

Reclassification of Land from Community Land to Operational Land

In addition to the abovementioned reclassification of part of Lot 17, DP 31863, it is proposed to commence the formal reclassification process of the properties listed below;

Lot 1, DP 805582

At its meeting dated 28 May 2012, Council resolved to reclassify and dispose of Lot 1, DP 805582, known as 16A Coonong Street, Busby. The subject land is a former laneway which is obstructed from providing access to Skillinger Park by a neighbouring property. The reclassification of Lot 1, DP 805582, under Schedule 4 Part 2 of the LLEP 2008 will facilitate the sale of the lot to an adjoining landowner.

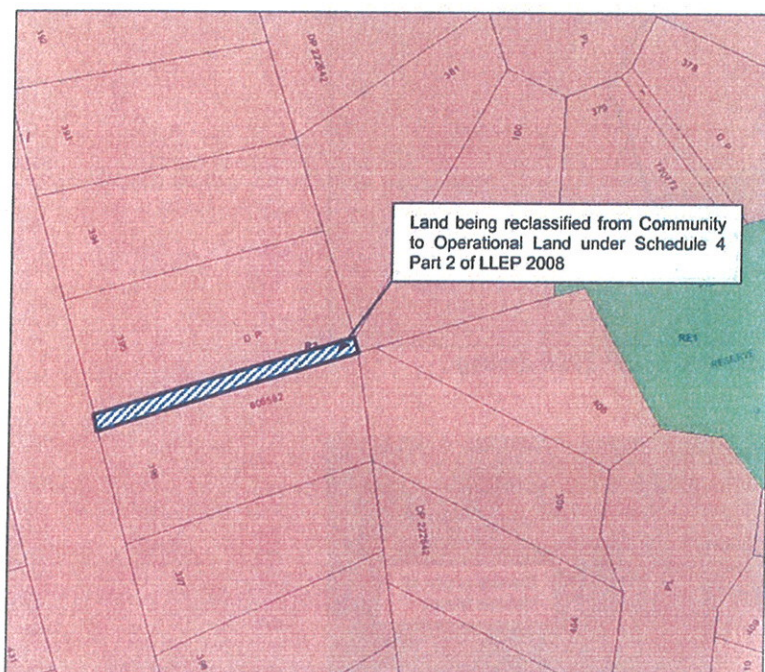


Figure 29: Reclassification of Lot 1, DP 805582



Figure 30: Aerial Photograph of Lot 1, DP 805582

Lot 2-3, DP 1184259

Council acquired land in Middleton Grange for the purposes of constructing Genairco Park and local roads, using Section 94 Developer Contributions, on 23 July 2007. This proposal seeks to reclassify lots 2-3, DP 1184259, from Community Land to Operational Land, so that they may be dedicated as public road. Interests will remain vested in Council.



Figure 31: Reclassification of Lots 2 & 3, DP 1184259



Figure 32: Aerial Photograph of Lots 2 & 3, DP 1184259

Lot 10, DP 776165

At its meeting dated 6 February 2013, Council resolved to reclassify and dispose of Lot 10, DP 776165, known as Lot 10 Sappho Road, Warwick Farm. The subject land is a narrow strip of land adjacent to the railway line in Warwick Farm. It is proposed to reclassify the 570sqm, 3.65 metre wide lot from Community Land to Operational Land under Schedule 4 Part 2 of the LLEP 2008, in accordance with this resolution. The reclassification will facilitate the sale of the lot to an adjoining landowner.

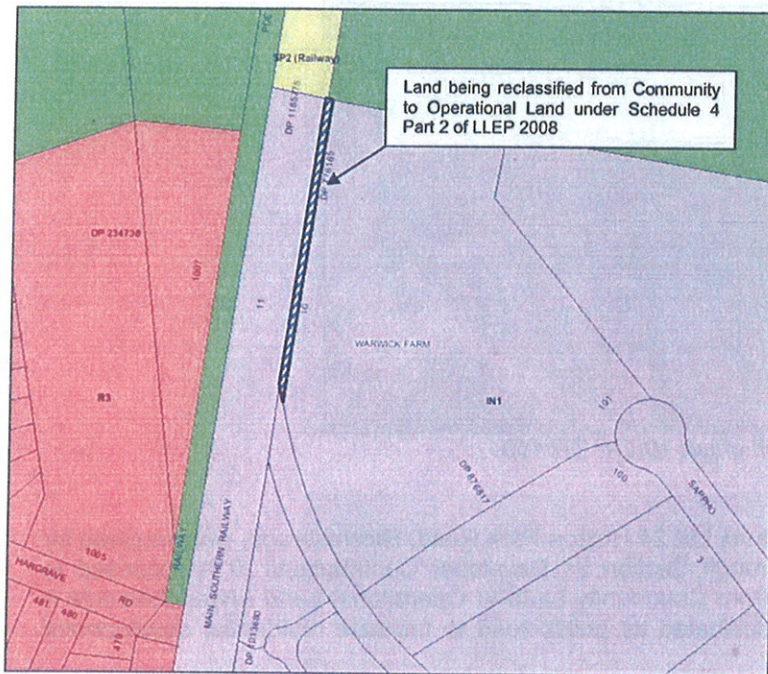


Figure 33: Reclassification of Lot 10, DP 776165



Figure 34: Aerial Photograph of Lot 10, DP 776165

Lot 24, DP 877371

Lot 24 in DP 877371, known as Lot 24 Hoxton Park Road, Hinchinbrook, was acquired by Council on 3 July 1998 through Section 94 Developer Contributions. It is proposed to reclassify the subject land from Community Land to Operational Land under Schedule 4 Part 1, so that it may be dedicated as public road to facilitate residential development within the locality.

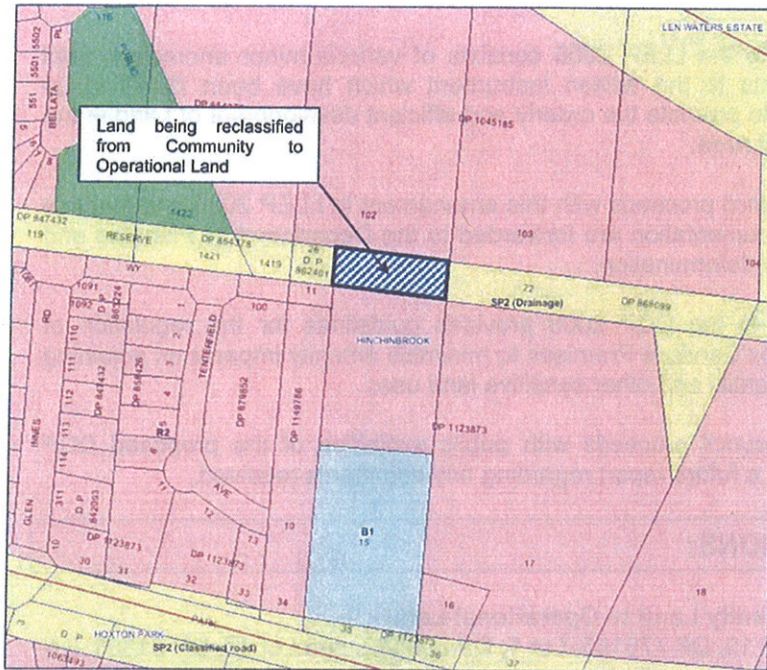


Figure 35: LLEP 2008 Zoning Extract



Figure 36: Aerial Photograph of Lot 24, DP 877371

Conclusion

Draft Amendment No. 32 to the LLEP 2008 consists of various minor anomalies, spot rezonings, and amendments to the written instrument which have been identified by Council staff as necessary to promote the orderly and efficient development of Land in the Liverpool Local Government Area.

It is recommended that Council proceeds with this amendment to LLEP 2008 and that this report and the attached documentation are forwarded to the Department of Planning and Infrastructure for a Gateway determination.

Draft Amendment No. 11 to the DCP 2008 provides guidelines for the regulation of Restricted Premises and Sex Services Premises to minimise amenity impacts on adjoining land uses, particularly residential and other sensitive land uses.

It is recommended that Council proceeds with public exhibition of the proposed DCP Amendment 11 and receive a future report regarding any comments received.

FINANCIAL IMPLICATIONS:

Reclassification of Community Land to Operational Land

The agreed sale price of Lot 10, DP 776165, Lot 1, DP 805582, and Lot 17, DP 31863, will be credited to a property development reserve.

Liverpool LEP Anomalies Amendments

The rezonings incorporated within this proposal provide for a slight increase in development yield, above existing provisions. Allowing for this increased development potential is in line with established growth objectives.

The recommendations require council officers to undertake reporting and liaison with the public and state agencies. This is within existing budget allocations. There are no significant financial implications for Council resulting from the remainder of the report.

RECOMMENDATION:

That Council:

1. Resolves to prepare and exhibit Draft Amendment No. 32 to the Liverpool Local Environmental Plan 2008.
2. Resolves to prepare and exhibit Draft Amendment to the Liverpool Development Control Plan 2008
3. Forwards a copy of the Planning Proposal to the Department of Planning and Infrastructure seeking a Gateway determination and following that proceed with public authority consultation and public exhibition.
4. Considers further reports that outline the results of the public authority consultation and public exhibition.