

Liverpool Local Environmental Plan 2008 Draft Amendment No. 38 Best Practice Guidelines – Council Properties

Council will occasionally initiate an amendment to Liverpool Local Environmental Plan 2008 (LLEP 2008) to change the classification of Council owned land identified as surplus to Council needs. These surplus properties are identified by Council staff and other stakeholders. In the case of Draft Amendment No. 38 the changes relate to land use zoning changes and the reclassification of fourteen (14) land holdings.

As part of an amendment to the Liverpool Local Environmental Plan 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.38:

- Part Lot 151 DP 717423 – 9 Gunsynd Avenue, Casula
- Lot 1227 DP 788408 – 10 Anjudy Close, Casula
- Lot 1103 DP 1051233 – 22 Box Road, Casula
- Lot 515 DP 242589 – 84A St Andrews Boulevard, Casula
- Lot 18 DP 261574 – 26 Wendlebury Road, Chipping Norton
- Lot 3 DP 227788 – 8 Ferrington Crescent, Liverpool
- Lot 183 DP 241158 – 2A Deerwood Avenue, Liverpool
- Lot 45 DP 220478 – 20A Frazer Avenue, Lurnea
- Lot 145 and 146 DP 213510 – 12A Brain Avenue, Lurnea
- Lot 106 DP 515081 – 124A Wonga Road, Lurnea
- Lot 56 DP 567062 and Part Lot 42 DP 237025 – 230 Newbridge Road, Moorebank
- Lot 25 DP 244956 and Lot 118 DP 244942 – 72A Grevillea Crescent, Prestons

Council is reclassifying these parcels of land to remove restrictions associated with a community classification, to allow each parcel of land to be sold. The parcels of land have been determined to be surplus to Council needs and other development options. The properties proposed to be rezoned and reclassified above are owned by Council. The amendment requires Part 2 of Schedule 4 of the Liverpool Local Environmental Plan 2008 is amended. Public exhibition of the amendment to the instrument will also be undertaken in accordance with the requirements stipulated in the practice note.

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.

	9 Gunsynd Avenue, Casula (Part Lot 151 DP 717423)
Proposed zone	Change from RE1 Public Recreation to R3 Medium Density Residential zone is proposed.
Council's proposed future use of the land	The reclassification will allow Council to dispose of the land.
Site Specific Requirements	Updated land use zoning, floor space ratio, minimum lot size and maximum building height maps.
The nature of council's interest in the land	Council owns the subject property. Currently Classified as Community Land.
How and when the interest was first acquired	Site was intended for parkland and was funded by developer contributions. Any funds from the sale of the land would need to be returned to the appropriate contributions account. Acquired: 18 September 1985
Why council acquired an interest in the land	Site was identified for open space. As such sale and use of funds to invest in better and more useful open space is appropriate.
Any agreements over the land	Nil known.
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise.	The entire lot has a current value of \$366,000. The value of the part lot proposed to be reclassified is not known. Value may increase slightly through reclassification. Any funds from the sale of the land would need to be returned to the appropriate contributions account.
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 other development. The finances generated by this process will be returned to the relevant contributions fund.
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.	There is no current agreement. Land may be offered for sale as a residential development site.
Other relevant matters	Vested interests will change and this property will be placed in Schedule 4 Part 2 of Liverpool Local Environmental Plan 2008.

	10 Anjudy Close, Casula (Lot 1227 DP 788408)
Proposed zone	Change from RE1 Public Recreation to R3 Medium Density Residential zone is proposed.
Council's proposed future use of the land	The reclassification will allow Council to dispose of the land.
Site Specific Requirements	Updated land use zoning, floor space ratio, minimum lot size and maximum building height maps.
The nature of council's interest in the land	Council owns the subject property. Currently Classified as Community Land.
How and when the interest was first acquired	Site was intended for parkland and was funded by developer contributions. Any funds from the sale of the land would need to be returned to the appropriate contributions account. Acquired: 24 May 1989
Why council acquired an interest in the land	Site was identified for open space. As such sale and use of funds to invest in better and more useful open space is appropriate.

Any agreements over the land	Nil known.
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise.	The site has a current value of \$170,000. Value may increase slightly through reclassification. Any funds from the sale of the land would need to be returned to the appropriate contributions account.
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 other development. The finances generated by this process will be returned to the relevant contributions fund.
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.	There is no current agreement. Land may be offered for sale as a residential development site.
Other relevant matters	Vested interests will change and this property will be placed in Schedule 4 Part 2 of Liverpool Local Environmental Plan 2008.

	22 Box Road, Casula (Lot 1103 DP 1051233)
Proposed zone	Change from RE1 Public Recreation to R2 Low Density Residential zone is proposed.
Council's proposed future use of the land	The reclassification will allow Council to dispose of the land.
Site Specific Requirements	Updated land use zoning, floor space ratio, minimum lot size and maximum building height maps.
The nature of council's interest in the land	Council owns the subject property. Currently Classified as Community Land.
How and when the interest was first acquired	Site was intended for parkland and was funded by developer contributions. Any funds from the sale of the land would need to be returned to the appropriate contributions account. Acquired:10 April 2003
Why council acquired an interest in the land	Site was identified for open space. As such sale and use of funds to invest in better and more useful open space is appropriate.
Any agreements over the land	Nil known
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise.	The site has a current value of \$22,800. Value may increase slightly through reclassification.
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 other development. The finances generated by this process will be returned to the relevant contributions fund.
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.	There is no current agreement. Land may be offered for sale as a residential development site.
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.
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	84A St Andrews Boulevard, Casula (Lot 515 DP 242589)
Proposed zone	No change to existing R2 Low Density Residential zone.
Council's proposed future use of the land	The reclassification will allow Council to dispose of the land.
Site Specific Requirements	No changes proposed to development controls.
The nature of council's interest in the land	Council owns the subject property. Currently Classified as Community Land.
How and when the interest was first acquired	Dedication Dated: 9 February 1972 The parcel of land was dedicated to Council with the subdivision of surrounding land.
Why council acquired an interest in the land	The land was dedicated as a pocket of open space.
Any agreements over the land	Nil known
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise.	The site has a current value of \$47,000. Value may increase slightly through reclassification.
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 reserve fund.
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.	There is no current agreement. Land may be offered for sale as a residential development site.
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.

	26 Wendlebury Road, Chipping Norton (Lot 18 DP 261574)
Proposed zone	No change to existing IN2 Light Industrial zone.
Council's proposed future use of the land	The reclassification will allow Council to dispose of the land.
Site Specific Requirements	No changes proposed to development controls.
The nature of council's interest in the land	Council owns the subject property. Currently Classified as Community Land.
How and when the interest was first acquired	Dedication

	Dated: 16 April 1981 The parcel of land was dedicated to Council with the subdivision of surrounding land.
Why council acquired an interest in the land	The land was dedicated as a pocket of open space.
Any agreements over the land	Nil known
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise.	The site has a current value of \$209,000. Value may increase slightly through reclassification.
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 reserve fund.
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.	There is no current agreement. Land may be offered for sale as a industrial development site.
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.

	8 Ferrington Crescent, Liverpool (Lot 3 DP 227788)
Proposed zone	No change to existing R3 Medium Density Residential zone.
Council's proposed future use of the land	The reclassification will allow Council to dispose of the land.
Site Specific Requirements	No changes proposed to development controls.
The nature of council's interest in the land	Council owns the subject property. Currently Classified as Community Land.
How and when the interest was first acquired	Dedication Dated: 22 September 1965 The parcel of land was dedicated to Council with the subdivision of surrounding land (DP 227788 subdivision).
Why council acquired an interest in the land	The land was dedicated as a pocket of open space.
Any agreements over the land	Nil known.
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise.	The site has a current value of \$67,600. Value may increase slightly through reclassification.
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 reserve fund.
Is there an agreement for the sale or lease of the land? If yes, what are the details of this agreement	There is no current agreement. Land may be offered for sale as a residential lot.

and, if relevant, when council intends to realise its assets.	
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.

	2A Deerwood Avenue, Liverpool (Lot 183 DP 241158)
Proposed zone	Change from RE1 Public Recreation to R2 Low Density Residential zone is proposed.
Council's proposed future use of the land	The reclassification will allow Council to dispose of the land.
Site Specific Requirements	Updated land use zoning, floor space ratio, minimum lot size and maximum building height maps.
The nature of council's interest in the land	Council owns the subject property. Currently Classified as Community Land.
How and when the interest was first acquired	Dedication Dated: 23 March 1971 The parcel of land was dedicated to Council with the subdivision of surrounding land.
Why council acquired an interest in the land	The land was dedicated as a pocket of open space.
Any agreements over the land	Nil known.
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise.	The site has a current rateable value of \$96,900. Value may increase slightly through reclassification.
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 reserve fund.
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.	There is no current agreement. Land may be offered for sale as a residential development site.
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.

	20A Frazer Avenue, Lurnea (Lot 45 DP220478)
Proposed zone	No change to existing R2 Low Density Residential zone.
Council's proposed future use of the land	The reclassification will allow Council to dispose of the land.

Site Specific Requirements	No changes proposed to development controls.
The nature of council's interest in the land	Council owns the subject property. Currently Classified as Community Land.
How and when the interest was first acquired	Dedication Dated: 23 April 1965 The parcel of land was dedicated to Council with the subdivision of surrounding land.
Why council acquired an interest in the land	The land was dedicated as a pocket of open space.
Any agreements over the land	Nil known.
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise.	The site has a current value of \$79,500. Value may increase slightly through reclassification.
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 reserve fund.
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.	There is no current agreement. Land may be offered for sale as a residential development site.
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.

	12A Brain Avenue, Lurnea (Lot 145 and 146 DP 213510)
Proposed zone	Change from RE1 Public Recreation to R2 Low Density Residential is proposed.
Council's proposed future use of the land	The reclassification will allow Council to dispose of the land.
Site Specific Requirements	Updated land use zoning, floor space ratio, minimum lot size and maximum building height maps.
The nature of council's interest in the land	Council owns the subject property. Currently Classified as Community Land.
How and when the interest was first acquired	Dedication Dated: 11 January 1963 The parcel of land was dedicated to Council with the subdivision of surrounding land.
Why council acquired an interest in the land	The land was dedicated as a pocket of open space.
Any agreements over the land	Nil known.
The magnitude of any financial gain or loss from the reclassification and the type of	The site has a current value of \$210,000. Value may increase slightly through reclassification.

benefit that could arise.	
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 reserve fund.
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.	There is no current agreement. Land may be offered for sale as a residential development site.
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.

	124A Wonga Road, Lurnea (Lot 106 DP 515081)
Proposed zone	No change to existing R2 Low Density Residential zone.
Council's proposed future use of the land	The reclassification will allow Council to dispose of the land.
Site Specific Requirements	No changes proposed to development controls.
The nature of council's interest in the land	Council owns the subject property. Currently Classified as Community Land.
How and when the interest was first acquired	Dedication Dated: 27 September 1963 The parcel of land was dedicated to Council with the subdivision of surrounding land.
Why council acquired an interest in the land	The land was dedicated as a pocket of open space.
Any agreements over the land	Nil known.
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise.	The site has a current value of \$100,000. Value may increase slightly through reclassification.
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 reserve fund.
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.	There is no current agreement. Land may be offered for sale as a residential development site.
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.
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	230 Newbridge Road, Moorebank (Lot 56 DP 567062 and Part Lot 42 DP 237025)
Proposed zone	Change from R3 Medium Density Residential to B6 Enterprise Corridor is proposed.
Council's proposed future use of the land	The reclassification will allow Council to dispose of the land.
Site Specific Requirements	Updated land use zoning, floor space ratio, minimum lot size and maximum building height maps.
The nature of council's interest in the land	Council owns the subject property. Currently Classified as Community Land.
How and when the interest was first acquired	Dedication Dated: 29 October 1979 The parcel of land was dedicated to Council with the subdivision of surrounding land.
Why council acquired an interest in the land	The land was dedicated as a pocket of open space.
Any agreements over the land	No agreement has been reached however an interested party can be identified.
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise.	The site has a current value of \$105,000. Value may increase slightly through reclassification.
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 reserve fund.
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.	There is no current agreement. Proposed sale to adjoining owner.
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.

	72A Grevillea Crescent, Prestons (Lot 25 DP 244956 and Lot 118 DP 244942)
Proposed zone	Change from RE1 Public Recreation to R2 Low Density Residential is proposed.
Council's proposed future use of the land	The reclassification will allow Council to dispose of the land
Site Specific Requirements	Updated land use zoning, floor space ratio, minimum lot size and maximum building height maps.

The nature of council's interest in the land	Council owns the subject property. Currently Classified as Community Land.
How and when the interest was first acquired	Dedication Dated: 12 April 1973 The parcel of land was dedicated to Council with the subdivision of surrounding land.
Why council acquired an interest in the land	The land was dedicated as a pocket of open space.
Any agreements over the land	Nil known.
The magnitude of any financial gain or loss from the reclassification and the type of benefit that could arise.	The site has a current value of \$107,000. Value may increase slightly through reclassification.
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 reserve fund.
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.	There is no current agreement. Land may be offered for sale as a residential development site.
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.