

Planning Proposal – Mimosa Park 22 Box Road, Casula

FACT
SHEET

The Proposal

Liverpool City Council is exhibiting a Planning Proposal which intends to change planning controls in the *Liverpool Local Environmental Plan 2008* at **22 Box Road, Casula** (Lot 1103 DP 1051233).

The site is a Council owned public reserve. Investigations have found the site is not suitable for development as a public park. The proposed change will allow for the site to be redeveloped as a low density residential use (e.g. dwelling). The sale of the site will generate funds to further embellish Jardine Park, Casula.

What changes are proposed?

This proposal seeks to amend the *Liverpool Local Environmental Plan 2008* (the LEP). It includes a change in zone from RE1 Public Recreation to R2 Low Density Residential. The surrounding low density residential controls (height of building of 8.5m, floor space ratio of 0.6:1 and minimum lot size of 300sqm) are proposed to be applied to the site.

It also includes the reclassification of the site from Community Land to Operational Land, to enable its sale by Council to private ownership.

What is the Liverpool Local Environmental Plan (LEP)?

The LEP contains controls for development, including permissible uses, height of buildings and maximum amount of floor space. These controls guide development for majority of land in the Liverpool Local Government Area.

Any future residential development would still require planning approval either by a Development Application to Council or via a Complying Development Certificate.

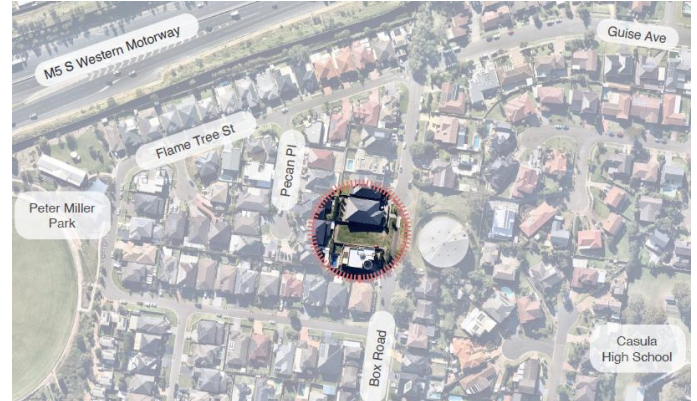


Image: Subject Site at 22 Box Road, Casula

How can I make a submission?

Written submissions on the planning proposal can be made via:

- Online Link: [Liverpool Listens](https://liverpoolnsw.gov.au/liverpool-listens); or
- Email: lcc@liverpool.nsw.gov.au.

Submissions are to be received by 5pm on **14 August 2023**, quoting **RZ-9/2022**.

Public Hearing

A Public Hearing is required for the reclassification of Community Land. This will be held on **21 September 2023 at 5:30pm**, at Lurnea Community Centre, to discuss the planning proposal and reclassification.

Need more information?

Please direct enquiries about the proposal to Brianna van Zyl, Senior Strategic Planner on 8711 7940 or vanzylb@liverpool.nsw.gov.au

What happens next?

Submissions from the Exhibition, results of the Public Hearing will be reported to a Council meeting in 2023 to determine if the planning proposal should proceed.