

Attachment 1: Information Checklist for proposals to classify or reclassify public land through an LEP

The current and proposed classification of the land:

22 Box Road Casula is currently classified Community land the proposal seeks to re-classify the land to operational land.

Whether the land is a public reserve (define in the LG Act)

Yes, the land is a public reserve as defined in the Local Government Act.

The strategic and site specific merit of the reclassification and evidence to support this:

The Strategic and Site Specific Merit tests for the reclassification are outlined in the planning proposal documents. The Safety Design Study also provides the evidence of why the site was not suitable to be embellished.

Whether the planning proposal is the result of a strategic study or report'

The planning proposal was a result of an investigation to embellish the reserve as a park. However, it was discovered that the site was not considered safe due to the change in levels. Council then resolved for the site to be rezoned and reclassified.

Whether the planning proposal is consistent with Councils community plan or other local strategic plan:

Yes the proposal is consistent, and this is outlined in the planning proposal document.

A summary of Council's interest in the land including how and when it was first acquired.

The land was vested in Councils ownership on 14/04/2003 upon registration of DP1051233 when it was dedicated as a public reserve.

Whether an interest in the land is proposed to be discharged and if so, an explanation of the reason why.

Table 1: Title Search Restrictions - Lot 1103 DP 1051233

1	Reservations and conditions in the Crown Grant(s)	No change proposed.
2	The land within described is Public Reserve	Extinguish as part of reclassification, as the land is not for public reserve.
3	DP1047363 Restriction(s) on the use of land referred to and numbered (2) in the S.88B Instrument affecting the part shown so burdened in the title diagram	Extinguish, as this restriction is regarding fencing is from a historical DP (same as 5 below).
4	DP1051230 Easement to drain water 1.2metre(s) wide appurtenant to the land above described	Extinguish, as this is a historical DP with the same drainage easement within no.6 below.
5	DP1051230 Restriction(s) on the use of land referred to and numbered (2) in the S.88B Instrument	Extinguish, as this restriction is regarding fencing is from a historical DP (same as 3 above).
6	DP1051233 Easement to drain water 1.2metre(s) wide appurtenant to the land above described	No change proposed.

The effect of the reclassification (including the discharged. Public open space, the land ceases to be a public reserve or particular interest will be discharged

Yes

Evidence of public reserve status or relevant interests or lack there of applying to the land

DP1051233 has a notation in the statement in the intention panel that it is intended to create Lot 1103 as a public reserve. This is reflected in the title search.

Current use of the land and whether uses are authorized or unauthorised

The land is currently a vacant block of land. No development has occurred on the site.

Current or proposed lease agreements apply to the land, together with their duration, terms and controls.

N/A

Current or proposed business dealings (eg agreement for the sale or lease of the land)

No current business dealings

Any rezoning associated with the reclassification.

Yes, the site is proposed to be rezoned to R2 Low Density Residential. The rezoning will also apply a floor space ratio, lot size and height of building control on the site.

How council may or will benefit financially, and how these funds will be used

The funds from the sale of Mimosa Park will be used to further embellish / upgrade Jardine Park which is 2km from the subject site.

How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal

Council resolution of 31/08/2022 states the proceed from any future sale to be allocated for the future embellishment of Jardine Park.

A land reclassification (part lots map) in accordance with any standard technical requirements for spatial datasets and maps, if land is to be reclassified does not apply to the whole lot.

Attached to this checklist.

Preliminary comments by a relevant government agency including an agency that dedicate the land to Council

Expected to occur during the gateway consultation.