

Clr Balloot left the Chambers at 7.29pm.

Clr Stanley left the Chambers at 7.30pm.

Clr Balloot returned to the Chambers at 7.31pm.

PLANNING AND GROWTH REPORT

ITEM NO: DPG 01

FILE NO: 087242.2014

SUBJECT: Proposed Am 38 Liverpool Local Environmental Plan 2008 Phase 3 Land Reclassifications and Rezoning

RECOMMENDATION

That Council:

1. Proceed with the reclassification and rezoning of the following parcels of land:
 - 124A Wonga Road, Lurnea (McCarthy Park)
 - Part of 15 Qantas Boulevard, Middleton Grange (Part of Lascondor Park)
 - 8 Ferrington Crescent, Liverpool (Ferrington Park)
 - 20A Frazer Avenue, Lurnea (Baker Park)
 - 84A St Andrews Boulevard, Casula (St Andrews Park)
 - 26 Wendlebury Road, Chipping Norton (Wendlebury Park)
 - 2A Deerwood Avenue, Liverpool (Hazel Bradshaw Park)
 - 22 Box Road, Casula (Mimosa Park)
 - 72A Grevillea Crescent, Prestons (Acacia Park)
2. Not proceed with the reclassification and rezoning of the following parcels of land:
 - 9 Gunsynd Avenue, Casula (Part of Thawaral Park)
 - 10 Anjudy Close, Casula (Part of Thawaral Park)
 - 230 Newbridge Road, Moorebank (Part of Regan Park)
 - 99-101 Rose Street, Liverpool (Part of Pearce Park)
 - 12A Brain Avenue, Lurnea (Hannan Park)
3. Send a copy of the Planning Proposal to NSW Planning and Infrastructure to seek a Gateway Determination to proceed with Draft Amendment 38 to Liverpool Local Environmental Plan 2008 which includes the reclassification and rezoning of the parcels of land identified in Recommendation 1.

COUNCIL DECISION

Motion:

Moved: Clr Hadchiti

Seconded: Clr Balloot

That Council defer the matter for discussion at a Councillor Briefing and then for a report to the November Council meeting.

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.

DPG 01
Proposed Am 38 Liverpool Local Environmental Plan 2008 Phase 3 Land Reclassifications and Rezoning

Strategic Direction	Leading Proactive Council Provide business excellence and financial sustainability to deliver services that meet community expectations
Key Policy	Property Strategy
File Ref	087242.2014
Report By	Tanya O'Brien - Manager Strategic Planning
Approved By	Toni Averay - Director Planning & Growth

EXECUTIVE SUMMARY

It is proposed to make an amendment to the Liverpool Local Environmental Plan 2008 (LLEP 2008) to reclassify and rezone underutilised land within the Liverpool local government area. A report from the Council meeting of 25 September 2013 outlined 14 parcels of land proposed to be reclassified and/or rezoned for future sale. Council resolved to reclassify and/or rezone all 14 lots.

This report recommends the reconsideration of five of these parcels of land from phase 3 land reclassifications before proceeding with the reclassification and rezoning process. Due to the nature of reclassifying land and removing local parks it is important that all matters are considered before Council requests a Gateway Determination from NSW Planning and Infrastructure.

This report outlines the location of each park, the proposed change to the park as part of proposed draft amendment 38 to LLEP 2008 and the distance to surrounding parks in the area. Any parks resolved to be reclassified and/or rezoned will be included in draft amendment 38 to LLEP 2008 which will be sent to the Department of Planning and Environment seeking Gateway Determination to proceed with state agency and community consultation.

RECOMMENDATION

That Council:

1. Proceed with the reclassification and rezoning of the following parcels of land:
 - 124A Wonga Road, Lurnea (McCarthy Park)

- Part of 15 Qantas Boulevard, Middleton Grange (Part of Lascondor Park)
 - 8 Ferrington Crescent, Liverpool (Ferrington Park)
 - 20A Frazer Avenue, Lurnea (Baker Park)
 - 84A St Andrews Boulevard, Casula (St Andrews Park)
 - 26 Wendlebury Road, Chipping Norton (Wendlebury Park)
 - 2A Deerwood Avenue, Liverpool (Hazel Bradshaw Park)
 - 22 Box Road, Casula (Mimosa Park)
 - 72A Grevillea Crescent, Prestons (Acacia Park)
2. Not proceed with the reclassification and rezoning of the following parcels of land:
- 9 Gunsynd Avenue, Casula (Part of Thawaral Park)
 - 10 Anjudy Close, Casula (Part of Thawaral Park)
 - 230 Newbridge Road, Moorebank (Part of Regan Park)
 - 99-101 Rose Street, Liverpool (Part of Pearce Park)
 - 12A Brain Avenue, Lurnea (Hannan Park)
3. Send a copy of the Planning Proposal to NSW Planning and Infrastructure to seek a Gateway Determination to proceed with Draft Amendment 38 to Liverpool Local Environmental Plan 2008 which includes the reclassification and rezoning of the parcels of land identified in Recommendation 2.

REPORT

The proposed amendment no. 38 to the Liverpool Local Environmental Plan 2008 (LLEP 2008) to reclassify and rezone underutilized land within the Liverpool local government area was initiated in a Council report on 25 September 2013 (attachment 2). In September 2013 the Council considered 14 parcels of land to be reclassified and/or rezoned for future sale. Due to the nature of reclassifying land and removing local parks it is important that all matters are considered before Council requests a Gateway Determination from the Department of Planning and Environment.

It is recognised that the proposed reclassifications contributes to the financial sustainability of Council and allows the funding of asset renewal projects, embellishment of existing parks and further property investments. A review of the proposed properties has been undertaken in consultation with Council's community planners, open space planner and property team.

It is important that community access to a park is not made difficult due to the reclassification and sale of a park. The suitable distance that a resident should be able to walk to a park is 500 metres which is approximately a 5 minute walk at an average pace. Attachment 1 to this report shows the location of all fourteen parcels of land and the location of surrounding parks in the local community.

This report proposes that five of the fourteen lots are resolved to no longer be reclassified and/or rezoned as the parks are no longer seen as appropriate to reclassify due to emerging information.

The five parcels of land that are proposed to be removed from phase 3 land reclassifications and rezonings include:

- 9 Gunsynd Avenue, Casula (Part of Thawaral Park)

- 10 Anjudy Close, Casula (Part of Thawaral Park)
- 230 Newbridge Road, Moorebank (Part of Regan Park)
- 99-101 Rose Street, Liverpool (Part of Pearce Park)
- 12A Brain Avenue, Lurnea (Hannan Park)

The following properties are recommended to be reclassified/rezoned:

- 124A Wonga Road, Lurnea (McCarthy Park)
- Part of 15 Qantas Boulevard, Middleton Grange (Part of Lascondor Park)
- 8 Ferrington Crescent, Liverpool (Ferrington Park)
- 20A Frazer Avenue, Lurnea (Baker Park)
- 84A St Andrews Boulevard, Casula (St Andrews Park)
- 26 Wendlebury Road, Chipping Norton (Wendlebury Park)
- 2A Deerwood Avenue, Liverpool (Hazel Bradshaw Park)
- 22 Box Road, Casula (Mimosa Park)
- 72A Grevillea Crescent, Prestons (Acacia Park)

Parcels proposed to be removed from Phase 3 land reclassifications and rezonings

Part of 'Thawaral Park' 9 Gunsynd Avenue (Lot 151 DP 717423) and 10 Anjudy Avenue, Casula (Part Lot 1227 DP 788408)

Parts of Thawaral Park in Casula were selected to be reclassified and rezoned. The assessment found that the remaining park would have limited access, only from three cul-de-sacs (Leilani Place, Baguette Close and laneway access from Toparoa Close). This would create an unsafe park that would not meet crime prevention through environmental design (CPTED) principles for safety. This park is considered a local park rather than a pocket park and contains seating therefore potential for regular use is greater. Daruk Park is 290 metres and Jardine Park is 380 metres from Thawaral Park which provides an appropriate level of park access.

It is not considered appropriate to reclassify and rezone parts of Thawaral Park as it will be creating a park with poor crime prevention design due to lack of visual surveillance and reduced entry/exits which is an outcome to be avoided where possible.

It is recommended that the part sale of Thawaral Park is removed from phase 3 land reclassifications. Any future consideration of the removal of any portion of this park should not take place without a Strategic Review of Open Space or a Social Impact Assessment.



Figure 1 Thawaral Park Casula (red areas = portions previously proposed to be sold)

Part of 'Regan Park' 230 Newbridge Road, Moorebank (Lot 56 DP 567062)

Regan Park is located on Newbridge Road in Moorebank and is also accessed from Lucas Avenue. It has been proposed to reclassify the area of park outlined red from community land to operational land and rezone it from R3 Medium Density Residential to B6 Enterprise Corridor. The previous resolution was to sell the north eastern portion and maintain a 6 metre wide length of park would be maintained for access from Lucas Avenue through to Newbridge Road, with the southern area of the park being completely maintained. There are concerns with the park already being a small size and the surrounding area experiencing a lack of parks within a close vicinity that are not located on the opposite side of major roads. Major roads create a barrier for pedestrian usage in particular for children.

There are two parks located on the opposite side of Nuwarra Road which are within a walking distance however Nuwarra Road itself can create a barrier for the usage of these parks. There are also several small pocket parks to the north on the opposite side of Newbridge Road which is a major road that creates a barrier for pedestrians. Another park within walking vicinity that is not cut off by major roads has been reclassified to operational land and sold as part of phase 2 reclassifications in Amendment 27 to LLEP 2008.

It is noted that this parcel of land is part of phase 3 reclassifications as a result of a request to revisit the reclassification and rezoning of part of Regan Park for the use of extra parking for Food Lovers which adjoins the park and is located at 228 Newbridge Road.

The proposal to reclassify and rezone part of Regan Park and provide embellishment works to the remaining park was part of Amendment 16 LLEP 2008 and did not proceed due to community objection when this same proposal was put forth in 2010-11.

This park is an important area of open space for the surrounding medium density residential area. It is recommended that Regan Park is removed from phase 3 land reclassifications as surrounding parks within a safe walkable distance have now been reclassified from community to operational with intention for sale or non-park uses. Any future consideration of the removal of any portion of this park should not take place without a Strategic Review of Open Space or a Social Impact Assessment.



Figure 2 Regan Park Moorebank (red area = portion previously proposed to be sold)

Part of 'Pearce Park' 99-101 Rose Street, Liverpool (fronting Hoxton Park Road – Part Lot 6 DP 10500036)

A small portion of Pearce Park fronting Hoxton Park Road (outlined in red) is proposed to be rezoned from RE1 Public Recreation to B2 Local Centre. The portion of land is small and adjoins existing B2 Local Centre zoned land. As the land is already classified as operational land only a rezoning is proposed for this site.

The rezoning is not seen as appropriate as the area proposed to be rezoned has undergone environmental restoration works. The environmental restoration works were part of the Paciullo Park Riparian Restoration Project which took place from October 2011 to March 2013 costing council \$74,480. It is recommended that this portion of Pearce Park is removed from phase 3 land reclassifications.



Figure 3 Pearce Park Liverpool (red area = portion previously proposed to be sold)

'Hannan Park' 12A Brain Avenue, Lurnea (Lot 145-146 DP 213510)

Hannan Park is located on Brain Avenue in Casula with alternate access off of Ida Avenue. It is proposed to reclassify the park from community land to operational land and rezone it from RE1 Public Recreation to R2 Low Density Residential. Hannan Park is located near Trewatha Park which is 260 metres from Hannan Park in a south west direction and McCarthy Park is 275 metres from Hannan Park in a north west direction. The closest park in an easterly direction is Amalfi Memorial Park which is a large park located 400 metres from Hannan Park. Hannan Park has had embellishment works completed in the form of landscaping and tree planting since it was selected as underutilised surplus land. Hannan Park was elected to be reclassified prior to embellishment works that have taken place.

McCarthy Park to the north west of Hannan Park is also proposed to be reclassified and rezoned as part of Phase 3 land reclassifications. Upon discussions since the 25 September 2013 resolution it is believed that one of these parks should be retained. It is proposed that Hannan Park is retained as it is not located in a close proximity to other parks as McCarthy Park is, the park is a good size and shape and has had embellishment works completed.



Figure 4 Hannan Park Lurnea

Parcels proposed to remain within Phase 3 land reclassifications and rezonings

The review of the Phase 3 properties found that there was sufficient alternate open space in the remaining areas and concluded that the remaining nine properties are surplus to community needs. This report recommends to proceed to rezone and reclassify these properties.

'McCarthy Park' 124A Wonga Road Lurnea (Lot 106 DP 515081)

McCarthy Park is located on Wonga Road in Lurnea and has additional access from Jan Avenue. A bus stop is located in front of the park on Wonga Road therefore the park is seen as a link for pedestrians who may wish to travel from Wonga Road to Jan or Quist Avenues. The distance it would take to walk to Jan Avenue without cutting through McCarthy Park has been considered and is approximately a 400 – 500 metre walk dependent on which direction you take. This distance is considered an acceptable distance to walk to public transportation. Ultimately McCarthy Park lacks any embellishment works and is seen as underutilized. The park is also in close proximity to other parks such as Kotlash Park which is only 80 metres from McCarthy Park and Phillip Park which is 200 metres from McCarthy Park.

Hannan Park to the south east of McCarthy Park is also proposed to be reclassified and rezoned as part of Phase 3 land reclassifications. Upon discussions since the 25 September 2013 resolution it viewed that at least one of these parks should be retained. As Hannan Park has had embellishment works made to the park to make it more useable and is more secluded in comparison to McCarthy Park it is recommended that McCarthy Park is disposed of and Hannan Park is retained and removed from the phase 3 land reclassifications.



Figure 5 McCarthy Park Lurnea

Part of 'Lascondor Park' 15 Qantas Boulevard, Middleton Grange (Part Lot 2 DP 1141036)

It is proposed to rezone land on Qantas Boulevard in Middleton Grange. This land is already classified as operational therefore a reclassification is not required. The detention basin has been constructed and the land outlined in red is excess to Council's drainage needs and is therefore proposed to be rezoned from SP2 Drainage to R1 General Residential. Stante Reserve is a large reserve therefore the rezoning is not creating a shortfall of open space in the area.



Figure 6 Lascondor Park Middleton Grange (red areas = portions proposed to be sold)

'Ferrington Park' 8 Ferrington Crescent, Liverpool (Lot 3 DP 227788)

Ferrington Park is located on Ferrington Crescent in Liverpool. The land is proposed to be reclassified from Community land to Operational land and sold as a residential lot. The parcel of land is a small pocket park that is located at the end of a cul-de-sac. Due to its location and small size 556.4m² it is not an ideal park.

The local community has appropriate access to open space including a large park and sport fields located at Ireland Park to the north west which is 300 metres from Ferrington Crescent. There are also small parks in the area with Beswick Park 215 metres away, Hanna Family Park 150 metres away and Alamein Park 450 metres away to the north east.

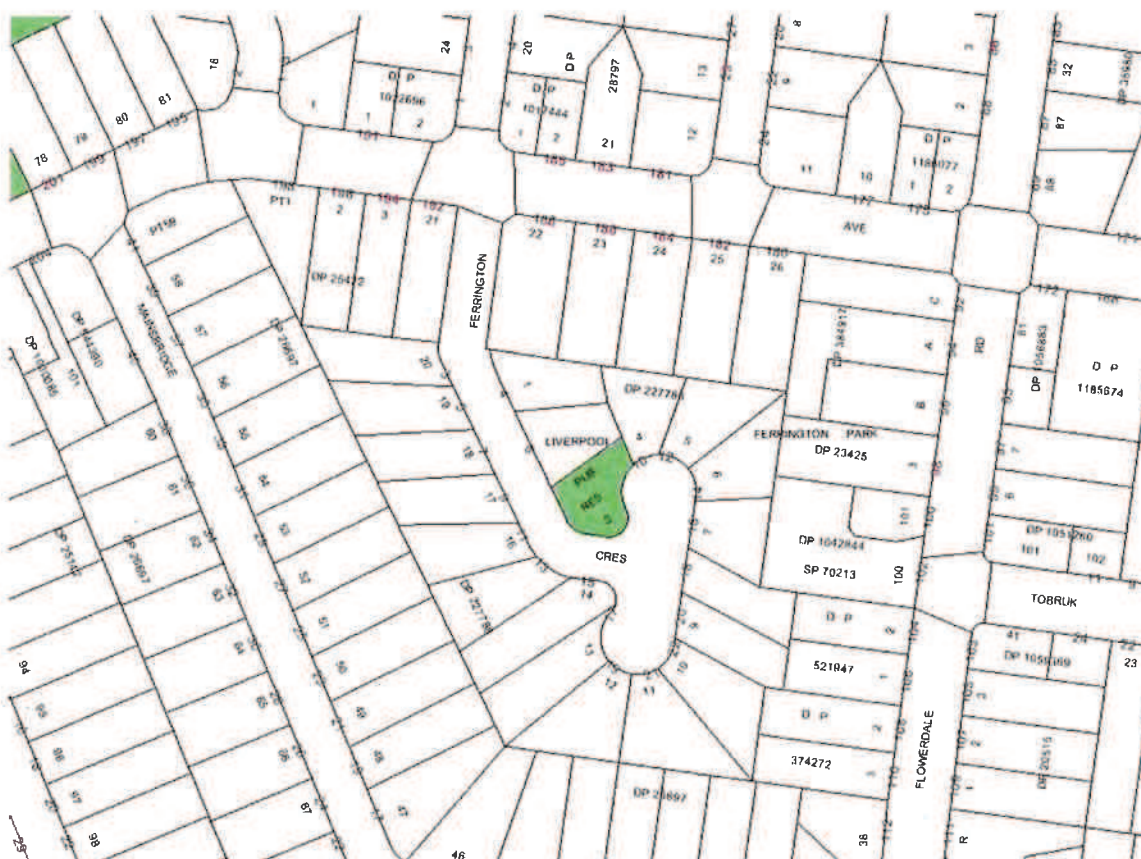


Figure 7 Ferrington Park Liverpool

'Baker Park' 20A Frazer Avenue, Lurnea (Lot Lot 45 DP 220478)

Baker Park is located on Frazer Avenue in Lurnea and has additional access from McAndrew Close and laneway access from Hanna Avenue. The existing park is an awkward shape and presents problems from a CPTED standard.

Munro Park is 110 metres to the west of Baker Park, Amalfi Memorial Park is a large park located 160 metres north of Baker Park and Meere Park is located 550 metres south west of Baker Park. Both Munro Park and Meere Park are accessible to residents to the south of Baker Park providing adequate accessibility to open space.

Due to the undesirable layout of the park and the close proximity to other parks Baker Park is a suitable surplus park to propose for reclassification. Proposed future subdivision and sale as residential lots will fit in with the surrounding residential uses of the area.



Figure 8 Baker Park Lurnea

'St Andrews Park' 84A St Andrews Boulevard, Casula (Lot 515 DP 242589)

St Andrews Park is located on St Andrews Boulevard with the Glenfield rail line located to the rear of the lot. The surrounding area has access to nearby parks which contain play equipment. McGrath Park is located to the north and is 200 metres from St Andrews Park and Jamieson Park is 290 metres away and is a local sized park. Due to the park only having one access point, being a smaller size and surrounded by embellished parks within close vicinity it is seen as an appropriate proposal to reclassify St Andrews Park from community land to operational land.



Figure 9 St Andrews Park Casula (red area = portion proposed to be sold)

'Wendlebury Park' 26 Wendlebury Road, Chipping Norton (Lot 18 DP 18 DP 261574)

Wendlebury Park is a small pocket park that adjoins an industrial business park on the corner of Wendlebury Road and Alfred Road in Chipping Norton. Although the park is located adjacent to residential development, the park has little benefit to the community as there are larger parks such as Molly Mooore Park within 110 metres and Langhoff Park 280 metres away. No embellishment works exist at Wendlebury Park therefore it would be suitable to reclassify the land from community to operational so it can be used for IN2 Light Industrial uses.

Adequate park facilities are available in the area therefore it is recommended that this park is reclassified from Community land to Operational land.



Figure 10 Wendlebury Park Chipping Norton

'Hazel Bradshaw Park' 2A Deerwood Avenue, Liverpool (Lot 183 DP 241158)

Hazel Bradshaw Park is located on the corner of Deerwood Avenue and Congressional Drive. The park is proposed to be reclassified from community land to operational land and rezoned from RE1 Public Recreation to R2 Low Density Residential for future subdivision and sale as residential lots. The park is located 245 metres from Discovery Park which is a larger park in the area that is well serviced.

As the area will be able to be serviced by Discovery Park into the future, it is seen as appropriate to reclassify and rezone Hazel Bradshaw Park.



Figure 11 Hazel Bradshaw Park Liverpool

'Mimosa Park' 22 Box Road, Casula (Lot 1103 DP 1051233)

Mimosa Park is located on Box Road in Casula. The Park is a small 565 square metre pocket park that in appearance looks like a vacant block of land that has not been developed. Access to the park is not satisfactory as Box Road is disconnected in front of the park and is only accessible by pedestrians. It is proposed to reclassify this lot and sell it as a residential block with driveway access from the formed section of Box Road. Other park facilities are available in the area with Peter Miller Park within 180 metres of Mimosa Park. Peter Miller Park is embellished with sports grounds and play equipment.

This reclassification is suitable as a residential dwelling is appropriate development for this residentially zoned neighbourhood. The current park is underutilized and is misleading that it is a public park.

Residents to the rear of the lot have not been supportive of the proposal in the past as they were worried about loss of privacy due to the levels of the land. As the adjoining lot to the north of Mimosa Park is now developed a concern of privacy loss should not be a satisfactory reason to not develop this land for a dwelling house. Setback and privacy controls are set out in the Liverpool Development Control Plan 2008 and will ensure that any future development is designed to minimize privacy loss.



Figure 12 Mimosa Park Casula

'Acacia Park' 72A Grevillea Crescent, Prestons (Lot 25 DP 244956 and Lot 118 DP 244942)

Acacia Park is located on Grevillea Crescent in Prestons with alternate access from Acacia Avenue. It is proposed to reclassify the land from community to operational land and rezone it from RE1 Public Recreation to R2 Low Density Residential. There are three alternate parks within the area surrounding Acacia Park. Henry Kitchen Park is 410 metres away to the west and to the east there is Jarrah Avenue Reserve which is 500 metres from Acacia Park. Alternatively there is access to Peter Miller Park which is a large reserve with play equipment and sporting fields located on the opposite side of the M5 Motorway. The park is a 600metre walk with access via a footbridge over the M5.

Due to the parks irregular shape it is thought that CPTED issues may be prevalent at Acacia Park. Therefore this park is proposed for reclassification and rezoning for possible residential use.



Figure 13 Acacia Park Prestons

Conclusion

This report outlines all 14 parcels of land that were resolved to be reclassified and / or rezoned on 25 September 2013. The location of each park, the proposed changes to the park and the distance to surrounding parks in the area is outlined in the report to ensure sufficient information is provided. The results of an open space review have recommended that five parcels of land be retained as open space parkland. It is recommended that Council continue with reclassifying and rezoning the remaining nine parcels. Any parks resolved to be reclassified and/or rezoned will be included in Draft Amendment 38 to LLEP 2008 which will be sent to the Department of Planning and Environment seeking Gateway Determination to proceed with state agency and community consultation.

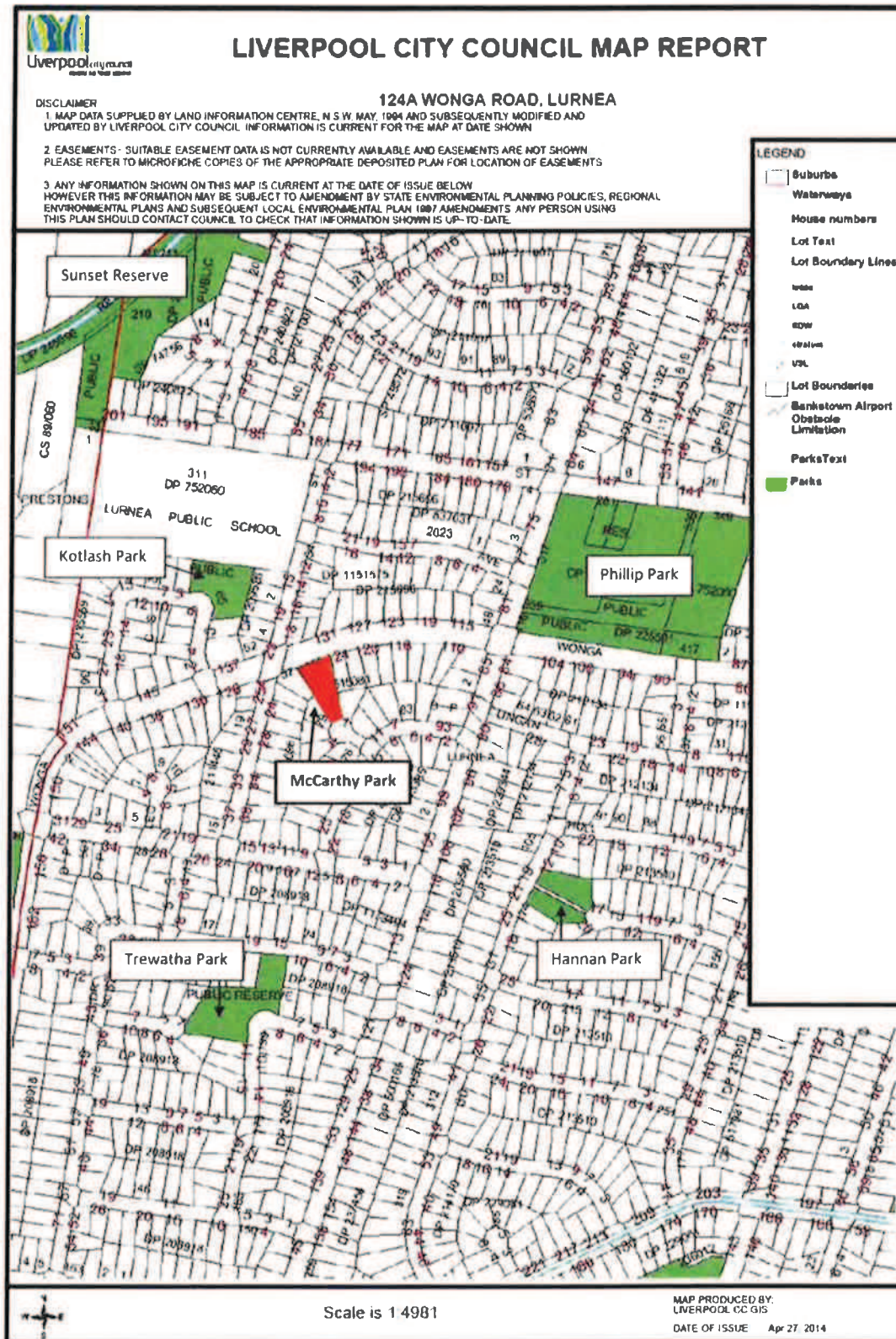
CONSIDERATIONS

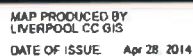
Economic and Financial	Facilitate economic development.
Environmental and Sustainability	There are no environmental and sustainability considerations.
Social and Cultural	Raise awareness in the community about the available services and facilities. There are no social and cultural considerations.
Civic Leadership and Governance	Undertake communication practices with the community and stakeholders across a range of media.

ATTACHMENTS

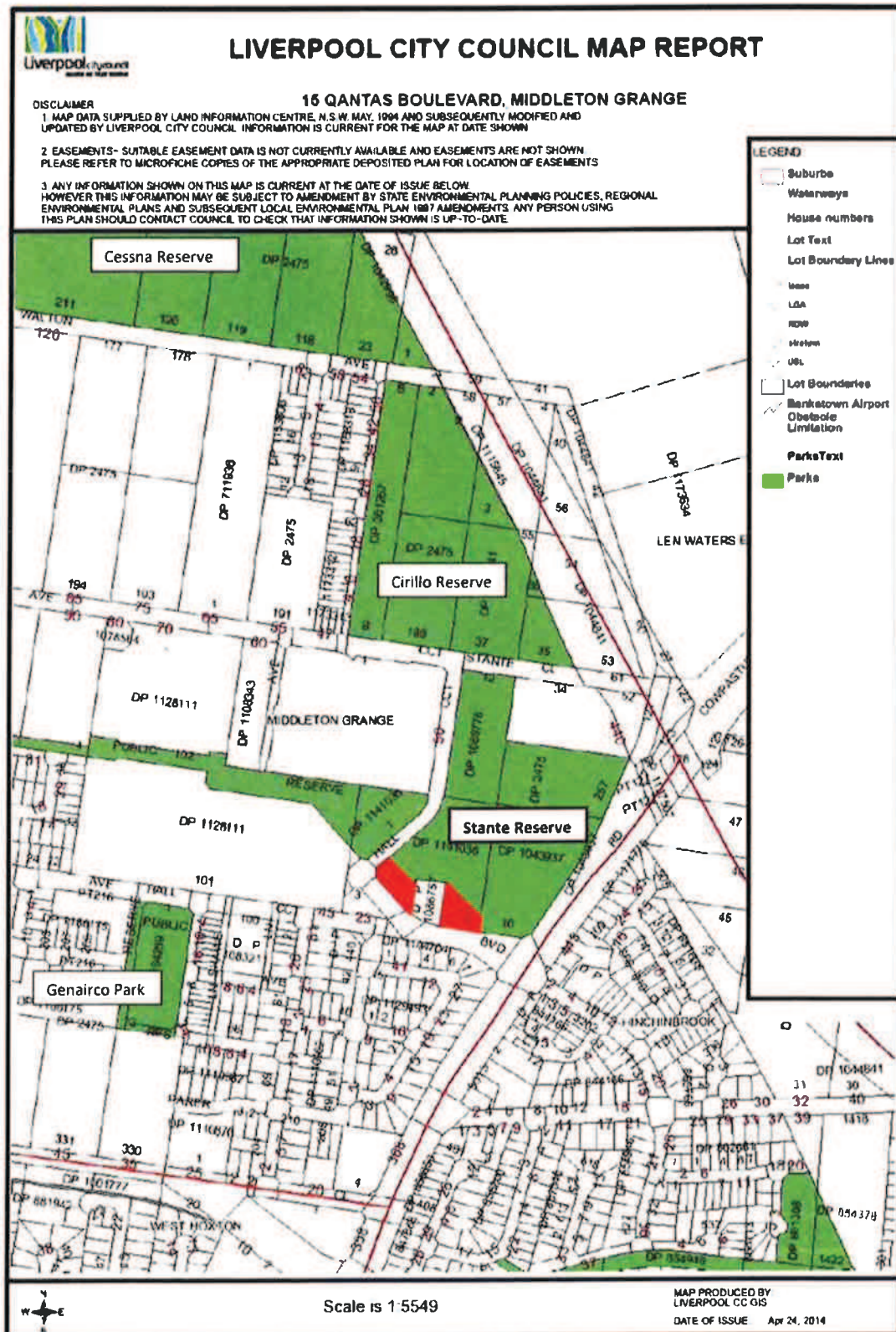
1. Park Maps Draft Amendment 38 LLEP 2008
2. Resolution and Council Report 25 September 2014 Phase 3 Land Reclassifications





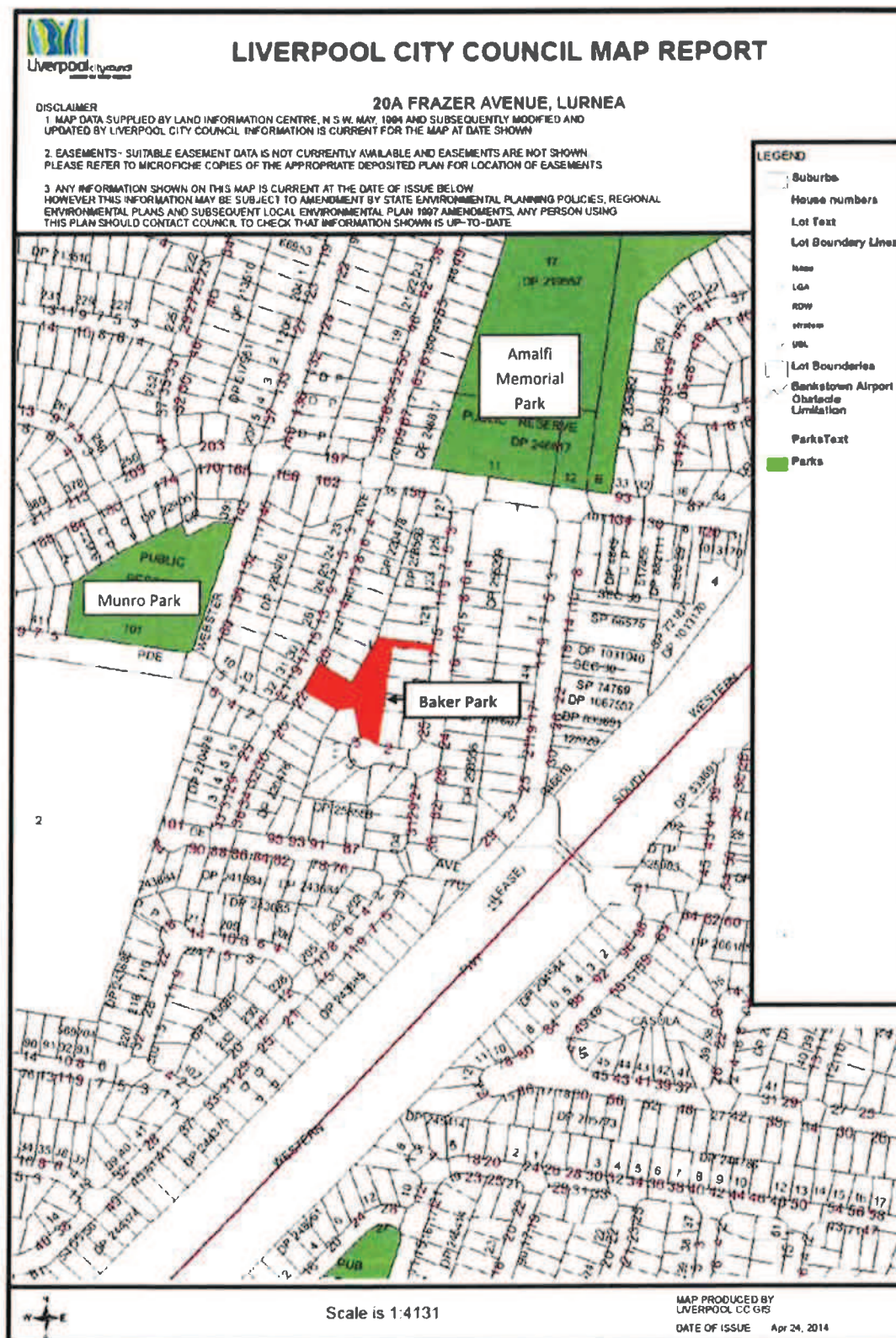




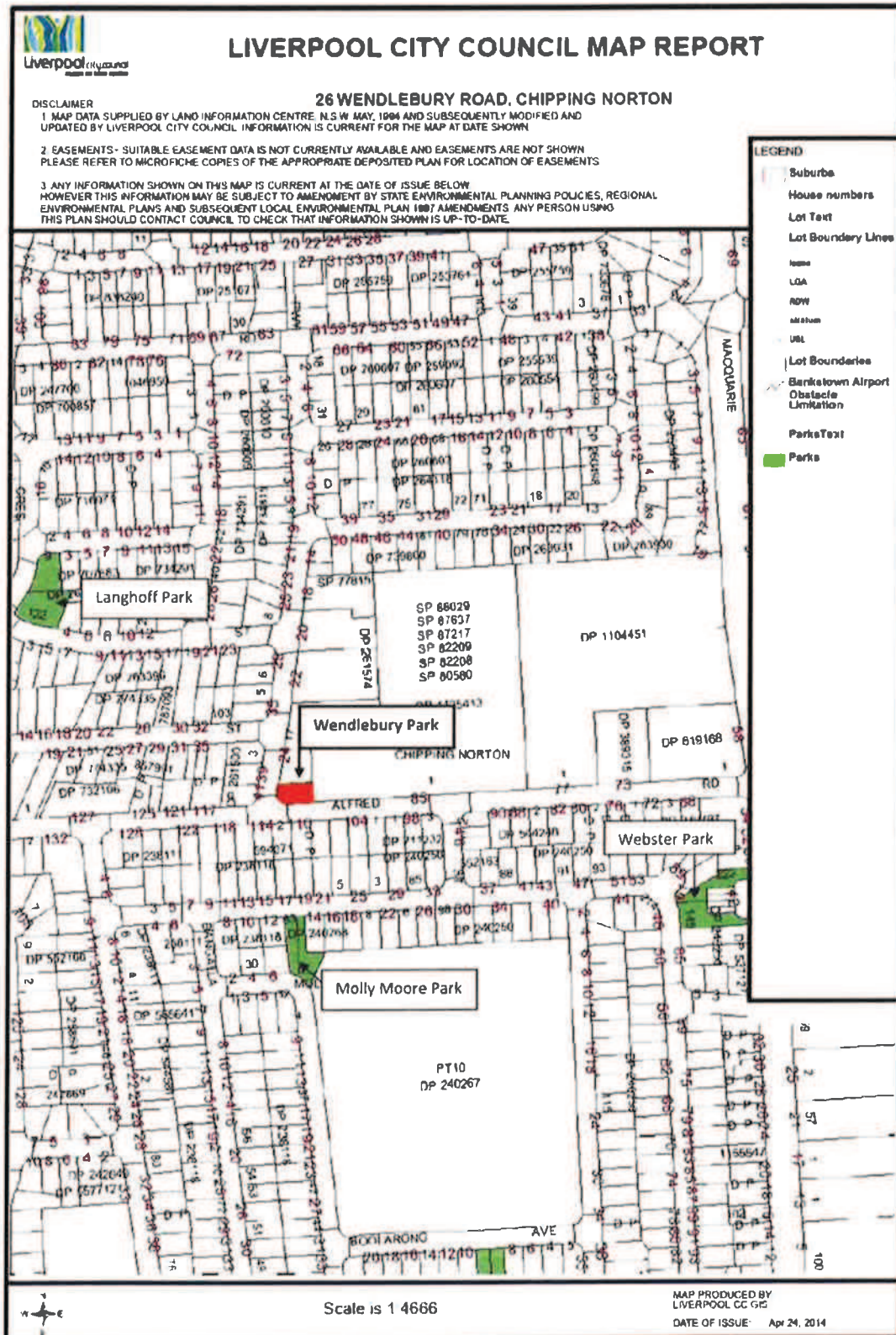




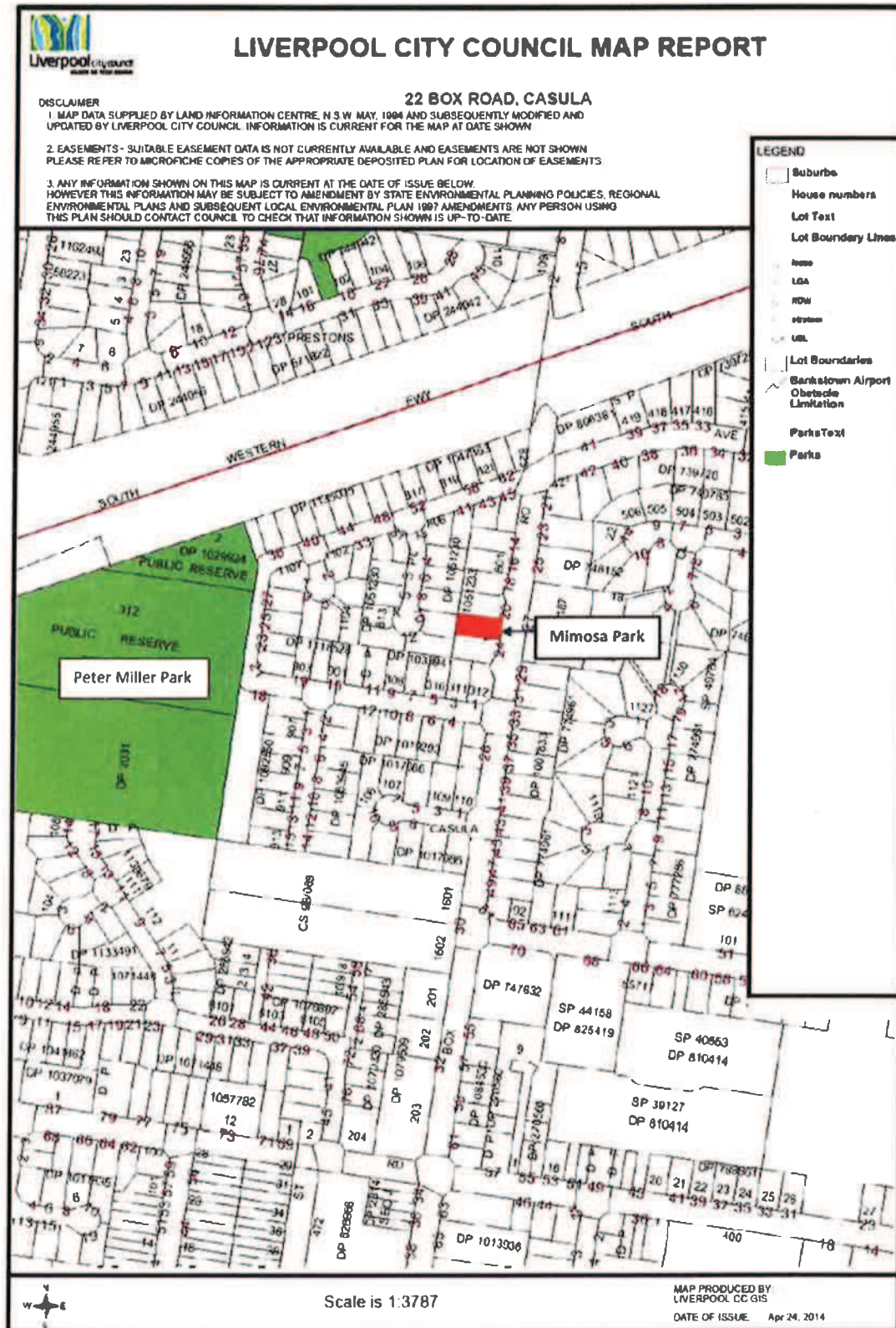


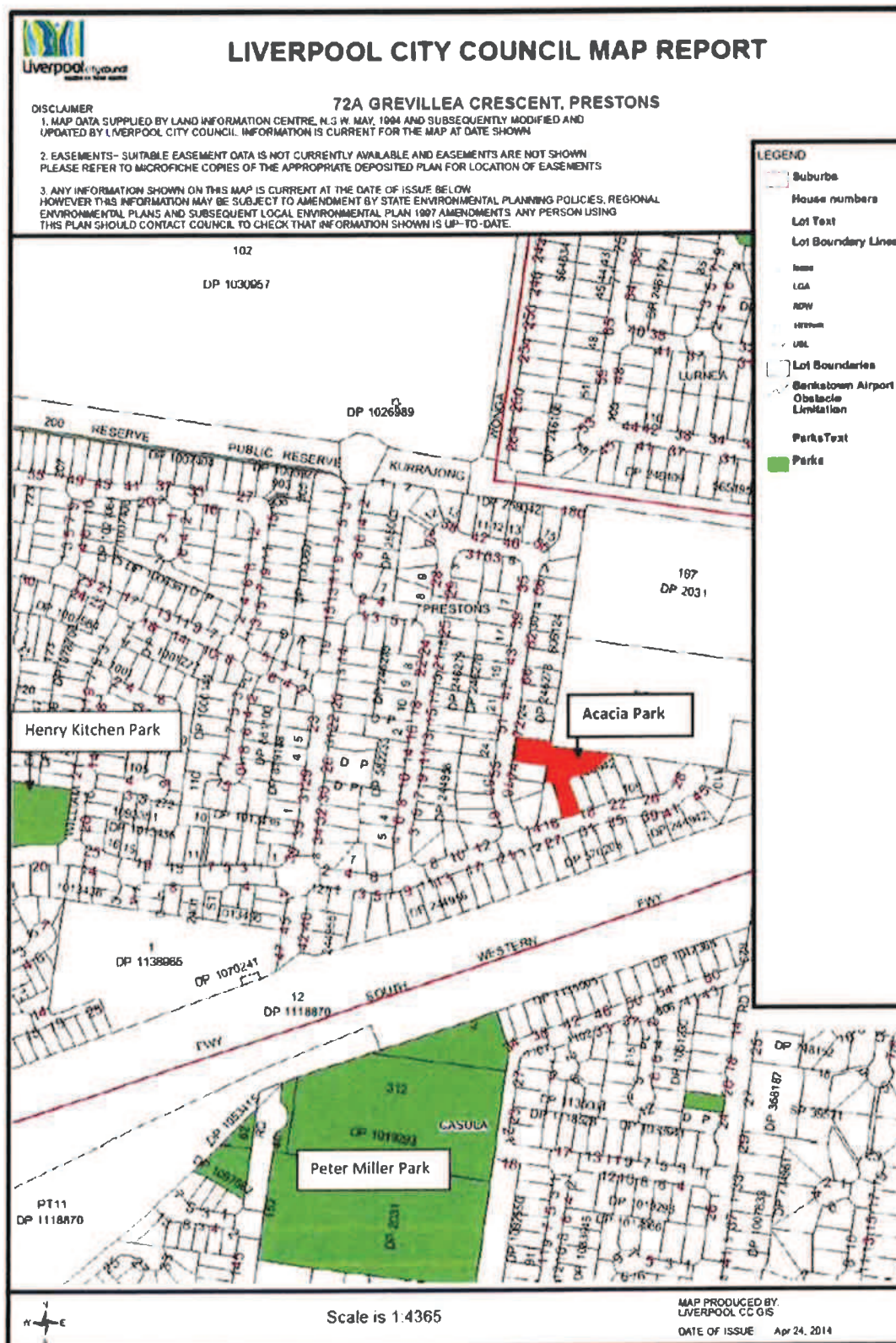












Clr Stanley left the chambers at 8:40pm.

GMGO 02

ITEM NO: GMGO 02
FILE NO: 2012/1668
SUBJECT: PROPOSED RECLASSIFICATION AND DISPOSAL OF SURPLUS COUNCIL LAND

RECOMMENDATION

That Council:

1. Agrees to commence the process of reclassification and rezoning through an amendment to the Liverpool Local Environmental Plan 2008.
2. Receives a further report following the reclassification process with a recommendation as to which properties should be reclassified and rezoned.

COUNCIL DECISION

Motion: **Moved: Clr Hadchiti** **Seconded: Clr Mamone**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

Vote for: Mayor Mannoun, Clr Balloot, Clr Hadchiti, Clr Hadid, Clr Harle, Clr Mamone, Clr Ristevski

Vote Against: Clr Shelton, Clr Karnib, Clr Waller

Note: Clr Stanley was absent from the chambers when this was voted on.

Clr Stanley returned to the Chambers at 8:42pm.

LIVERPOOL CITY COUNCIL**GOVERNANCE****ORDINARY MEETING****25/09/2013**

ITEM NO:	GMGO 02	FILE NO:	2012/1668
SUBJECT:	PROPOSED RECLASSIFICATION AND DISPOSAL OF SURPLUS COUNCIL LAND		
COMMUNITY STRATEGIC PLAN REFERENCE:	DECISION MAKING PROCESSES ARE TRANSPARENT AND THE COMMUNITY HAS OPPORTUNITIES TO BE INVOLVED		

EXECUTIVE SUMMARY:

As part of the 2010-2011 Management Plan, Council determined to "Continue to actively review its property portfolio to identify potential surplus assets and potential income generating activities".

A number of Council properties have been reviewed and are considered to be surplus to requirements as they are either not being utilised, or their utilisation by the public is minimal. The majority of properties identified in the attachment will require reclassification and rezoning.

This report recommends that Council agrees to commence the process of reclassification and rezoning via an amendment to the Liverpool Local Environmental Plan 2008.

DETAILED REPORT:

As part of Council's property management strategy, a number of properties in the Liverpool Local Government Area have been reviewed for the purposes of identifying possible assets that are considered to be under utilised and/or surplus to Council's needs. It is considered that the disposal of surplus land would generate funding that could be used to provide additional services by Council.

Fourteen properties have been identified that are considered to be surplus to requirements as they are either not being utilised, or their utilisation by the public is minimal. The majority of properties will require reclassification from 'Community' to 'Operational' land, and also rezoning to maximise their sale potential. It is noted that the reclassification/rezoning process is expected to take up to 12 months to complete.

As part of the process of reclassification and rezoning via an amendment to the Liverpool Local Environmental Plan 2008, residents in the immediate vicinity of the properties will be written to directly and advised of Council's proposal. A public exhibition will take place to advise the local community and invite feedback on the 14 properties that are proposed to be reclassified and rezoned. The exhibition will include:

- Advertisements in local newspapers;
- Advertisement on Council's website; and
- Exhibitions in various libraries throughout the Local Government Area;

Section 29(2) of the Local Government Act 1993 states that:

"A council must, before making any resolution under section 32, arrange a public hearing in respect of any proposal to reclassify land as operational land by such a resolution".

Therefore a public hearing conducted by an independent facilitator will also be undertaken.

At the conclusion of the public exhibition process a further report will be provided to Council summarising the submissions, if any, and based on these submissions, recommending which properties should be reclassified/rezoned.

Details of the 14 properties recommended for reclassification and disposal are included in an attachment to this report with the following information:

- Property Address;
- Legal Description;
- Land Area;
- Zoning and Land Classification;
- Inspection Notes; and
- Development Options.

The proposed 14 properties form a part of the third round 'Phase 3' of reclassifications and disposals. Amendment 11 of the Liverpool Local Environmental Plan 2008 'Phase 1' was gazetted on 5 December 2011 and reclassified/rezoned 13 properties for disposal. Amendment 27 of the Liverpool Local Environmental Plan 2008 'Phase 2' has been forwarded to the Department of Planning for final approval and gazettal.

A list of 'Phase 1' and 'Phase 2' properties and the disposals that have so far been transacted are outlined in an annexure to this report.

FINANCIAL IMPLICATIONS:

Funds required for the rezoning and reclassification process will be recommended through the 2014/15 budget process.

RECOMMENDATION:

That Council:

1. Agrees to commence the process of reclassification and rezoning through an amendment to the Liverpool Local Environmental Plan 2008.
2. Receives a further report following the reclassification process with a recommendation as to which properties should be reclassified and rezoned.

SIGNED BY:

Nadia Napoletano
Group Manager Governance

Attachment: Details of Surplus Land – Phase 3

DETAILS OF SURPLUS LAND - PHASE 3

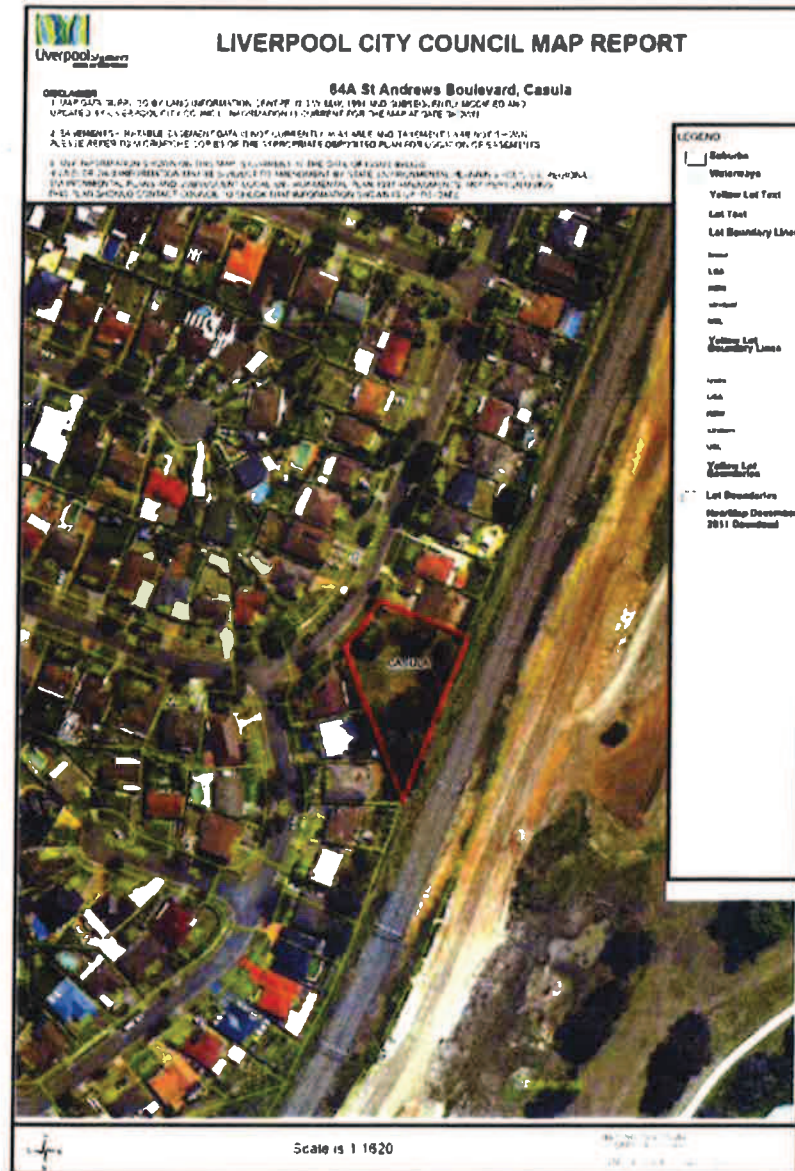
1	2	3	4
Property Address	84A St Andrews Boulevard, Casula	9 Gunaynd Avenue, Casula	10 Anjudy Close, Casula
Legal Description Land Area (sqm)	Lot 106 DP 515081 1,556sqm	Lot 515 DP 242589 1,852.7sqm	Lot 1227 DP 788408 1,921sqm
Zoning - Current	R2 Low Density Residential	R2 Low Density Residential	RE1 Public Recreation
- Proposed	R2 Low Density Residential	R2 Low Density Residential	R3 Medium Density Residential
Classification - Current	Community Land	Community Land	Community Land
- Proposed	Operational Land	Operational Land	Operational Land
Development Options	The land has potential for a three lot subdivision subject to Council approval	The land has potential for a two lot subdivision subject to Council approval	The land has potential for a three lot subdivision of 640sqm per lot subject to Council approval
Inspection Notes	Vacant Land. A slightly irregular shaped inside block, situated at road level gently sloping to the rear boundary	Vacant Land. A slightly irregular shaped, inside block, situated on a side street, at road level with a moderate fall to the rear and side boundaries. The property backs onto Railway lines	The parent parcel is known as 'Tharawal Park'. The portion of land to be reclassified and rezoned is vacant, irregular in shape with a gently sloping topography
5	6	7	8
Property Address	8 Ferrington Crescent, Liverpool	20A Frazer Avenue, Lurnea	15 Oatnas Boulevard, Middleton Grange
Legal Description Land Area (sqm)	Lot 3 DP 227788 556.4sqm	Lot 1103 DP 1051233 565sqm	Lot 2 DP 1141036 2,760sqm
Zoning - Current	R3 Medium Density Residential	RE1 Public Recreation	SP2 Infrastructure Drainage
- Proposed	R3 Medium Density Residential	R2 Low Density Residential	R1 General Residential
Classification - Current	Community Land	Community Land	Operational Land
- Proposed	Operational Land	Operational Land	Operational Land
Development Options	Single residential site	Single residential site	Two single residential sites of potential for further subdivision subject to Council approval
Inspection Notes	Vacant Land. An irregular shaped inside block, situated on a cul-de-sac, at road level, gently sloping to the front boundary	Vacant Land. A regular shaped inside block, situated on a side street, at road level with a moderately sloping topography	Vacant Land. Two separate parcels of land, slightly irregular in shape, being cleared and near level

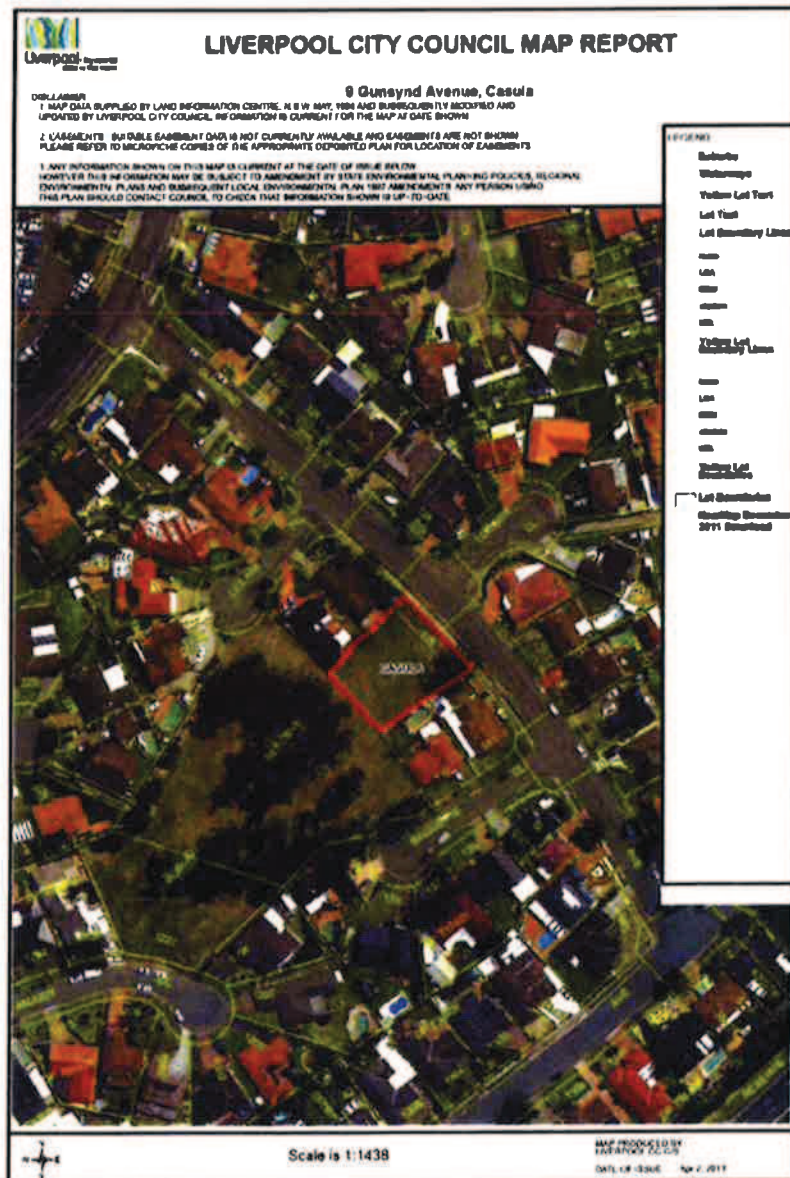
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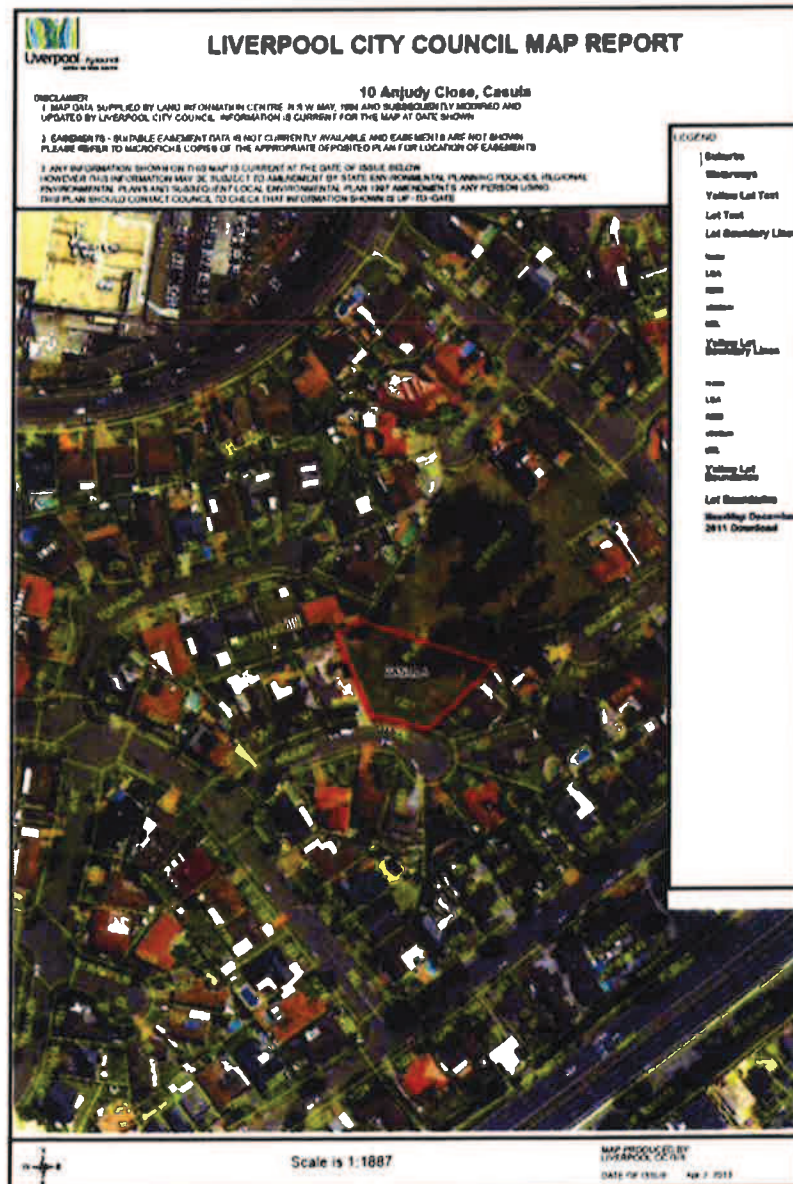
9		10		11		12	
Property Address	12A Brain Avenue, Lurnea	26 Wandiebury Road, Chipping Norton	Lot 18 DP 261574	2A Deerwood Avenue, Liverpool	Lot 183 DP 241158	72A Grevillea Crescent, Prestons	Lot 25 DP 244956 & Lot 118 DP 244942
Legal Description	Lot 145 & 146 DP 213510	Lot 145 & 146 DP 213510	Lot 18 DP 261574	Lot 183 DP 241158	Lot 183 DP 241158	Lot 25 DP 244956 & Lot 118 DP 244942	Lot 25 DP 244956 & Lot 118 DP 244942
Land Area (sqm)	2,650sqm	630sqm	630sqm	1,587sqm	1,587sqm	2,252sqm	2,252sqm
Zoning - Current	RE1 Public Recreation	IN2 Light Industrial	IN2 Light Industrial	RE1 Public Recreation	RE1 Public Recreation	RE1 Public Recreation	RE1 Public Recreation
Zoning - Proposed	R2 Low Density Residential	R2 Low Density Residential	R2 Low Density Residential	R2 Low Density Residential	R2 Low Density Residential	R2 Low Density Residential	R2 Low Density Residential
Classification - Current	Community Land	Community Land	Community Land	Community Land	Community Land	Community Land	Community Land
Classification - Proposed	Operational Land	Operational Land	Operational Land	Operational Land	Operational Land	Operational Land	Operational Land
Development Options	The land has potential for a four lot subdivision subject to Council approval	The land has potential for a four lot subdivision subject to Council approval	Single residential site	The land has potential for a three to five lot subdivision subject to Council approval	The land has potential for a three to five lot subdivision subject to Council approval	Potential three to four lot subdivision subject to Council approval	Potential three to four lot subdivision subject to Council approval
Inspection Notes	Vacant Land. Two irregular shaped, inside blocks, situated on a side street, at road level with a gently sloping topography. Dual street frontage.	Vacant Land. A regular shaped, corner block, situated on a local through street, at road level with near level topography.	Vacant Land. A regular shaped, corner block, situated on a local through street, at road level with near level topography.	Vacant Land. A slightly irregular shaped, corner block, gently sloping to the side and rear boundaries.	Vacant Land. A slightly irregular shaped, corner block, gently sloping to the side and rear boundaries.	Vacant Land. An irregular shaped, inside block, situated on a side street, at road level with near level topography. Dual street frontage.	Vacant Land. An irregular shaped, inside block, situated on a side street, at road level with near level topography. Dual street frontage.

13		14	
Property Address	230 Newbridge Road, Moorebank	99-101 Rose Street, Liverpool	Part Lot 6 DP 1050036
Legal Description	Lot 56 DP 567062 & Lot 42 DP 237025	Part Lot 6 DP 1050036	Part Lot 6 DP 1050036
Land Area (sqm)	555sqm	300sqm	300sqm
Zoning - Current	R3 Medium Density Residential	RE1 Public Recreation	RE1 Public Recreation
Zoning - Proposed	B6 Enterprise Corridor	B2 Local Centre	B2 Local Centre
Classification - Current	Community Land	Operational Land	Operational Land
Classification - Proposed	Operational Land	Operational Land	Operational Land
Development Options	Potential sale or lease to the adjoining owner.	Potential sale or lease to the adjoining owner.	Potential sale or lease to the adjoining owner.
Inspection Notes	A level rectangular shaped parcel adjoining a commercial premises. Graded area with pathway and power/light poles.	A level rectangular shaped parcel adjoining a commercial premises. Graded area with pathway and power/light poles.	A level rectangular shaped parcel adjoining a commercial premises. Graded area with pathway and power/light poles.

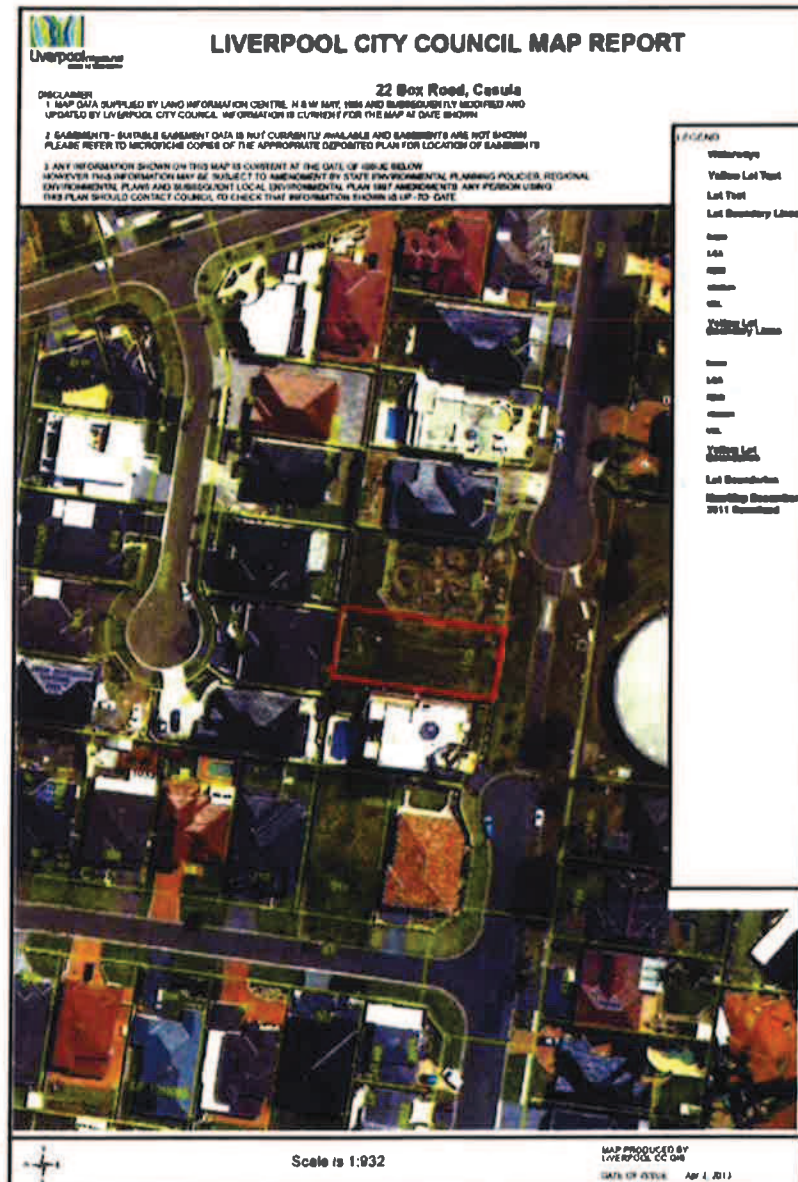














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