

APPENDIX 3

RECLASSIFICATION OF COUNCIL OWNED LAND

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Proposed reclassification of Council owned land at No 1A Stuart Crescent, Blakehurst (Lot 2, DP794233)

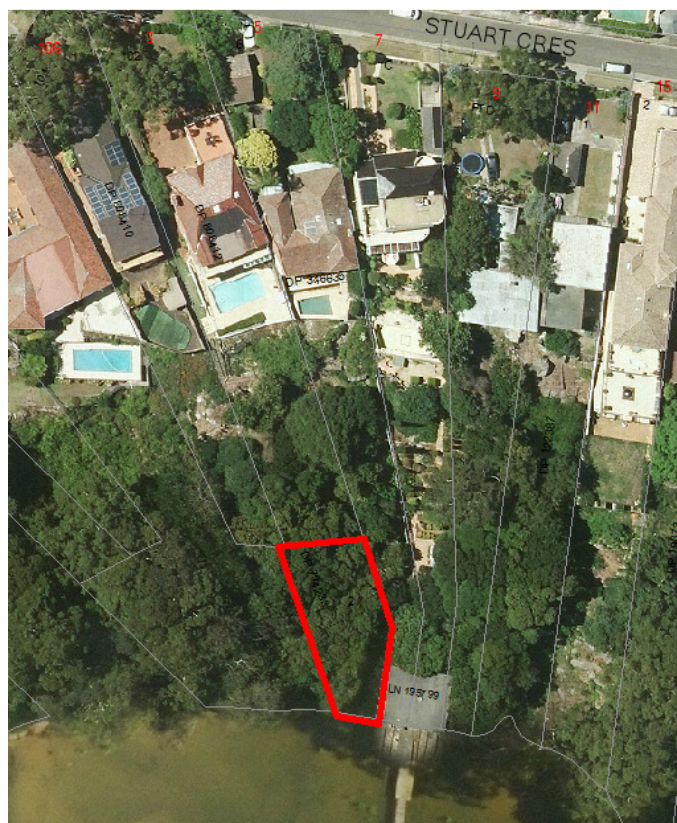
This is a 338m² parcel of land that is an isolated foreshore lot that was acquired by Council to form a Regional Open Space Corridor that included Ray Street Reserve and adjoining private lands under the County of Cumberland Plan (1951).

The NSW Government has since abandoned the acquisition of land along this section of the foreshore for the creation of a regional open space corridor in this location and as such the property is now an isolated parcel of land with no public access, other than from the water.

The adjoining sites, which are in private ownership were previously zoned 6(b) – Regional Open Space under Kogarah LEP 1998. After consultation with the Department of Planning (the acquisition authority for these sites), the 6(b) – Regional Open Space zoning was abandoned and the adjoining sites zoned E4 – Environmental Living in the Kogarah LEP 2012.

The parcel is landlocked and is only accessible from the water. It is recommended that the parcel be rezoned to R2 – Low Density Residential, consistent with the adjoining zoning.

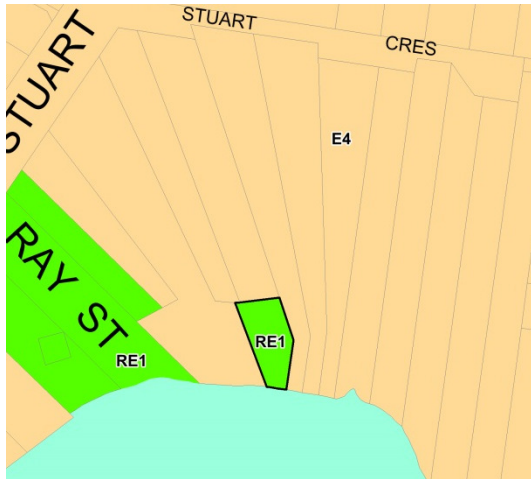
It is also recommended that Council reclassify the land from “community” to “operational” land and consider disposal of the land.



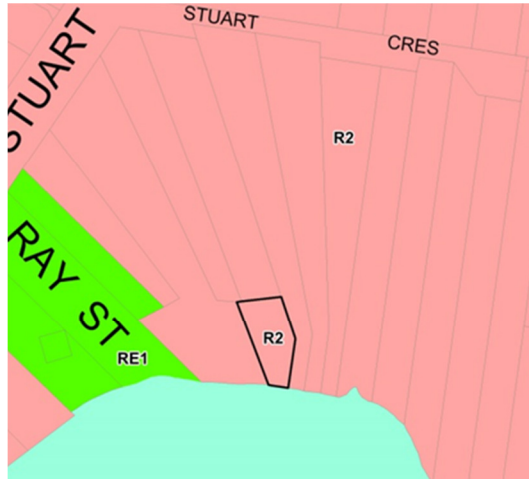
No 1A Stuart Crescent, Blakehurst

Possible future land uses

The subject site is proposed to be rezoned to R2 – Low Density Residential. It is an isolated foreshore lot which is only accessible via private property or the water. Council considers that that sites use as community land is restricted due to the lack of access to the community and potentially the site could be sold to the adjoining owner to provide waterfront access.



Existing Zoning KLEP 2012



Proposed Zoning

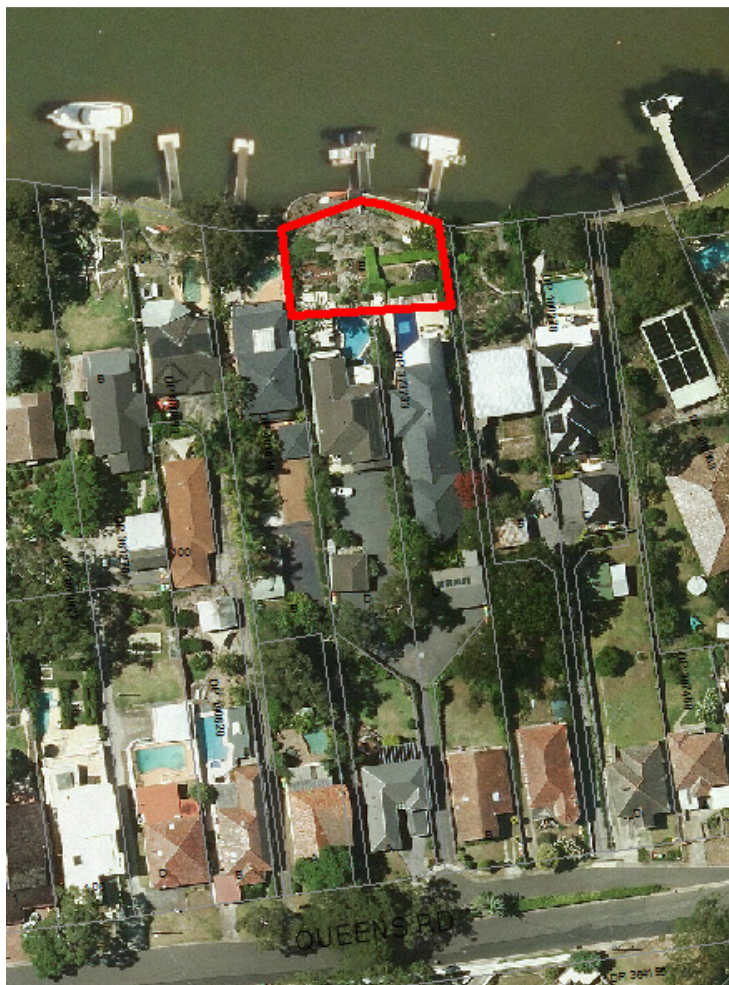
Proposed reclassification of Council owned land at No 21A Queens Road, Connells Point (Lot E, DP373733)

No 21A Queens Road, Connells Point was acquired by Council to form a foreshore link to Redin Place Reserve. The continuation of the foreshore link however has now been abandoned and the lot remains as an isolated parcel of open space, only accessible from the water.

The subject site is currently leased to the adjoining land owners at No. 15 and No. 21 Queens Road, as an extension to their private open space and provides these properties with waterfront access. The subject site contains landscaping, steps and two (2) private jetties.

The parcel is landlocked and is only accessible from the water. It is recommended that the parcel be rezoned to R2 – Low Density Residential, consistent with the adjoining zoning.

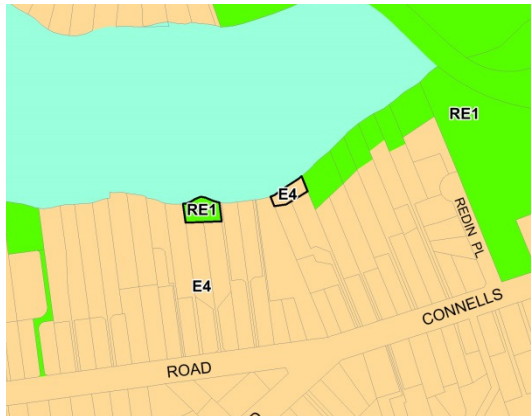
It is also recommended that Council reclassify the land from “community” to “operational” land and consider disposal of the land.



No 21A Queens Road, Connells Point

Possible future land uses

The subject site is proposed to be rezoned to R2 – Low Density Residential. It is an isolated foreshore lot which is only accessible via private property or the water. Council considers that that sites use as community land is restricted due to the lack of access to the community and potentially the site could be sold to the adjoining owner to provide waterfront access.



Existing Zoning KLEP 2012

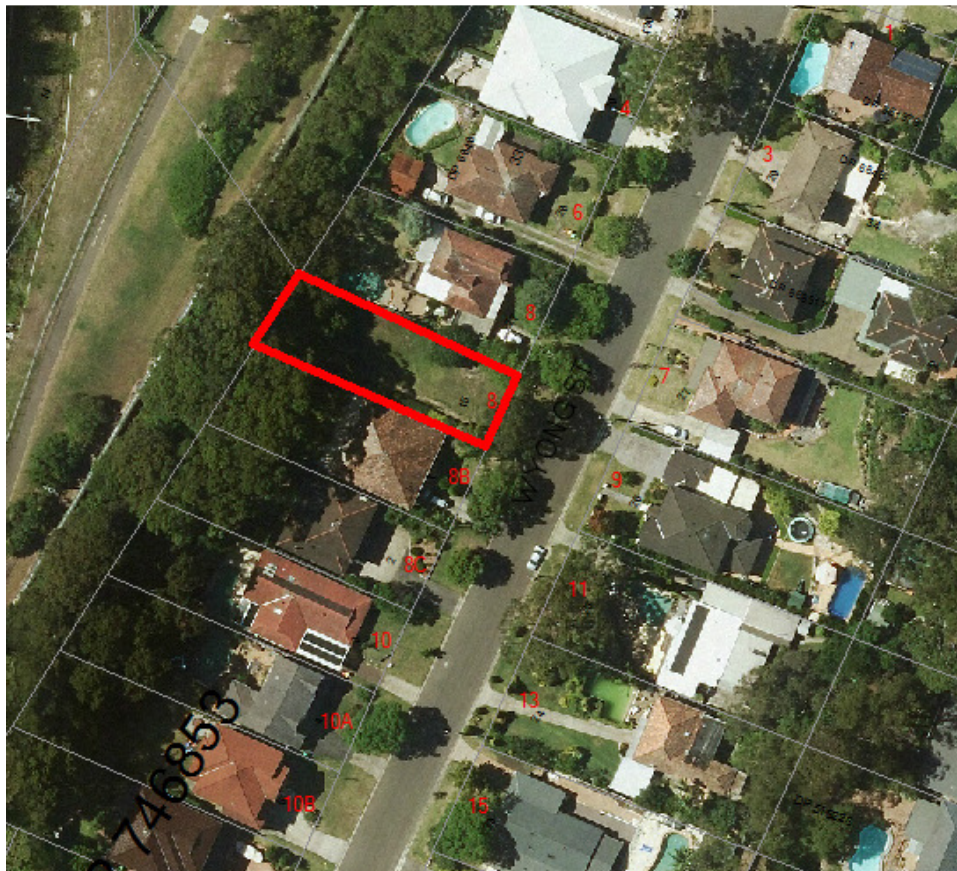


Proposed Zoning

Proposed Reclassification of Council owned land at No. 8A Wyong Street, Oatley (Lot 15, DP 746853)

No. 8A Wyong Street is open space that is situated between two dwellings and adjoins the railway reserve however there is no access from this parcel of land onto the adjoining reserve. The land previously contained playground equipment however this was removed due to its age and lack of use.

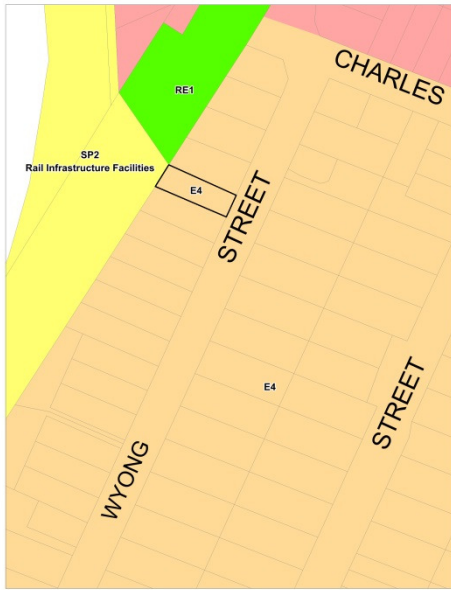
The subject site is currently zoned E4 – Environmental Living and the area has been identified as low usage as open space. Council currently maintains the site (grass mowing) and there is no equipment or furniture situated in the park.



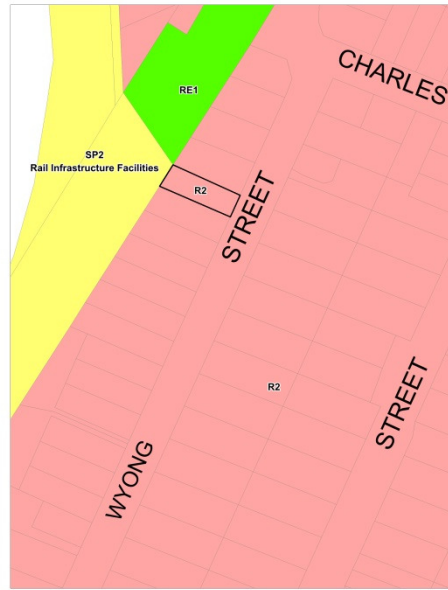
No 8A Wyong Street, Oatley

Possible future land uses

The subject site does not provide any community benefit in that it does not provide linkages to other existing open space. It is considered appropriate to convert the zoning to R2 – Low Density Residential and reclassify the parcel from “community” to “operational” land and consider disposal of the land.



Existing Zoning KLEP 2012



Proposed Zoning