2014 – 21 March 2014	Review and consideration of submissions
April – May 2014	Report to Council and forward finalised Planning Proposal to the DP&I
May - June 2014	Review of Planning Proposal by DP&I and finalisation of LEP

Attachment 1 – Best Practice Guidelines (Council Properties)

Council regularly initiates a procedural amendment to Liverpool Local Environmental Plan 2008 (LLEP 2008) to correct anomalies identified by Council staff and other stakeholders. Such procedural amendments allow the resolution of issues that have potential to effect the efficient and equitable application of development and land use decisions within the Liverpool Local Government Area. In the case of Draft Amendment No. 32 the changes relate to land use zoning changes, changes to Part 7 – Local Provisions, updates to the Heritage Schedule and the reclassification of five (5) land holdings.

As part of an amendment to the LLEP 2008 and the supporting planning proposal, Council must provide a statement that addresses site specific requirements for public land. This statement has been prepared in accordance with “*Classification and reclassification of public land through a local environmental plan*” (PN 09-003).

The following sites are proposed to be reclassified from Community to Operational land as part of LLEP 2008 Draft Amendment No.32:

- Lot 1 DP 805582 – 16A Coonong Street, Busby (Schedule 4 Part 2)
- Lots 2-3 DP 1184259 – Genairco Park, Middleton Grange (Schedule 4 Part 1)
- Lot 10 DP 776165 – Lot 10 Sappho Road, Warwick Farm (Schedule 4 Part 2)
- Lot 24 DP 877371 – Lot 24 Hoxton Park Road, Hoxton Park (Schedule 4 Part 1)
- Lot 17 DP 31863 – Tepper Park, McLean Street, Liverpool (Schedule 4 Part 2)

The properties proposed to be reclassified above are owned by Council. The proposal seeks to amend Part 1 and Part 2 of Schedule 4 of the Liverpool Local Environmental Plan 2008. Public exhibition of the amendment to the instrument will also be undertaken in accordance with the requirements stipulated in the practice note.

Council is reclassifying these parcels of land to remove restrictions associated with a community classification, to allow each parcel of land to be sold or to facilitate the construction of local roads. The parcels of land which are intended to be sold have been determined to be surplus to Council and community needs.

The changes resulting from the reclassification, such as the proposed future use of the land, proposed future zoning, site specific requirements, anticipated physical or operational changes (in addition to other requirements stipulated under the Practice Note) are addressed in the table on the following pages.

	Lot 1 DP 805582, 16A Coonong Street, Busby	Lots 2-3 DP 1184259, Part of Genairco Park, Middleton Grange	Lot 10 DP 776165, Lot 10 Sappho Road, Warwick Farm	Lot 24 DP 877371, Lot 24 Hoxton Park Road, Hoxton Park	Part of Lot 17 DP 31863, Part of Tepper Park, McLean Street, Liverpool
Proposed zone	No change to existing R3 Medium Density Residential zone.	No change to existing R1 General Residential and partial RE1 Public Recreation zoning.	No change to existing IN1 General Industrial zone.	No change to existing SP2 (Drainage) zone.	Rezone part of the McLean Street road reserve and part of Tepper Park from RE1 Public Recreation to R2 Low Density Residential.
Council's proposed future use of the land	The reclassification will allow Council to dispose of the land	Reclassification will facilitate the construction of local roads	The reclassification will allow Council to dispose of the land	Reclassification will facilitate the construction of local roads	The reclassification will allow Council to dispose of the land
Site Specific Requirements	No changes proposed to development controls.	No changes proposed to development controls.	No changes proposed to development controls.	No changes proposed to development controls.	The part of Tepper Park to which this proposal is concerned will be rezoned R2 Low density Residential and assume development standards consistent with the adjacent R2 zoned land.
The nature of council's interest in the land	Council owns the subject property. Currently Classified as Community Land	Council owns the subject property. Currently Classified as Community Land	Council owns the subject property. Currently Classified as Community Land	Council owns the subject property. Currently Classified as Community Land	Council owns the subject property. Currently Classified as Community Land
How and when the interest was first acquired	The land was resumed by Council by Government Gazette No. 101 on 10 August 1990.	Council acquired 23 July 2007 using Section 94 funds.	Council acquired the land on 3 November 1989. Not acquired from Section 94 funds.	Council acquired on 3 July 1998 using Section 94 funds.	Dedicated as a Public Reserve in DP 31862 registered on 5 July 1961.
Why council acquired an interest in the land	Appears to have been acquired to provide through access from Coonong Street to Skillinger Park. The land no longer provides this access.	Acquired for the purposes of public open space for the emerging residential community of Middleton Grange. The reclassification will not result in the loss of this open space.	Council acquired the land with the aim of establishing a link between Warwick Farm Railway Station and Jacquie Osmond Reserve. The land does not achieve this intent as the link is incomplete.	Council acquired the land to facilitate local drainage works.	Land was dedicated as public open space.
Any agreements over the land	The sale of the land has been agreed upon with an adjacent landowner.	Nil known	The sale of the land has been agreed upon with an adjacent landowner.	The landowner to the north and south of the site has sought to develop land for residential purposes. The reclassification will facilitate the construction of a bridge across the land and enable this development to proceed.	The sale of the land has been agreed upon with an adjacent landowner.

The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise.	The price and terms of the sale of the land have been agreed upon with the adjacent landowner. The reclassification of the land will facilitate its disposal. The narrow strip of land is of little benefit to Council or the community.	The current value of the land is not known. There will be no financial gain for Council resulting from the proposed reclassification. The reclassification is necessary to facilitate the construction of the road will be constructed partly through Section 94 developer contributions.	The price and terms of the sale of the land have been agreed upon with the adjacent landowner. The reclassification of the land will facilitate its disposal. The narrow strip of land, being adjacent to the train line, is of little benefit to Council or the community.	The reclassification of the land will not result in any financial loss or gain to Council. The reclassification will facilitate the construction of a road bridge which will enable land to north and south of the existing drainage channel to be developed for residential purposes. Section 94 developer contributions will be expended to construct the road bridge.	The price and terms of the sale of the land have been agreed upon with the adjacent landowner. The reclassification of the land will facilitate its disposal. It is proposed to reclassify and dispose of approximately 265sqm of land within Tepper Park, given the small area of land, the disposal will represent a modest financial gain for Council.
The asset management objectives being pursued, the manner in which they will be achieved and the type of benefits the council wants, (how the council may or will benefit financially)	By reclassifying the subject land, Council can dispose of the underutilised land, which will provide opportunities for investment in other areas. The finances generated by this process will go into a property development reserve.	Reclassification of the subject land will facilitate the construction of local roads which will promote the orderly and efficient development of land within the Middleton Grange land release area.	By reclassifying the subject land, Council can dispose of the underutilised land, which will provide opportunities for investment in other areas. The finances generated by this process will go into a property development reserve.	Reclassification of the subject land will facilitate the construction of local roads which will promote the orderly and efficient development of land within the Hoxton Park land release area.	By reclassifying the subject land, Council can dispose of the underutilised land, which will provide opportunities for other development. The finances generated by this process will go into a property development reserve.
Is there an agreement for the sale or lease of the land? If yes, what are the details of this agreement and, if relevant, when council intends to realise its assets.	Yes. A sale price has been agreed upon with the adjacent landowner. It is Council's intent that the transaction be finalised once the land is reclassified.	No.	Yes. A sale price has been agreed upon with the adjacent landowner. It is Council's intent that the transaction be finalised once the land is reclassified.	No.	Yes. A sale price has been agreed upon with the adjacent landowner. It is Council's intent that the transaction be finalised once the land is reclassified.

Other relevant matters	Vested interests will change and this property will be placed in Schedule 4 Part 2 of Liverpool Local Environmental Plan 2008. Council does not support multiple pocket parks but would prefer larger multipurpose spaces. This reclassification seeks to allow disposal of the small park.	This property will be placed under Schedule 4 Part 1 of the Liverpool Local Environmental Plan 2008, as no vested interests have changed. There will be no loss of open space resulting from this reclassification.	Vested interests will change and this property will be placed in Schedule 4 Part 2 of Liverpool Local Environmental Plan 2008. Council does not support multiple pocket parks but would prefer larger multipurpose spaces. This reclassification seeks to allow disposal of the small park.	This property will be placed under Schedule 4 Part 1 of the Liverpool Local Environmental Plan 2008, as no vested interests have changed. There will be no loss of open space resulting from this reclassification.	Vested interests will change and this property will be placed in Schedule 4 Part 2 of Liverpool Local Environmental Plan 2008. This reclassification seeks to regularise the boundary between residential zoned land and Tepper Park, following the closure and disposal of part of the McLean Street road reserve.
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Attachment 2 – Reclassification of Public Land: Certificates of Title

LOT 1, DP 805582

BOX 447D
(Z281649)

NEW SOUTH WALES

CERTIFICATE OF TITLE REAL PROPERTY ACT, 1900

TORRENS TITLE



REFERENCE TO FOLIO OF THE REGISTER	
IDENTIFIER	1/805582
EDITION	DATE OF ISSUE
1	9.11.1990

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.


REGISTRAR GENERAL 

LAND

LOT 1 IN DEPOSITED PLAN 805582
AT GREEN VALLEY
CITY OF LIVERPOOL
PARISH OF ST LUKE COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP805582

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF LIVERPOOL

SECOND SCHEDULE

NIL

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

NOTICE OF RESUMPTION OF LAND BY LIVERPOOL CITY COUNCIL.—Local Government Act, 1919.—Form 3.—(Ordinance No. 77, Clause 8).—WHEREAS on the Seventeenth day of November, One Thousand Nine Hundred and Eighty Seven, the Liverpool City Council (hereinafter called the Council) resolved, in pursuance of the Local Government Act, 1919, to resume the land described in Schedule I for the purpose of selling such land in and/or more lots as elsewhere in the Act provides: AND WHEREAS the Council further resolved to make an application for the approval of the Governor to cause a notice of the resumption of such land, and the appropriation of such minerals, together with a description of such land, to be published in the Gazette and in a newspaper circulating in the area in which such land is located: AND WHEREAS on the Twenty Fourth day of January, One Thousand Nine Hundred and Ninety, upon the application of the Council His Excellency the Governor with the advice of the Executive Council approved in a notice of resumption of the land described in Schedule I for such purpose, together with a description of such land, to be published in the Gazette and a newspaper circulating in the area in which the land is located. NOW THEREFORE the Council with the approval of His Excellency the Governor with the advice of the Executive Council as aforesaid doth hereby give notice that the land described in Schedule I is hereby resumed by the Council under the provisions of the Local Government Act, 1919, aforesaid AND the Council DOTH HEREBY also give notice that a plan of such land has been filed in the office of the Liverpool City Council, at the Council Chambers, at Liverpool which plan is open for public inspection AND the Council DOTH HEREBY also give notice that upon the publication of this notice and the description in Schedule I the land becomes for the purposes and subject to the provisions of freed and discharged from all trusts, obligations, estates, interests, contracts, charges, rates and easements.

R. J. HOLLANDS, Mayor.

The Common Seal of the Council of the City of Liverpool was hereunto affixed this Sixth day of November, 1989, in pursuance of a resolution of the Council passed on the 17th day of November, 1987.

D. W. MEAD, Town Clerk.

SCHEDULE I

All that piece or parcel of land at Liverpool in the City of Liverpool, Parish of St. Lukes and County of Cumberland being lots 1 and 2 of proposed plan of subdivision of lot 407, deposited plan 222642 having an area of 182 sq. metres or thereabouts and said to be in the possession of the Public. [10714]

NOTICE of application relating to BADINGA HOLDINGS PTY LIMITED.—In respect of proceedings commenced on 20th July, 1990.—Application will be made by Jacksons Futures Limited (In Liquidation) to the Supreme Court of New South Wales at Queens Square, Sydney, on 6th September, 1990, before the Registrar in Equity at Court 7A, 7th Level, Law Courts Building, Queens Square, Sydney, New South Wales for an order that the company be wound up. Copies of documents filed may be obtained under the rules. Any person intending to appear at the hearing must serve a notice in the prescribed form so as to reach the address below not later than 1.00 p.m. on 5th September, 1990. R. R. BRUCE, c.o. Bruce & Stewart Turton, Solicitors, 3rd Floor, ICI House, 61 Macquarie Street, Sydney, N.S.W. 2000 (D.X. 132, Sydney), tel.: 251 3611, (Ref: PBD 4890778) PBD1907.DMB. [10715]

NOTICE of application relating to SAFRA HOLDINGS PTY LIMITED.—In respect of proceedings commenced on 20th July, 1990.—Application will be made by Jacksons Futures Limited (In Liquidation) to the Supreme Court of New South Wales at Queens Square, Sydney, on 6th September, 1990, before the Registrar in Equity at Court 7A, 7th Level, Law Courts Building, Queens Square, Sydney, New South Wales for an order that the company be wound up. Copies of documents filed may be obtained under the rules. Any person intending to appear at the hearing must serve a notice in the

prescribed form so as to reach the address below not later than 1.00 p.m. on 5th September, 1990. R. R. BRUCE, c.o. Bruce & Stewart Turton, Solicitors, 3rd Floor, ICI House, 61 Macquarie Street, Sydney, N.S.W. 2000 (D.X. 132, Sydney), tel.: 251 3611, (Ref: PBD 4890778) PBD1907.DMB. [10716]

NOTICE of intended distribution of estate.—Any person having any claim upon the estate of HARRY KEITH TRELOAR, late of 47 Anthony Crescent, Kingswood, pensioner, in the State of New South Wales, who died on 25th May, 1990, must send particulars of his claim to the executor, Neil Raymond Cram, c.o. of John Cram & Son, Solicitors, 342 High Street, Penrith (D.X. 8001, Penrith), within two (2) calendar months from publication of this notice. After that time the executor may distribute the assets of the estate having regard only to the claims of which at the time of distribution he has notice. Probate was granted in New South Wales on 18th July, 1990. JOHN CRAM & SONS, Solicitors, 342 High Street, Penrith, N.S.W. 2750 (D.X. 8001, Penrith), tel.: (047) 32 2122. [10717]

NOTICE of intended distribution of estate.—Any person having any claim upon the estate of NELLIE ANN BODDY, late of 2/120 The Crescent, Homebush, pensioner, in the State of New South Wales, who died on 4th March, 1990, must send particulars of his claim to the executors, Dorothy O'Brien and Ron Collins, c.o. Low Doherty & Stratford, Solicitors, 18-22 Patrick Street, Blacktown, N.S.W. 2148, tel.: 622 4644 (D.X. 8109, Blacktown), within two (2) calendar months from publication of this notice. After that time the executors may distribute the assets of the estate having regard only to the claims of which at the time of distribution they have notice. Probate was granted in New South Wales on 19th July, 1990. LOW DOHERTY & STRATFORD, Solicitors, 18-22 Patrick Street, Blacktown, N.S.W. 2148, tel.: 622 4644 (D.X. 8109, Blacktown). [10718]

NOTICE of intended distribution of estate.—Any person having any claim upon the estate of MAJOR GENERAL ROBERT BURKE, late of 1 Thrift Street, Colyton, contract courier, in the State of New South Wales, who died on 10th June, 1989, must send particulars of his claim to the executor, Helen Lynette Burke, c.o. Biddulph & Salenger, Solicitors, 28 Alfred Street, Milsons Point 2061 (D.X. 275, Sydney), tel.: 929 8777, within two (2) calendar months from publication of this notice. After that time the executor may distribute the assets of the estate having regard only to the claims of which at the time of distribution he has notice. Probate was granted in New South Wales on 5th July, 1990. BIDDULPH & SALENGER, Solicitors, 28 Alfred Street, Milsons Point, N.S.W. 2061, tel.: 929 8777 (D.X. 275, Sydney). [10719]

NOTICE of intended distribution of estate.—Any person having any claim upon the estate of DENIS DUNCAN MOUNCEY, late of Sans Souci, retired transport operator, in the State of New South Wales, who died on 21st May, 1990, must send particulars of his claim to the executors, Christopher Douglas Mouncey and Wendy Fay Martin, c.o. R. F. Holt & Allen, Solicitors, 18 Montgomery Street, Kogarah 2217 (D.X. 11120, Kogarah), tel.: 587 8122, within two (2) calendar months from publication of this notice. After that time the executors may distribute the assets of the estate having regard only to the claims of which at the time of distribution they have notice. Probate was granted in New South Wales on 27th July, 1990. R. F. HOLT & ALLEN, Solicitors, 18 Montgomery Street, Kogarah 2217, tel.: 587 8122 (D.X. 11120, Kogarah). [10720]

NOTICE of intended distribution of estate.—Any person having any claim upon the estate of RUTH PHYLLIS CRAVEN STOKES, late of Bexley, widow, in the State of New South Wales, who died on 20th June, 1990, must send particulars of his claim to the executrix, Margaret Rose Schuman, c.o. R. F. Holt & Allen, Solicitors, 18 Montgomery Street, Kogarah 2217 (D.X. 11120, Kogarah), tel.: 587 8122,

LOT 2, DP 1184259

(DP1184259)



NEW SOUTH WALES CERTIFICATE OF TITLE REAL PROPERTY ACT, 1900

NEW SOUTH WALES GOVERNMENT

NEW SOUTH WALES GOVERNMENT	
TITLE NUMBER	
2/1184259	
SECTION	DATE OF ISSUE
1	13/5/2013
CERTIFICATE AUTHENTICATION CODE	
KD9W-DR-KF2H	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 2 IN DEPOSITED PLAN 1184259
AT MIDDLETON GRANGE.
LOCAL GOVERNMENT AREA: LIVERPOOL.
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP1184259

FIRST SCHEDULE

LIVERPOOL CITY COUNCIL

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. AB566759 COVENANT
3. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
4. DP1110982 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT
5. DP1110982 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (6) IN THE S.88B INSTRUMENT

**** END OF CERTIFICATE ****

WARNING: BEFORE DEALING WITH THIS LAND, ENQUIRE FIRST OF THE REGISTER

4930183

LOT 3, 1184259

BOX 48T
(DP1184259)



NEW SOUTH WALES **CERTIFICATE OF TITLE** REAL PROPERTY ACT, 1900



TO/REGISTRATION REFERENCE	
3/1184259	
EDITION	DATE OF ISSUE
1	13/5/2013
CERTIFICATE AUTHENTICATION CODE	
7P5L-FY-CGV9	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 3 IN DEPOSITED PLAN 1184259
AT MIDDLETON GRANGE.
LOCAL GOVERNMENT AREA: LIVERPOOL.
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP1184259

FIRST SCHEDULE

LIVERPOOL CITY COUNCIL

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. AB566759 COVENANT
3. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
4. DP1110982 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (4) IN THE S.88B INSTRUMENT
5. DP1110982 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (6) IN THE S.88B INSTRUMENT

**** END OF CERTIFICATE ****

WARNING: RECORD DELETED WITH THIS AND SEARCH FOR CURRENT RECORD FOR THIS PLAN NO.

4930184

LOT 10, DP 776165

BOX 1W
(DP776165)

NEW SOUTH WALES

CERTIFICATE OF TITLE REAL PROPERTY ACT, 1900



TORRENS TITLE

REFERENCE TO FOLIO OF THE REGISTER

IDENTIFIER 10/776165

EDITION

DATE OF ISSUE

1

15. 7. 1988

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.


REGISTRAR GENERAL 

LAND

LOT 10 IN DEPOSITED PLAN 776165
AT WARWICK FARM
CITY OF LIVERPOOL
PARISH OF ST LUKE COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP776165

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF LIVERPOOL

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. J182313 EASEMENT FOR SEWERAGE PURPOSES 3.66 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
3. K200000P CAVEAT BY THE REGISTRAR GENERAL FORBIDDING UNAUTHORISED DEALINGS WITH PUBLIC RESERVES

342919 PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

		15. 7. 1988	LAND TITLES OFFICE - DELIVERY SECTION NEW CERTIFICATE OF TITLE ISSUE
SLIP NO: 32		1W	
		THE TOWN CLERK, CITY OF LIVERPOOL DX 5030 LIVERPOOL	
ISSUED ON		CERT(S) OF TITLE	
DRAFT NO.		HEREWITH	
DP776165		10/776165	
CERT(S) OF TITLE			

15. 7. 1988

LOT 24, 877371

BOX 570E
(5127174)

NEW SOUTH WALES

CERTIFICATE OF TITLE REAL PROPERTY ACT, 1900

TORRENS TITLE



REFERENCE TO FOLIO OF THE REGISTER	
IDENTIFIER	24/877371
SUBDIVISION	DATE OF ISSUE
2	15/7/1998

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

David Mulcahy
REGISTRAR GENERAL



LAND

LOT 24 IN DEPOSITED PLAN 877371
AT HOXTON PARK
LOCAL GOVERNMENT AREA: LIVERPOOL
PARISH OF CABRAMATTA COUNTY OF CUMBERLAND
TITLE DIAGRAM: DP877371

FIRST SCHEDULE

THE COUNCIL OF THE CITY OF LIVERPOOL

(T 5127174)

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER

LOT 17, DP 31863

For Grant and prior Title Reference see Deposited Plan.

New South Wales

[CERTIFICATE OF TITLE]

Register Book.
Vol. **8269** Folio **123**



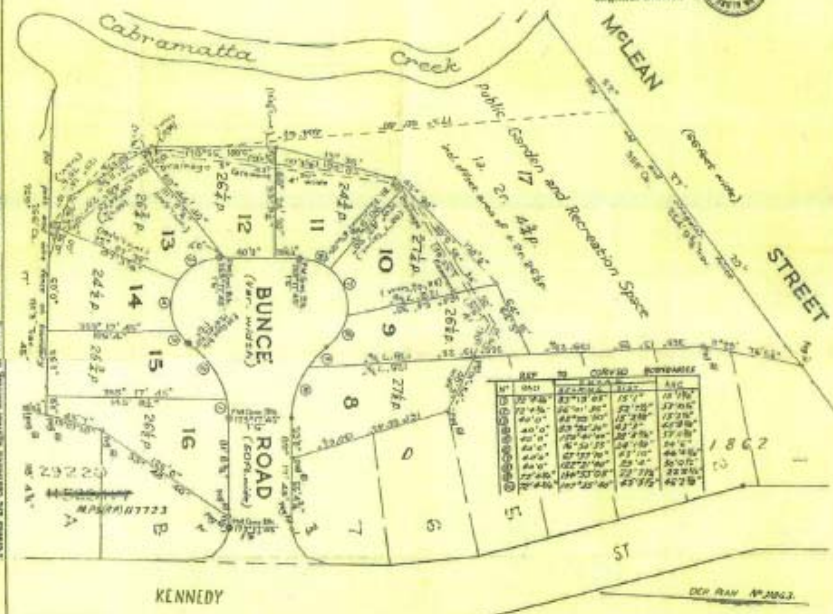
CHAS. HAMILTON PTY. LIMITED, is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions if any contained in the Grant referred to in the Deposited Plan hereinafter mentioned and also subject to such encumbrances liens and interests as are notified herein in that piece of land in the City of Liverpool Parish of St. Luke and County of Cumberland shown in the plan hereon being Lot 17 in Deposited Plan No. 31863.

EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

In witness whereof I have hereunto signed my name and affixed my Seal, this 7th day of August, 1961

Signed in the presence of J. J. Jones } J. J. Jones
Registrar-General.





LINE	BEARING	DISTANCE
1	N 88° 15' 00" E	15.00
2	S 88° 15' 00" E	15.00
3	S 88° 15' 00" E	15.00
4	S 88° 15' 00" E	15.00
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97	S 88° 15' 00" E	15.00
98	S 88° 15' 00" E	15.00
99	S 88° 15' 00" E	15.00
100	S 88° 15' 00" E	15.00

NOTIFICATION REFERRED TO

The land above described is subject to the provisions of Section 140M of the Local Government Act 1929.

J. J. Jones
Registrar-General.

The restrictions imposed by section 240A of the
Local Government Act 1919 have ceased to affect
the land within described
Entered 17th October 1963

Jarvis
REGISTRAR GENERAL

The Council of The City of Liverpool	
is	
now the registered proprietor of land within described.	
See TRANSFER No. 264/601 dated 2nd June	1962
Entered 17th October	1963
<i>Jarvis</i> REGISTRAR GENERAL	

The land above described is subject to the provisions
of section 240A of the Local Government Act 1919
Entered 17th October 1963

Jarvis
REGISTRAR GENERAL