

APPENDIX 2

IMPACTS OF PROPOSED CHANGES ON COUNCIL OWNED LAND

Council owned land affected by New City Plan

In accordance with *LEPs and Council Land Best Practice Guidelines – Department of Urban Affairs and Planning 1997*, Council owned land that is affected by the New City Plan is to include a statement of Council's interest in the land, anticipated development, financial implications, and any agreements in relation to the land.

Proposed changes to zone and/or floor space ratio and height of buildings to Council owned land – Refer to Table 1: *Proposed Changes – Council Owned Land* in the body of the report.

Site	Property Address	Zone	FSR	Height
Site No 1 Civic Centre	2 Belgrave Street KOGARAH (LOTS: 46-48 SEC: F DP: 1397)	No change	From 3.5:1-4:1 to 4.5:1	From 18m-21m to 39m
Site No 2 Old Customer Service Centre	84 Railway Parade KOGARAH (LOT: 4 SEC: F DP: 1397)	No change	From 1.6:1-2:1 to 2.5:1	9-12m
Site No 3	16 Gray Street, KOGARAH (LOT: 2 DP: 804742; LOT: 4 DP: 804742)	No change	From 1.3:1 to 4.5:1	From 9m to 39m
Site No 4 Kogarah Town Square/Car Park	1A O'Keefes Lane KOGARAH (LOT: 3 DP: 1035951)	No change	From building envelope to FSR 4.5:1	39m
Site No 5 Kogarah Library	4-6 Derby Street KOGARAH (LOT: 12 DP: 1044833; LOT: 1 DP: 1035951)	No change	From building envelope to FSR 4.5:1	39m

Site No.1: 2 Belgrave St KOGARAH

Land Description

Council is the owner of the subject land described as Lot 46, 47 and 48 in Deposited Plan 1397 identified in the map and aerial image below.

The land is within the Kogarah Town Centre and contains the administration buildings for Council, including the Council Chambers, Civic Centre and Customer Service Centre.



Site	Address	Proposed Zoning	Proposed FSR	Proposed HOB
Civic Centre	2 Belgrave Street KOGARAH (LOTS: 46-48 SEC: F DP: 1397)	No change	From 3.5:1 -4:1 to 4.5:1	From 18m- 21m to 39m

Statement of Council's interest:

- Council acquired this land in 1949 for the purpose of establishing the administration centre and library. Currently the civic centre and customer service centre are located on this land.
- The land is classified as operational land under the Local Government Act 1993.

Anticipated development

The site has an opportunity for several storeys of additional development on the site subject to assessment and approval in accordance with Council's controls and policies.

Financial implications

The land value is likely to increase following the proposed changes.

Any agreements over the land together with their duration, terms, controls, agreements to dispose of the land

No agreements have been proposed to be established over the subject lots.

Whether there has been an agreement for the sale or lease of the land

No proposal exists for the disposal of the subject land. No agreement to sell or lease the subject land has triggered the planning proposal.

Site No.2: Old Customer Service Centre, Kogarah

Land Description

Council is the owner of the subject land described as Lot4 in Deposited Plan 1397 identified in the map and aerial image below.

The land is within the Kogarah Town Centre and contains a two storey building with shopfront to Railway Parade. This building was previously used as Kogarah City Council's Customer Service Centre.



Site	Address	Proposed Zoning	Proposed FSR	Proposed HOB
Old Customer Service Centre	84 Railway Parade KOGARAH (LOT: 4 SEC: F DP: 1397)	No change	From 1.6:1- 2:1 to 2.5:1	9-12m

Statement of Council's interest:

- Council acquired this land for the purpose of the customer service centre.
- The shop has been vacant since 2014.
- Council intends to lease the building.
- The land is classified as operational land under the Local Government Act 1993.

Anticipated development

The site has an opportunity for additional development on the site subject to assessment and approval in accordance with Council's controls and policies.

Financial implications

The land value is likely to increase following the proposed changes.

Any agreements over the land together with their duration, terms, controls, agreements to dispose of the land

No agreements have been proposed to be established over the subject lots.

Whether there has been an agreement for the sale or lease of the land

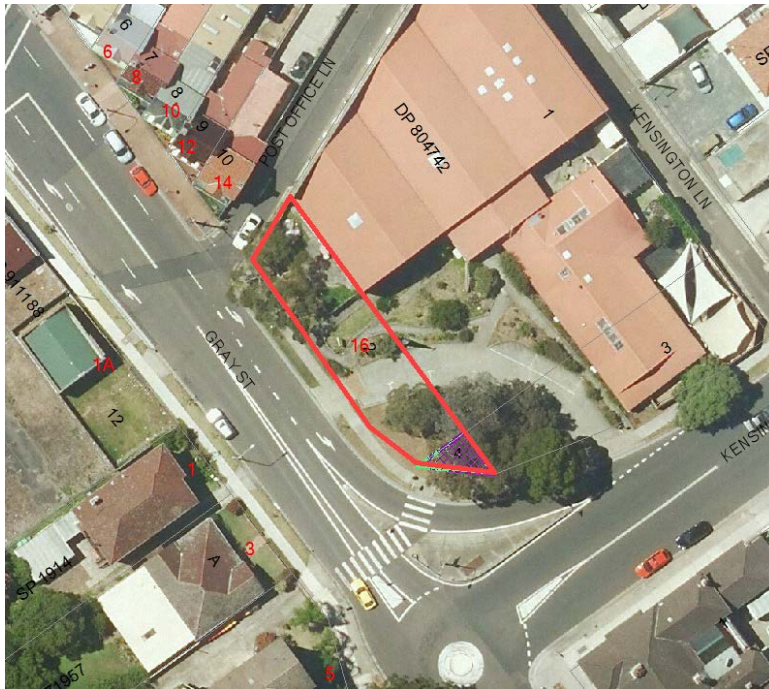
No proposal exists for the disposal of the subject land. No agreement to sell or lease the subject land has triggered the planning proposal.

Site No. 3: 16 Gray St, Kogarah

Land Description

Council is the owner of the subject land described as Lot 2 in Deposited Plan 804742 and Lot 4 in Deposited Plan 804742 identified in the map and aerial image below.

The land is currently leased to the Uniting Church of Australia Property Trust (NSW) for use with their adjoining premises.



Site	Address	Proposed Zoning	Proposed FSR	Proposed HOB
	16 Gray Street, KOGARAH (LOT: 2 DP: 804742; LOT: 4 DP: 804742)	No change	From 1.3:1 to 4.5:1	From 9m to 39m

Council's proposed future use of the land

The site has an opportunity for several storeys of additional development on the site subject to assessment and approval in accordance with Council's controls and policies. However, there are currently no proposed changes to the future use of the land.

Anticipated physical or operational changes

No physical or operational changes are currently noted to occur following the proposed changes to development standards.

Council's ownership and interest in the land

- Council is the owner of the land as freehold in fee simple.
- Council acquired this land in 1991 as part of a land swap for No. 24 Gray Street (site of Council's former baby health centre) for the redevelopment of adjoining land that included road widening.
- The land is leased to the adjoining land owner with a "right of carriageway" for the provision of a driveway and parking over the land.
- The land is classified as operational land under the Local Government Act 1993.

Financial implications of the reclassification

The land value is likely to increase following the proposed changes. However, due to Council having no proposals or agreements to dispose of or change the current use of the land, it is not expected to affect the value or have a financial impact.

Any agreements over the land together with their duration, terms, controls, agreements to dispose of the land

No agreements have been proposed to be established over the subject lots to dispose of the land other than the existing lease. The subject land is currently used by the Uniting Church incorporated into their grounds.

Whether there has been an agreement for the sale or lease of the land

No proposal exists for the disposal of the subject land. No agreement to sell or lease the subject land has triggered the reclassification.

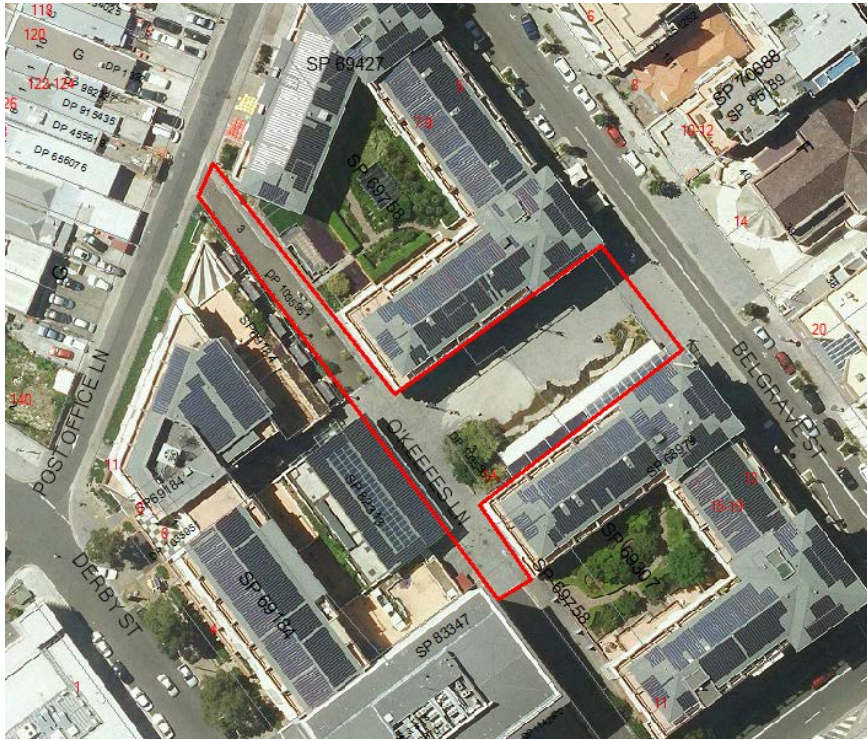
The land is already under an existing lease to the Uniting Church for a period of 98 years.

Site No. 4: Kogarah Town Square/Car park

Land Description

Council is the owner of the subject land described as Lot 3 in Deposited Plan 1035951 identified in the map and aerial image below.

The land forms part of O’Keefes Lane and the Kogarah Town Square.



Site	Address	Proposed Zoning	Proposed FSR	Proposed HOB
Kogarah Town Square/Car Park	1A O'Keefes Lane KOGARAH (LOT: 3 DP: 1035951)	No change	From building envelope to FSR 4.5:1	39m

Council’s ownership and interest in the land

- Council is the owner of the land as freehold in fee simple.
- This lot contains the Kogarah Town Square and O’Keefes Lane.
- The land was redeveloped in 2001 for the purpose of the Kogarah Town Square development.
- The land is classified as operational land under the Local Government Act 1993.

Council's proposed future use of the land

The site has an opportunity for several storeys of additional development on the site subject to assessment and approval in accordance with Council's controls and policies. However, there are no proposed changes to the future use of the land.

Anticipated physical or operational changes

No physical or operational changes are currently noted to occur following the proposed changes to development standards.

Financial implications of the reclassification

The land value is likely to increase following the proposed changes. However, due to Council having no proposals or agreements to dispose of or change the current use of the land, it is not expected to affect the value or have a financial impact.

Any agreements over the land together with their duration, terms, controls, agreements to dispose of the land

No agreements have been proposed to be established over the subject lots.

Whether there has been an agreement for the sale or lease of the land

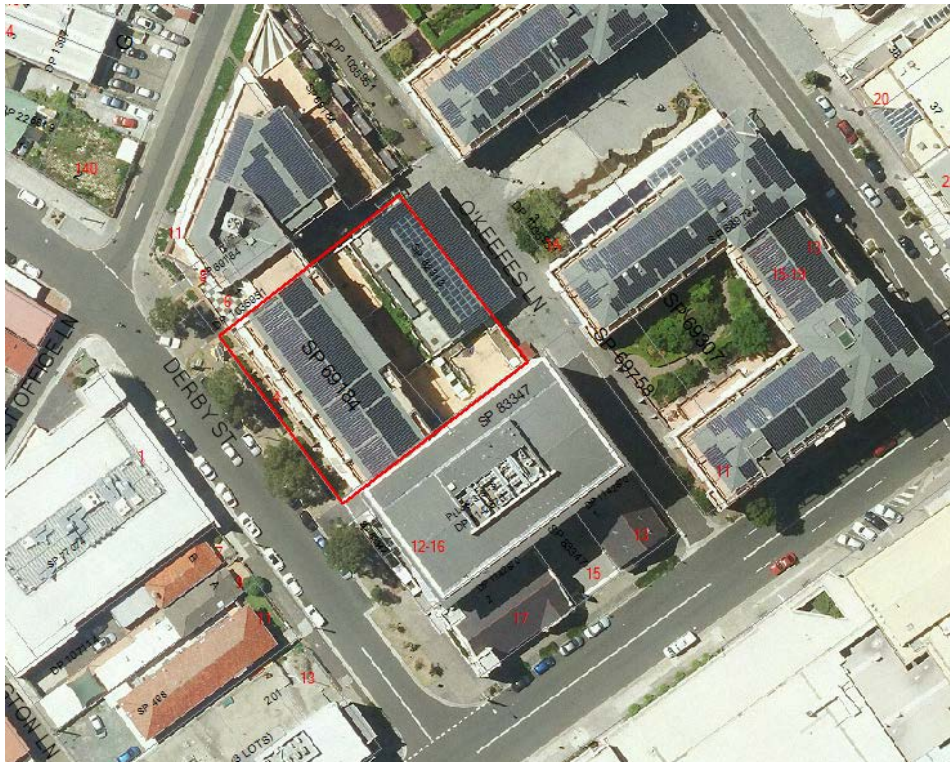
No proposal exists for the disposal of the subject land. No agreement to sell or lease the subject land has triggered the planning proposal.

Site No. 5 Kogarah Library

Land Description

Council is the owner of the subject land described as Lot 12 in Deposited Plan 1044833 and Lot 1 in Deposited Plan 1035951 identified in the map and aerial image below.

The land is within the Kogarah Town Square development and forms the Kogarah Central Library over two levels.



Site	Address	Proposed Zoning	Proposed FSR	Proposed HOB
Kogarah Library	4-6 Derby Street KOGARAH (LOT: 12 DP: 1044833; LOT: 1 DP: 1035951)	No change	From building envelope to FSR 4.5:1	39m

Council's ownership and interest in the land

- Council is the owner of the land as freehold in fee simple.
- This lot contains the Kogarah Library.
- The land was redeveloped in 2001 for the purpose of the Kogarah Town Square development.
- The land is classified as operational land under the Local Government Act 1993.

Council's proposed future use of the land

The site has an opportunity for several storeys of additional development on the site subject to assessment and approval in accordance with Council's controls and policies. However, there are no proposed changes to the future use of the land.

Anticipated physical or operational changes

No physical or operational changes are currently noted to occur following the proposed changes to development standards.

Financial implications of the reclassification

The land value is likely to increase following the proposed changes. However, due to Council having no proposals or agreements to dispose of or change the current use of the land, it is not expected to affect the value or have a financial impact.

Any agreements over the land together with their duration, terms, controls, agreements to dispose of the land

No agreements have been proposed to be established over the subject lots.

Whether there has been an agreement for the sale or lease of the land

No proposal exists for the disposal of the subject land. No agreement to sell or lease the subject land has triggered the planning proposal.