

Planning Proposal

Draft Liverpool LEP 2008 Amendment No. 52

28 and 46-86A Bathurst Street; 25, 127-271 and 150-256 and 274 George Street; Lot 20, 210-250 and 113-247 Northumberland Street; 100, 132-290 and 127-291 Macquarie Street; 2-24 and 11-79 Scott Street; Part of Lot 1, Lot 2, Lot 30, Lot 31, 161-277 and 140 Bigge Street; 1 and 8-38 Railway Street; 6-112 and 7-85 Moore Street; 13-47 Memorial Avenue; Part of Lot 2 Railway Lands, and Part of Lot 9 Atkinson Street; and 57 Elizabeth Drive Liverpool – Rezoning from B3 Commercial Core to B4 – Mixed Use and amending Floor Space ratio and Height of Buildings;

38-52 Scott Street; 22-52 Memorial Avenue; 68-92 Bathurst Street; 2-22 Norfolk Street; 7-9 Short Street; 123-127 Castlereagh Street; 297-431 and 296-406 and Part of 420 Macquarie Street; 37-151 and 18-190 Terminus Street; 9-25 Pirie Street; 1-9 and 2-8 Speed Street and Lot 3 Speed Street, Liverpool – Amending Floor Space ratio and Height of Buildings; and

Lot 1 DP 827031, Lot 2 DP 827031, Lot 3 DP 827031, Lot 100 DP 1067487, Part Lot 501 DP 1165217, Lot 1 DP 596770, Lot 100 DP 1097121, DP 596770 Cnr Lot 3 and Lot 3 DP 1137425 – Designation as Long term Civic Site

June 2015

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Background and Site Identification

The Site

The subject site comprises approximately 70 hectares of urban land within the Liverpool City Centre, being all land in Liverpool City Centre currently zoned B3 – Commercial Core, land zoned B4 – Mixed Use as defined below and the Liverpool Hospital Precinct.

This planning proposal seeks to rezone land at 28 and 46-86A Bathurst Street; 25, 127-271 and 150-256 and 274 George Street; Lot 20, 210-250 and 113-247 Northumberland Street; 100, 132-290 and 127-291 Macquarie Street; 2-24 and 11-79 Scott Street; Part of Lot 1, Lot 2, Lot 30, Lot 31, 161-277 and 140 Bigge Street; 1 and 8-38 Railway Street; 6-112 and 7-85 Moore Street; 13-47 Memorial Avenue; Part of Lot 2 Railway Lands, and Part of Lot 9 Atkinson Street; and 57 Elizabeth Drive Liverpool, as identified in Figure 1 below.

This planning proposal also seeks to modify principal development standards applying to a number of lots currently zoned B4 – Mixed Use, specifically 38-52 Scott Street; 22-52 Memorial Avenue; 68-92 Bathurst Street; 2-22 Norfolk Street; 7-9 Short Street; 123-127 Castlereagh Street; 297-431 and 296-406 and Part of 420 Macquarie Street; 37-151 and 18-190 Terminus Street; 9-25 Pirie Street; 1-9 and 2-8 Speed Street and Lot 3 Speed Street, Liverpool. These lots are identified in Figure 2 below.

Further, the Planning Proposal also seeks to designate the Liverpool Hospital Precinct (legally defined as Lot 1 DP 827031, Lot 2 DP 827031, Lot 3 DP 827031, Lot 100 DP 1067487, Part Lot 501 DP 1165217, Lot 1 DP 596770, Lot 100 DP 1097121, DP 596770 Cnr Lot 3 and Lot 3 DP 1137425) as a Long Term Civic Site. This would permit development of the site pursuant to the approval of a masterplan, to exceed the existing FSR and Height of Building controls, as explained in draft clause 7.5A of Liverpool Local Environmental Plan 2008 below.

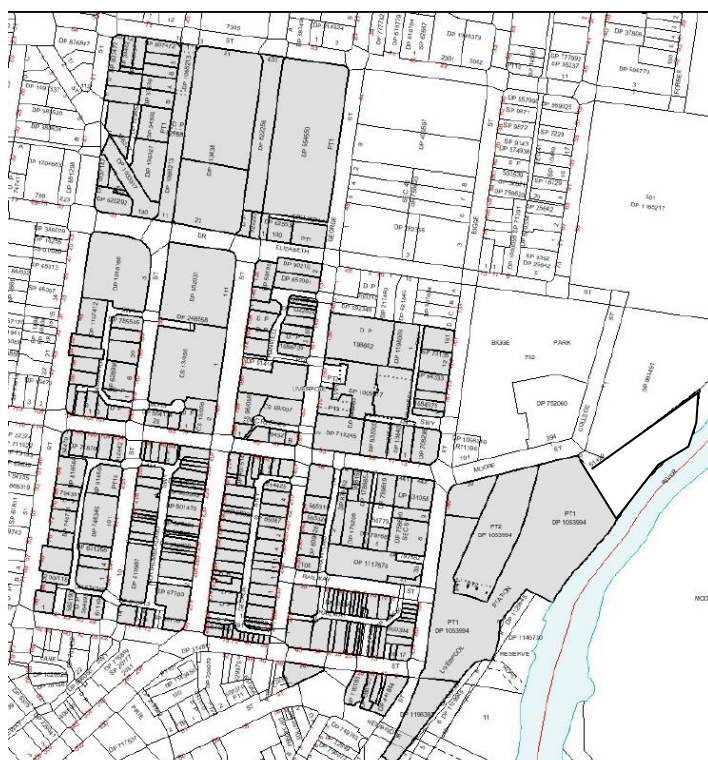


Figure 1: Subject lots shaded grey
Source: Liverpool Council GIS

The land to be rezoned is currently zoned B3 – Commercial Core which prohibits residential uses apart from hotel or motel accommodation. The subject site is currently occupied by a diverse range of commercial buildings including the Liverpool Westfield, the Liverpool train station and bus interchange, Liverpool Public School, St Luke’s Anglican Church, Council assets and a range of shops and offices.



Figure 2: Subject lots shades grey
Source: Liverpool Council GIS



Figure 3: Liverpool Hospital campus
Source: Liverpool Council GIS

Context

The subject site is located at the geographic centre of Liverpool city. It is largely situated within 400 metres walking distance from Liverpool train station and Liverpool bus interchange and within 400m of Liverpool's retail centre. Liverpool Hospital is located less than 400m to the north east. The site is also adjacent to Bigge Park, Liverpool City Centre's premier open space.

Background to the proposal

Council held a workshop on 29 November 2014 to discuss its vision for Liverpool City Centre. Councillors outlined their vision for the Liverpool City Centre as follows:

- The capital of the Great South West;
- A city defined by interesting architecture which is diverse and distinctive;
- A place where people want to work, live and enjoy;
- An 18 hour city characterised by activity and intensity both day and night;
- A true river city; and
- A well connected, workable, walkable city.

The workshop agreed this would be delivered by:

- Amendments to the Liverpool Local Environmental Plan (LLEP) 2008 and Liverpool Development Control Plan (LDCP) 2008;
- Traffic and transport improvements (to be drawn from comprehensive traffic and parking studies);
- Provision of high quality architecture and urban design; and
- Providing a high degree of urban amenity (streetscape, parks etc.).

It was also agreed that there was a need to develop a strategy to become Sydney's third capital and an action plan to deliver necessary infrastructure.

A Councillor briefing was held on 19 February 2015 at which it was agreed that Council Officers would report back to Council with the proposed changes to the LLEP 2008 based on the presentation at the workshop. These changes include:

- Rezoning the lands zoned B3 – Commercial Core to B4 – Mixed Use to encourage the development of residential uses in the city centre;
- Identifying planning precincts (specifically 'Fine Grain', 'Mid Rise' and 'Long Term Civic Sites') in the Liverpool City Centre;
- Relating planning controls to the precincts; and
- Improving connectivity.

This planning proposal will seek to rezone the Liverpool City Centre's commercial hub from B3 – Commercial Core to B4 – Mixed Use and amend the principle development standards applying to the land to facilitate the outcomes sought for each precinct including building typologies. It is also proposed to make amendments as necessary to LDCP 2008, particularly Part 4 which provides development controls for the Liverpool City Centre.

Delegation:

Council is seeking an authorisation to make the plan pursuant to s59 of the Environmental Planning and Assessment Act 1979.

Part 1- Objectives

The objective of this planning proposal is to alter the zoning applying to the Liverpool City Centre to permit mixed use development. Council is concerned that the current zoning of Liverpool City Centre has not led to the development of a commercial core as envisaged by the *Revitalising Liverpool City Centre Plan 2006*. In the nine years since the adoption of the plan, the commercial core of Liverpool City Centre has largely failed to develop.

Council believes that by rezoning the Liverpool City Centre to permit mixed use, that the new zoning would encourage the development of greater levels of residential development in the Liverpool City Centre, which would in turn increase the resident population and increase demand for retail and other commercial services, acting as a catalyst for further development, including commercial development.

The objectives of the planning proposal are underpinned by a strategic study commissioned by Council and by the results of a study commissioned by the Department of Planning and Environment, which demonstrate that demand for standalone office development in Liverpool City Centre is likely to remain weak for many years to come.

The planning proposal seeks to facilitate a mixed use vibrant 18 hour city centre; a walkable city that offers both living, recreation and work opportunities; and a city that addresses and makes use of its proximity to the Georges River and the amenity that generates. It also seeks to define legible character precincts based on ownership pattern, subdivision pattern, street block patterns and the role of the street and public domain.

This planning proposal also seeks to facilitate an urban form that responds to the character of the specific precinct, is able to incorporate different building typologies and offers a range of economic opportunities. It is also intended to enable individual owners to develop sites without amalgamation, to improve access to and connectivity within the Liverpool City Centre, to de-couple car parking from development where appropriate and to develop building form based codes for each precinct.

Part 2- Explanation of provisions

1. Rezone 28 and 64-86A Bathurst Street; 25, 127-271 and 148-256 George Street; Lot 20 and 210-250 Northumberland Street; 124-290 and 127-291 Macquarie Street; 2-24 and 11-79 Scott Street; Lot 1, Lot 2, 133-277 and 140 Bigge Street; 1 and 6-38 railway Street; 6-112 and 7-85 Moore Street; and 57 Elizabeth Drive Liverpool from B3 – Commercial Core to B4 – Mixed Use.
2. Create three planning precincts on land zoned B4 – Mixed Use in the Liverpool City Centre on newly zoned land as defined in 1 above, and on certain existing land zoned B4 – Mixed Use being 38-52 Scott Street; 68-92 Bathurst Street; 2-22 Norfolk Street; 7-9 Short Street; 297-431 and 296-420 Macquarie Street; 37-151 and 18-190 Terminus Street; 1-9 and 2-8 Speed Street and Lot 3 Bigge Street, Liverpool. Liverpool Hospital would also be included within the Long Term Civic Sites Precinct as defined above. The

three precincts are to be called the Fine Grain Precinct, the Mid Rise precinct and the Long Term Civic Sites Precinct.

- 2a. The Fine Grain Precinct would include the following sites, 132-290 Macquarie Street and 165-291 Macquarie Street. The precinct would be shown as being within Area 7 on the Floor Space Ratio Map. The maximum FSR of any site within the precinct would be mapped as 2.5:1. However, it is intended to amend clause 4.4 of LLEP 2008 to permit the FSR of buildings that are “compatible with the desired future character of the precinct in terms of building form” to exceed 2.5:1 as detailed below. The maximum height of any building within the Fine Grain Precinct would be mapped as 21 metres on the Height of Buildings Map.
- 2b. The Mid Rise Precinct would include the following sites, 28 and 64-86A Bathurst Street; 25, 127-271 and 148-256 George Street; Lot 20 and 210-250 Northumberland Street; 2-24 and 11-79 Scott Street; Lot 1, Lot 2, 133-277 and 140 Bigge Street; 1 and 6-38 Railway Street; 6-112 and 7-85 Moore Street; 57 Elizabeth Drive; 38-52 Scott Street; 68-92 Bathurst Street; 2-22 Norfolk Street; 7-9 Short Street; 297-431 and 296-420 Macquarie Street; 37-151 and 18-190 Terminus Street; 1-9 and 2-8 Speed Street and Lot 3 Bigge Street, Liverpool. The precinct would be shown as being within Area 8 on the Floor Space Ratio Map. The maximum FSR of any site within the precinct would be mapped as 3.0:1. However, it is intended to amend clause 4.4 of LLEP 2008 to permit the FSR of buildings that are “compatible with the desired future character of the precinct in terms of building form” to exceed 3.0:1 as detailed below. The maximum height of any building within the Mid Rise Precinct would be mapped as 28 metres on the Height of Buildings Map.
- 2c. Long Term Civic Sites would include the follow lots: Lot 1 DP 1053994, Lot 2 DP 1053994, Lot 30 DP 859887, Lot 1 DP 50779, Lot 10 DP 303625, Lot 1 DP 178665, Lot 3 DP 878452, Lot 8 Sec 61 DP 758620, Lot 6 DP 797682, Lot 4 DP 797682, Lot 1 DP 956168, Lot 441 DP 831058, Lot 30 DP 1117676, Lot 1 DP 178206, Lot 1 DP 878452, Lot 2 DP 878452, Lot 4 DP 878452, Lot 9 Sec 61 DP 758620, Lot 5 DP 797682, Lot 7 DP 797682, Lot 1 DP 799619, Lot 442 DP 831058, Lot 31 DP 1117676, Lot 1 DP 827031, Lot 2 DP 827031, Lot 3 DP 827031, Lot 100 DP 1067487, Part Lot 501 DP 1165217, Lot 1 DP 596770, Lot 100 DP 1097121, DP 596770 Cnr Lot 3 and Lot 3 DP 1137425 being the Liverpool rail station/bus interchange site, the Liverpool Public School/Old Liverpool Courthouse site and the Liverpool Hospital Precinct. The Long Term Civic Sites would be shown as being within Area 9 on the Floor Space Ratio Map. The maximum FSR of any site within the precinct would be mapped as 2.5:1. The maximum height of any building within the Long Term Civic Sites Precinct would be mapped as 28 metres on the Height of Buildings Map, with the exception of the Liverpool Hospital Precinct, which would retain its current 35 metre height limit. However, this planning proposal seeks to add clause 7.5A Long Term Civic Sites to LLEP 2008 which would specify that where the applicant lodges an approved masterplan for the site, the FSR of buildings may exceed 2.5:1 to a maximum FSR of 7:1 and the height of buildings may exceed the height shown on the Height of Buildings Map as described below.
3. Sites located within Mid Rise Precinct with a minimum area of 1500sqm, that meet the criteria described below, may be considered for development as an Opportunity Site. This planning proposal seeks to add clause 7.5B Opportunity Sites to LLEP 2008 which would specify that where the applicant lodges an approved masterplan for the site, the FSR of buildings may exceed 3.0:1 to a maximum FSR of 10:1 and the height of buildings may exceed 28 metres as described below. Concomitantly, this planning proposal

seeks to delete provisions of clauses 7.5(4) to 7.5(7) of LLEP 2008 relating to Key Sites in the Liverpool City Centre, to amend clause 7.5(8) to define the Liverpool Design Excellence Panel and to delete key sites identified pursuant to clause 7.5 from the Key Sites Map, as described below.

4. This planning proposal seeks to add an additional clause 7.4A Active Street Frontages in Liverpool City Centre. The clause would reference a new Active Street Frontages Map which would show the frontages on land zoned B4 – Mixed use in the Liverpool City Centre on which development consent would not be granted unless the consent authority is satisfied that any new building would have an active street frontage as defined below. Concomitantly, clause 7.16 of LLEP 2008 is to be amended as described below.

Mapping Amendments

This planning proposal foreshadows amendments to LEP 2008 maps as described in Table 1 below. It is assumed that Draft LLEP 2008 (Amendment 51) would be gazetted before Draft LLEP 2008 (Amendment 52) and therefore relevant maps as amended by Amendment 51 are referenced, albeit that these maps remain drafts.

Liverpool Environmental Map	Local Plan 2008	From (current) maps	To (proposed) maps
Land Zoning	LZN-011 (16/01/2015) LZN-012 (26/08/2011)	B3 – Commercial Core	B4 – Mixed Use
Floor Space Ratio	FSR-011 (16/01/2015) FSR-012 (31/03/2011) FSR-014 (12/07/2012)	Fine Grain Precinct – 3.0:1 and 5.0:1 Mid Rise Precinct – 2.5:1, 4.0:1 and 5.0:1	Fine Grain Precinct – 2.5:1 Mid Rise Precinct – 3.0:1 Addition of Area 7 (Fine Grain Precinct), Area 8 (Mid Rise Precinct) and Area 9 (Long Term Civic Sites)
Height of Buildings	HOB-011 (16/01/2015) HOB-012 (23/11/2009)	Fine Grain Precinct – 18 metres, 28 metres and 35 metres	Fine Grain Precinct – 21 metres

		Mid Rise Precinct – 35 metres, 80 metres and 100 metres	Mid Rise Precinct – 28 metres
Key Sites Map	KYS-011 (16/01/2014) KYS-012 (16/01/2014) KYS-014 (14/08/2013)	Key Sites in the Liverpool City Centre shown light blue, referencing LLEP 2008 clause 7.5	Liverpool City Centre Key Sites deleted
Active Street Frontages Map (New Map)	ASF-011 (19/05/2015) ASF-012 (19/05/2015)	New Map – nothing existing	Mark selected street/lane frontages to show where development must meet the requirements of clause 7.4A

Table 1: LLEP 2008 maps to be amended to give effect to the proposed rezoning of the subject site.

Draft amendments to LLEP 2008 in detail

As noted above, this planning proposal seeks to add the following clauses to LLEP 2008:

- 7.4A Active Street Frontages in Liverpool City Centre
- 7.5A Long Term Civic Sites
- 7.5B Opportunity Sites

This planning proposal also seeks to amend the following clauses of LLEP 2008:

- Clause 4.4 Floor Space Ratio
- Clause 7.3 Car parking in Liverpool City Centre
- Clause 7.5 Design excellence in Liverpool City Centre
- Clause 7.16 Ground Floor development in zones B1, B2 and B4

A detailed description of the proposed amendments follows.

7.4A Active street frontages in Liverpool City Centre

- (1) The objectives of this clause are:
 - (a) to promote uses that attract pedestrian traffic along certain ground floor street frontages in Zone B4 Mixed Use areas in Liverpool City Centre.
- (2) This clause applies to land identified as “Active Street Frontages” on the Active Street Frontages Map.
- (3) Development consent must not be granted for the erection of a building, or a change of use of a building, on land to which this clause applies unless the

consent authority is satisfied that the building will have an active street frontage after its erection or change of use.

- (4) Despite subclause (3), an active street frontage is not required for any part of a building that is used for any of the following:
 - (a) entrances and lobbies (including as part of mixed use development),
 - (b) access for fire services,
 - (c) vehicular access.
- (5) In this clause, a building has an **active street frontage** if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises and all street frontages provide passive surveillance and access to the adjoining street.

7.5A Long Term Civic Sites

- (1) The objectives of this clause are to:
 - (a) Provide opportunities for cultural, educational, civic, transport, commercial, health and residential uses within the Liverpool City Centre
 - (b) Integrate existing civic uses, heritage buildings and places into the Liverpool City Centre
 - (c) Integrate transport infrastructure into the Liverpool City Centre
 - (d) Link Liverpool City Centre to the Georges River and Light Horse Park
 - (e) Link Bigge Park to Liverpool railway station
 - (f) Define the edge of Liverpool City Centre to the Georges River
 - (g) Create and enhance the heritage forecourts and places and
 - (h) Provide for car parking as required by Council.
- (2) Despite clause 4.4(2), the maximum floor space of a building on a lot in “Area 9” identified on the Floor Space Ratio Map may exceed 2.5:1 if the development application is submitted in association with an approved masterplan for the site.
- (4) The maximum floor space of a building granted development consent pursuant to this clause is to be derived from the building envelope as determined by the masterplan. Maximum floorspace will be calculated at 80% of the building envelope for commercial purposes and 75% of the building envelope for residential purposes. The Floor Space Ratio shall not exceed 7:1.
- (5) Despite clause 4.3(2), the maximum height of a building on a lot in “Area 9” identified on the Floor Space Ratio Map may exceed building height as shown on the Height of Buildings Map if the development application is submitted in association with an approved masterplan for the site.

7.5B Opportunity Sites

- (1) The objective of this clause is to provide for Opportunity Sites in Liverpool City Centre that can accommodate tower development.
- (2) Despite clause 4.4(2), the maximum floor space of a building on a lot in “Area 8” identified on the Floor Space Ratio Map may exceed 3.0:1 if the lot size exceeds 1500 square metres and:
 - (a) The site has multiple street or laneway/serviceway frontages
 - (b) The site can accommodate tower footprints of up to 750 square metres gross floor area for residential uses or 1200 square metres gross floor area for commercial uses

- (c) The site can accommodate tall buildings without significant impact on the adjacent public domain, heritage buildings or neighbouring sites
 - (d) The site offers the potential to deliver some additional car parking located in key locations in the CBD
 - (e) The site has the potential to improve the public domain, extend lanes and/or provide through-site links
- (3) Development Applications submitted pursuant to this clause must be submitted in association with an approved masterplan for the site.
- (4) The maximum floor space of a building given development consent pursuant to this clause is to be derived from the building envelope as determined by the masterplan. Maximum floorspace will be calculated at 80% of the building envelope for commercial purposes and 75% of the building envelope for residential purposes. The Floor Space Ratio of the site shall not exceed 10:1.
- (5) Despite clause 4.3(2), the maximum height of a building on a lot in “Area 8” identified on the Floor Space Ratio Map may exceed 28 metres if the lot size exceeds 1500 square metres and the site meets the characteristics defined in (2) (a) – (e) above.

Please note that the next section describes proposed amendments to existing LEP controls. Those sections in red type indicate proposed additions/amendments to the clause.

4.4 Floor space ratio

- (1) The objectives of this clause are as follows:
- (a) to establish standards for the maximum development density and intensity of land use, taking into account the availability of infrastructure and the generation of vehicle and pedestrian traffic,
 - (b) to control building density and bulk in relation to the site area in order to achieve the desired future character for different locations,
 - (c) to minimise adverse environmental effects on the use or enjoyment of adjoining properties and the public domain,
 - (d) to maintain an appropriate visual relationship between new development and the existing character of areas or locations that are not undergoing, and are not likely to undergo, a substantial transformation,
 - (e) to provide an appropriate correlation between the size of a site and the extent of any development on that site,
 - (f) to facilitate design excellence in the Liverpool City Centre by ensuring the extent of floor space in building envelopes leaves generous space for the articulation and modulation of design.
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.
- (2A) Despite subclause (2):
- (a) a 3 storey building containing dwellings, or
 - (b) a building used for the purposes of an attached dwelling, multi dwelling housing, semi-detached dwellings, a secondary dwelling or 2 or more dwellings where each dwelling is attached to another dwelling by a common wall,
- that is on land shown to be within Area 2 or Area 3 on the Floor Space Ratio Map, may have a maximum floor space ratio of:
- (c) up to 0.05:1 greater than that shown on the Map, or
 - (d) if the building is on a lot that adjoins a rear or side lane that provides vehicular access to the lot, up to 0.1:1 greater than that shown on the Map.

(2B) Despite subclause (2), the maximum floor space of a building in the Liverpool City Centre on land shown to be within Area 7 on the Floor Space Ratio Map may exceed 2.5:1 if the consent authority is satisfied that the development will be compatible with the desired future character of the Fine Grain Precinct in terms of building form

(2C) The maximum floor space of a building to be developed pursuant to clause 2B above is to be determined by the following formula:

$$\text{Floor Space (m}^2\text{)} = (F \times D \times C1) \times 0.8 + (F \times D \times R1) \times 0.75 + (F \times A \times C2) \times 0.8 + (F \times A \times R2) \times 0.75 + (F \times B \times C3) \times 0.8 + (F \times B \times R3) \times 0.75 + (F \times (A-3) \times C4) \times 0.8 + (F \times (A-3) \times R4) \times 0.75$$

Where:

F is the site frontage in metres

D is the lot depth in metres

C1 is the number of floors used for commercial purposes in the street frontage part of the building (minimum 1, maximum 2)

R1 is the number of floors used for residential purposes in the street frontage podium part of the building (minimum 0 maximum 1)

C2 is the number of floors used for commercial purposes in the street block podium level of the building (minimum 0 maximum 2)

R2 is the number of floors used for residential purposes in the street block podium level of the building (minimum 0 maximum 2)

C3 is the number of floors used for commercial purposes in the lane block level of the building (minimum 0 maximum 2)

R3 is the number of floors used for commercial purposes in the lane block level of the building (minimum 0 maximum 2)

C4 is the number of floors used for commercial purposes in the upper street-setback portion of the building (minimum 0 maximum 2)

R4 is the number of floors used for residential purposes in the upper street-setback portion of the building (minimum 0 maximum 2)

(2D) Despite subclause (2), the maximum floor space of a building in the Liverpool City Centre on land shown to be within "Area 8" may exceed 3.0:1 if the consent authority is satisfied that the development will be compatible with the desired future character of the Mid Rise Precinct in terms of building form and appropriate uses

(2E) The maximum floor space of a building to be developed pursuant to clause 2D above is to be determined by the following formula

$$\text{Floor Space (m}^2\text{)} = (F \times D \times C1) \times 0.8 + (F \times D \times R1) \times 0.75 + (F \times (D-3) \times C2) \times 0.8 + (F \times (D-3) \times R2) \times 0.75$$

Where:

F is the site frontage in metres

D is the lot depth in metres

C1 is the number of floors used for commercial purposes in the street frontage part of the building (minimum 2, maximum 6)

R1 is the number of floors used for residential purposes in the street frontage part of the building (minimum 0 maximum 4)

C2 is the number of floors used for commercial purposes in the setback upper level of the building (minimum 0 maximum 2)

R2 is the number of floors used for residential purposes in the setback upper level of the building (minimum 0 maximum 2)

(2F) Despite subclause (2), the maximum floor space ratio of a building in the Liverpool City Centre that is:

(a) on a site area greater than 1,000 square metres, and

(b) on land in a zone specified in the Table to this clause, and

(c) on land for which the maximum building height shown on the Height of Buildings Map is as specified in Column 1 of the Table under the heading for that zone,

is the amount specified opposite that height in:

- (d) Column 2 of the Table, if the site area for the building is greater than 1,000 square metres but less than 2,500 square metres, or
- (e) Column 3 of the Table, if the site area for the development is equal to, or greater than 2,500 square metres.
- (2G) For the purposes of Column 2 of the Table to this clause, X is to be calculated in accordance with the following formula:

$$X = (\text{the number of square metres of the site area} - 1000) / 1500$$

Column 1	Column 2	Column 3
SP1 Special Activities or SP2 Infrastructure		
18m	(1.5 + 0.5X):1	2:1
24m	(2 + X):1	3:1
35m	(2.5 + X):1	3.5:1
45m	(2.5 + 1.5X):1	4:1
80m	(2.5 + 3.5X):1	6:1
Zone R4 High Density Residential		
18m	(1 + X):1	2:1
24m	(1.5 + X):1	2.5:1
35m	(2 + X):1	3:1
45m	(2 + 1.5X):1	3.5:1

7.3 Car parking in Liverpool City Centre

(1) The objective of this clause is to ensure that adequate car parking is provided for new or extended buildings on land in the Liverpool City Centre that is commensurate with the traffic likely to be generated by the development and is appropriate for the road network capacity and proposed mix of transport modes for the city centre.

(2) Development consent must not be granted to development on land in the Liverpool City Centre that is in Zone B4 Mixed Use that involves the erection of a new building or an alteration to an existing building that increases the gross floor area of the building unless:

- (a) at least one car parking space is provided for every 200 square metres of any new gross floor area that is on the ground floor level of the building, and
- (b) in respect of any other part of the building:
 - (i) at least one car parking space is provided for every 100 square metres of any new gross floor area that is to be used for the purposes of retail premises, and
 - (ii) at least one car parking space is provided for every 150 square metres of any new gross floor area that is to be used for any other purpose.

(3) Despite subclause (2), car parking is not required for mixed use development on land identified as "Area 7" on the Floor Space ratio Map.

(4) Despite subclause (2), development consent may be granted to a development with less or no on site car parking if the consent authority is satisfied that the provision of car parking on site is not feasible.

(5) Despite subclauses (3) and (4) development consent must not be granted for development with less on site carparking than required in subclause (2) above unless the appropriate fee in lieu of parking is made to Council according to Council's schedule of fees and charges.

(6) Development consent must not be granted to development where underground car parking is provided in excess to that required by this clause unless such excess parking is made available to Council for public purposes.

- (7) In this clause, the following are to be included as part of a building's gross floor area:
- (a) any area of the building that is used for car parking and is at or above ground level (existing), except to the extent permitted by a development control plan made by the Council,
 - (b) any area of the building that is used for car parking below ground level (existing), except where the car parking is provided as required by this clause.
- (8) Council owned public car parking and parts of a building used for residential purposes must not be included as part of a building's gross floor area for the purposes of this clause.

7.5 Design excellence in Liverpool City Centre

- (1) The objective of this clause is to deliver the highest standard of architectural and urban design.
- (2) Development consent must not be granted to development involving the construction of a new building or external alterations to an existing building in the Liverpool City Centre unless the consent authority considers that the development exhibits design excellence.
- (3) In considering whether development exhibits design excellence, the consent authority must have regard to the following matters:
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
 - (c) whether the proposed development detrimentally impacts on view corridors,
 - (d) whether the proposed development detrimentally overshadows Bigge Park, Liverpool Pioneers' Memorial Park, Apex Park, St Luke's Church Grounds and Macquarie Street Mall (between Elizabeth Street and Memorial Avenue),
 - (e) any relevant requirements of applicable development control plans,
 - (f) how the proposed development addresses the following matters:
 - (i) the suitability of the site for development,
 - (ii) existing and proposed uses and use mix,
 - (iii) heritage issues and streetscape constraints,
 - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
 - (v) bulk, massing and modulation of buildings,
 - (vi) street frontage heights,
 - (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
 - (viii) the achievement of the principles of ecologically sustainable development,
 - (ix) pedestrian, cycle, vehicular and service access, circulation and requirements,
 - (x) the impact on, and any proposed improvements to, the public domain.
- (4) Development consent must not be granted to the following development in the Liverpool City Centre unless **the Liverpool Design Excellence Panel has reviewed the design of the proposed development:**
 - (a) **development of a Long Term Civic Site pursuant to clause 7.5A or an opportunity site pursuant to clause 7.5B, or of a**
 - (b) **development of a site on which a planning proposal has been lodged with Council, or**

(c) development for which the applicant has chosen to have such a review.

(5) In this clause:

Liverpool Design Excellence Panel means a design review panel established by the Minister pursuant to Part 3 of State Environmental Planning Policy 65 – Design Quality of Residential Flat Development

7.16 Ground floor development in Zones B1, B2 and B4

- (1) The objective of this clause is to ensure active uses are provided at the street level to encourage the presence and movement of people.
- (2) This clause applies to land in Zone B1 Neighbourhood Centre, B2 Local Centre or B4 Mixed Use.
- (3) This clause does not apply to land at Edmondson Park **or the Liverpool City Centre**.
- (4) Development consent must not be granted for development for the purposes of a building on land to which this clause applies unless the consent authority is satisfied that the ground floor of the building:
 - (a) will not be used for the purposes of residential accommodation, and
 - (b) **has an active street frontage**
- (5) In this clause a building has an **active street frontage** if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises and all street frontages provide passive surveillance and access to the adjoining street.

Part 3- Justification

A. Need for the planning proposal

Is the planning proposal a result of any strategic study or report?

This planning proposal is the result of a strategic study commissioned by Council. It flows from the decision of Liverpool city councillors at their ordinary meeting of 29 April 2015 to modify planning controls for the Liverpool City Centre to permit the future development of the city in line with their vision, and from a decision at Council's 17 June meeting to amend this planning proposal to add Liverpool Hospital to the list of Long Term Civic Sites pursuant to draft Clause 7.5A of LLEP 2008.

The objectives of this planning proposal, as decided by Council, are to modify planning controls for Liverpool City Centre so as to:

- Create:
 - a mixed use vibrant 18 hour city centre;
 - a walkable city that offers both living, recreation and work opportunities; and
 - a city focused along the river.
- Define legible character precincts based on ownership pattern; subdivision pattern; street block patterns; and the role of the street and public domain.
- Create an urban form that:
 - responds to the character of the precinct;
 - has different building typologies; and
 - offers different economic opportunities.

- Enable individual owners to develop sites without amalgamation.
- Improve access to and connectivity within the Liverpool City Centre.
- Remove the requirement to provide on-site parking from development where appropriate.
- Develop form-based codes for buildings to be developed within the nominated Fine Grain, and Mid Rise precincts and for buildings to be developed pursuant to a masterplan on Opportunity Sites or Long Term Civic Sites (as defined above) within Part 4 of Liverpool Development Control Plan 2008.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A planning proposal which seeks to rezone all existing land in the Liverpool City Centre zoned B3 – Commercial Core to B4 – Mixed Use, is the best way to enable the development of a mixed use Liverpool City Centre as envisioned by Council.

Council is also supportive of proposals to modify the current Liverpool Local Environmental Plan 2008 as described in Part 2 of this planning proposal above. All modifications proposed would require the lodging of a planning proposal.

B. Relationship to strategic planning framework.

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Regional Strategy

A Plan for Growing Sydney is the name of the NSW Government's Sydney Metropolitan Strategy published in December 2014. This document is the applicable regional strategy. Relevant directions from *A Plan for Growing Sydney* are noted at Table 2 below.

A Plan for Growing Sydney Strategic Directions and Policy Settings	Consistency / Response
Goal 1: A competitive economy with world-class services and transport	
Direction 1.4 Transform the productivity of Western Sydney through growth and investment	Yes
• Growth targeted towards strategic centres • New jobs close to centres; access to knowledge jobs in centres	Although the planning proposal calls for the rezoning of the site from B3 – Commercial Core to B4 – Mixed Use, Council has provided evidence in Section C below that demonstrates that proposed controls will facilitate appropriate jobs growth for Liverpool City Centre over coming years.
Direction 1.7 Grow strategic centres – providing more jobs closer to home	Yes
• Focus growth in strategic centres and transport corridors • Invest in strategic centres across Sydney to grow jobs and housing and create vibrant hubs of activity • Continue to Grow Liverpool ...as regional city centres supporting their local communities	The rezoning of the subject site will provide an avenue for greater investment in housing and appropriate investment in jobs creating business activity for Liverpool City Centre, strengthening its role as a regional city for south-west Sydney and facilitating the creation of a vibrant hub of activity.

Goal 2: A city of housing choice, with homes that meet our needs and lifestyles

Direction 2.1: Accelerate housing supply across Sydney

- An additional 664,000 dwellings required across Sydney over the next 20 years
- Action 2.1.1 Accelerate housing supply in and around strategic centres

Yes

The rezoning would release over 30 hectares of land within Liverpool City Centre for mixed use including residential development, which will permit the construction of apartment style dwellings and shop-top housing within the strategic centre of Liverpool.

Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs

- The government will support Council-led urban infill and local efforts to lift housing production around centres
- New housing for centres that have public transport able to carry large numbers
- New housing in strategic centres

Yes

The rezoning would release over 30 hectares of land within Liverpool City Centre for mixed use including residential development, which will permit the construction of apartment style dwellings and shop-top housing within the strategic centre of Liverpool.

Direction 2.3: Improve housing choice to suit different needs and lifestyles

- Research indicates a shortage of apartments in outer Sydney

Yes

The rezoning would release land for mixed use residential development which will permit the development of apartment style and shop-top dwellings in a range of different forms within the strategic centre of Liverpool.

South West Subregion

Yes/No

- Accelerate housing supply, choice and affordability around centres
- Retain a commercial core for long-term employment growth
- Provide capacity for additional mixed-use development in Liverpool
- Support health-related land uses around Bigge Park

The rezoning would release over 30 hectares of land for mixed use residential development which will permit the development of apartment style dwellings within the strategic centre of Liverpool.

This planning proposal proposes to rezone all land in Liverpool City Centre zoned B3 – Commercial Core to B4 – Mixed use. An economic justification for this is included at Section C below.

This planning proposal (as amended) would promote development of the Liverpool Hospital Precinct by permitting development that exceeds current height and/or FSR controls subject to the provisions of an approved masterplan pursuant to draft Clause 7.5A of LLEP 2008.

Table 2: Response to A Plan for Growing Sydney 2014

Subregional Strategy

Please note that *A Plan for Growing Sydney* states that:

Subregional plans will build on the actions set out in A Plan for Growing Sydney. Councils, the community, the Greater Sydney Commission and the NSW Government will work together to finalise and implement these plans.

A Plan for Growing Sydney has displaced draft sub-regional strategic and specific targets remain under consideration. This planning proposal has therefore not been assessed for consistency against any subregional plan.

Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The *Revitalising Liverpool City Centre Plan 2006* is Council's key policy governing the development of Liverpool City Centre. The document describes a vision for the city centre and provides information on the history and development context. The document is made up of 11 sections. The most relevant parts for the purpose of this planning proposal are section 2 (The Vision for the Liverpool City Centre) and Section 9 (City Centre Character).

It is to be noted, however, that the kind of development envisioned by the *Revitalising Liverpool City Centre Plan 2006* has not necessarily been forthcoming in the last nine years. This planning proposal is Council's response in which it seeks to develop a new vision for Liverpool as a mixed-use centre providing an 18-hour a day city for residents, as discussed above.

The relevant directions of *Revitalising Liverpool City Centre Plan 2006* are responded to in Table 3 below.

Revitalising Liverpool City Centre Plan 2006	Consistency / Response
Section 2: The vision for the Liverpool City Centre	
	Yes
Targeting 15,000 new jobs and 5000 new dwellings for the city centre by 2031	This planning proposal will permit the development of greatly increased numbers of dwellings within Liverpool City Centre. Economic justification provided below illustrates that sufficient floorspace will be provided to generate sufficient employment.
	Yes
Creating a living, mixed-use city	This planning proposal would facilitate mixed-use development including city-style apartments and shop-top housing. The intention is to create a vibrant 18-hour a day city.
	Yes
Ensuring Human Scale Active Street Edges	This planning proposal includes a proposal to add clause 7.4A to LLEP 2008 which will identify sites that must incorporate an active use at street level. It is proposed that a future amendment to LDCP 2008 will provide building envelopes for the Fine Grain and Mid Rise precincts that will ensure human scale street edges are developed.
	Yes
Protecting and conserving historic elements	This planning proposal seeks to facilitate the sensitive development of the Liverpool Public School/Old Liverpool Courthouse site via the submission of an approved masterplan that will take account of the site's heritage values.
	Yes
Strengthening the connection between the city and the health and education precinct	This planning proposal requires active street frontages throughout the newly zoned B4 – Mixed use areas of Liverpool City Centre that will strengthen the connection between the city and the health and education precincts.
	Yes
Reinforce the importance of the Macquarie Street Mall	This planning proposal will facilitate mixed-use shop-top housing in the Macquarie Street Mall, increasing the

Revitalising Liverpool City Centre Plan 2006

Consistency / Response

	activation of the Mall and facilitating Council's vision of creating an active, 18-hour city.
	Yes
Improving the quality of the public domain	The report and resolution adopted by Council that led to the drafting of this planning proposal envisages increased street setbacks, provision for street awnings and the extension of pedestrian and vehicular links throughout the city in a manner that will improve the quality of the public domain. Relevant controls would form part of LDCP 2008.
	Yes
Consolidation of the city centre	This planning proposal will facilitate the further consolidation of the city centre by facilitating apartment style residential development in a mixed-use environment.
	Yes
Enhancing pedestrian networks	As noted above the report and resolution adopted by Council that led to the drafting of this planning proposal envisages the extension of pedestrian links throughout the city. This provision will be included in LDCP 2008.
Section 9: City Centre Character	
Opportunities for mixed-use developments in the city centre	Yes
	This planning proposal will facilitate mixed-use development of the city centre.
	No
Consolidation of a retail and commercial core excluding residential	Council's vision for the city centre is that it be developed as a mixed-use site incorporating retail, commercial and residential uses as appropriate.

Table 3: Response to Revitalising the Liverpool City Centre Plan 2006

Is the planning proposal consistent with the applicable state environmental planning policies?

The planning proposal's consistency with applicable SEPPs is discussed in Table 4 below.

State Environmental Planning Policy

Consistency / Response

	Yes
SEPP 32 – Urban Consolidation (Redevelopment of Land)	This planning proposal will promote the orderly and economic development of the land by enabling the mixed use development of existing commercially zoned land that has failed to be developed under existing planning controls.
	Yes
SEPP 55 – Remediation of Land	Clause 6 of SEPP 55 requires that in preparing an environmental planning instrument, a planning authority is not to include in a zone any land in that zone that would permit a change of use of land to land that is: • In an investigation area; or • Land in which a contaminating activity as identified in the contaminated land planning guidelines; or • The proposed use includes residential use – unless there is no knowledge of prior contaminating use on the land, and on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete

State Environmental Planning Policy	Consistency / Response
	knowledge). While the land is proposed for residential use, and the zone currently prohibits residential use, there is no knowledge of prior contaminating uses on the land. A search of Council's records revealed no declaration of significantly contaminated land in the Liverpool City Centre.
SEPP 64 – Advertising and Signage	Yes This planning proposal will not contradict or hinder the application of this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Yes This planning proposal will not contradict or hinder the application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Yes This planning proposal will not contradict or hinder the application of this SEPP.
SEPP (Infrastructure) 2007	Yes This planning proposal will not contradict or hinder the application of this SEPP.

Table 4: Response to State Environmental Planning Policies

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

A review of the consistency of this planning proposal with relevant Ministerial Directions for LEPs under Section 117 of the EP&A Act 1979 is discussed in Table 5 below.

Section 117 directions		
Number	Direction/Objectives	Consistency / Response
1	Employment and Resources	
1.1	Business and Industrial Zones (4)(c) requires that a planning proposal that will affect land within an existing business zone must not reduce the total potential floor space area for employment uses and related services in business zones (5) (b) permits that a planning proposal may be inconsistent with this direction where justified by a study (prepared in support of the planning proposal) which gives consideration to the objectives of this direction.	No but justified This planning proposal seeks to amend LLEP 2008 to rezone all land zoned B3 – Commercial Core in Liverpool City Centre to B4 – Mixed Use. As outlined in Section C below, development of available sites according to the proposed controls will lead to a larger resident population in Liverpool City Centre which will increase demand for retail and other services, which will in turn spur increased commercial development in Liverpool City Centre. The increased demand provided by an expanded residential population would therefore create demand for more jobs in the City Centre.
2	Environment and Heritage	
2.3	Heritage Conservation A Planning Proposal must contain provisions that facilitate the conservation of: (4)(a) items, places, buildings, works, relics,	Yes The proposed amendment does not seek to enable any specific development within the subject site. An application for development which may

Section 117 directions

Number	Direction/Objectives	Consistency / Response
	moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area. (5) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that: (a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land	be made permissible as a result of the proposed amendment, would be required to address Clause 5.10 of LLEP 2008, Heritage Conservation. While the planning proposal does not therefore address potential heritage impacts, it is to be noted that an existing clause of LLEP 2008 requires that, prior to consent, any impacts on a heritage item be considered appropriately by the relevant consent authority. This satisfies the requirements of s117 direction 2.3.
3	Housing, Infrastructure and Urban Development	
3.1	Residential Zones (4) A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. (5) A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land.	Yes This planning proposal seeks to make the development of apartment style dwellings and shop-top housing permissible in the Liverpool City Centre in a way that will broaden housing choice, make more efficient use of existing infrastructure and services, reduce consumption of land for housing and be of good design.
3.4	Integrating Land Use and Transport The objectives of this direction are: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight.	Yes This planning proposal is consistent with the objectives of this direction in that it will permit mixed use development in the Liverpool City Centre in a highly central and well serviced location close to amenities and public transport.
3.5	Development Near Licensed Aerodromes (4) In the preparation of a planning proposal that sets controls for the development of land in the vicinity of a licensed aerodrome, the relevant	Yes Pursuant to (4)(a) - (d), Council is preparing to meet with the Department of Infrastructure and Regional

Section 117 directions

Number	Direction/Objectives	Consistency / Response
	planning authority must: (a) consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome, (b) take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth, (c) for land affected by the OLS: (i) prepare appropriate development standards, such as height, and (ii) allow as permissible with consent development types that are compatible with the operation of an aerodrome (d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal proposes to allow, as permissible with consent, development that encroaches above the OLS. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the Act.	Development to discuss Council's plans for the Liverpool City Centre, including its intention to permit development with consent that encroaches above the Bankstown OLS. Council will seek the formal permission of the Department of Infrastructure and Regional Development for the planning proposal's intention to permit development with consent that encroaches above the Bankstown OLS, after the issue of a Gateway Determination and prior to commencing community consultation.
4	Hazard and Risk	
	Acid Sulfate Soils	
4.1	The direction requires that: (6) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulphate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Director General prior to undertaking community consultation in satisfaction of section 57 of the Act.	Yes Parts of Liverpool City Centre are mapped as having Class 5 Acid Sulfate Soils and are located within 500 metres of land mapped as Class 1. This planning proposal does not propose any specific development, but merely facilitates mixed-use development in Liverpool City Centre. It is therefore recommended that any analysis of the impact of acid-sulfate soils be carried out pursuant to the lodgement of a development application framed pursuant to the proposed controls.
7	Metropolitan Planning	
7.1	Implementation of A Plan for Growing Sydney Planning Proposals shall be consistent with A Plan for Growing Sydney	Yes Consistency with A Plan for Growing Sydney is demonstrated in Table 2 above.

Table 5: Consistency with Section 117 Ministerial Directions

C. Environmental, social and economic impact.

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or other habitats, will be adversely affected as a result of the proposal?

No impacts envisaged. The subject site is located in a built-up area in Liverpool City Centre.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

This planning proposal seeks to facilitate mixed-use development for Liverpool City Centre. It has been prepared according to the vision for Liverpool City Centre developed by Liverpool councillors and not to facilitate any particular development. The environmental impacts of any specific development facilitated by this planning proposal would be considered pursuant to a development application.

Has the planning proposal adequately addressed any social and economic effects?

Economic impacts

Rezoning the centre of Liverpool city from B3 – Commercial Core to B4 – Mixed Use will facilitate a substantial increase in the resident population of Liverpool City Centre. The increased residential population will in turn increase demand for retail and other services, which in turn will increase the provision of jobs.

The *Liverpool LEP Revision* documents provide the underlying rationale and modelling to rezone the commercial core of Liverpool City Centre. This document is appended to this planning proposal as Appendix 1.

Modelling provided suggests that, on the basis of the existing controls, including development bonuses on larger sites in the city centre, development could deliver an extra 30,394 employees, were the city centre to be developed to its full capacity as a commercial district. Studies prepared for the Department of Planning and Environment by BIS Shrapnel (see Appendix 2), predict that the uptake of office space in Liverpool City Centre is likely to remain slow for years to come.

Studies suggest, were the Liverpool City Centre to retain its current planning controls, that there would be insufficient demand for it to achieve its full potential as a commercial centre for many years, if at all. Rezoning the City Centre to permit greater residential density offers the best available pathway to development, and will in turn spur job creation.

The modelling further suggests that, were the Liverpool City Centre to fully develop according to the planning controls proposed in this planning proposal, including allowing the development of all feasible Mid-Range sites as (mixed-use) towers, the total increase to employment would be 22,286. The proposed controls would also yield an estimated 9962 residential units.

Housing and job targets for Liverpool City Centre are being prepared as part of the sub-regional planning process currently being undertaken by the Department of Planning and Environment. However, this planning proposal offers an achievable and realistic path for the development of the Liverpool City Centre that would facilitate a substantial increase in both jobs and housing.

The proposed rezoning and other amendments to planning controls described in this planning proposal would provide a net gain to the future provision of both employment and housing in Liverpool City Centre. The proposed changes also offer a pathway whereby existing owners may develop their own (often small) sites without amalgamation, removing a key impediment to timely development.

In preparation of this planning proposal, Council is also mindful of the opportunities for long-term development including the development of the

Badgerys Creek Airport and the potential for the redevelopment of existing industrial sites along the east bank of the Georges River. These sites offer the potential for further mixed-use development over time. Council is aware of existing proposals for the redevelopment of these sites.

D. State and Commonwealth interests.

Is there adequate public infrastructure for the planning proposal?

Liverpool City Centre is serviced by the Liverpool railway station which may convey passengers to Sydney City, Parramatta, Campbelltown and elsewhere. The rail site also incorporates the Liverpool bus interchange providing public transport to destinations throughout the Liverpool local government area.

As part of its plan to improve access to and connectivity within Liverpool City Centre, Council intends to extend laneways through to streets so that there are clear sight lines and create arcades and cross block links. Other upgrades to infrastructure (the provision of further electricity substations, the possible undergrounding of electricity cables) will progress over time as necessary.

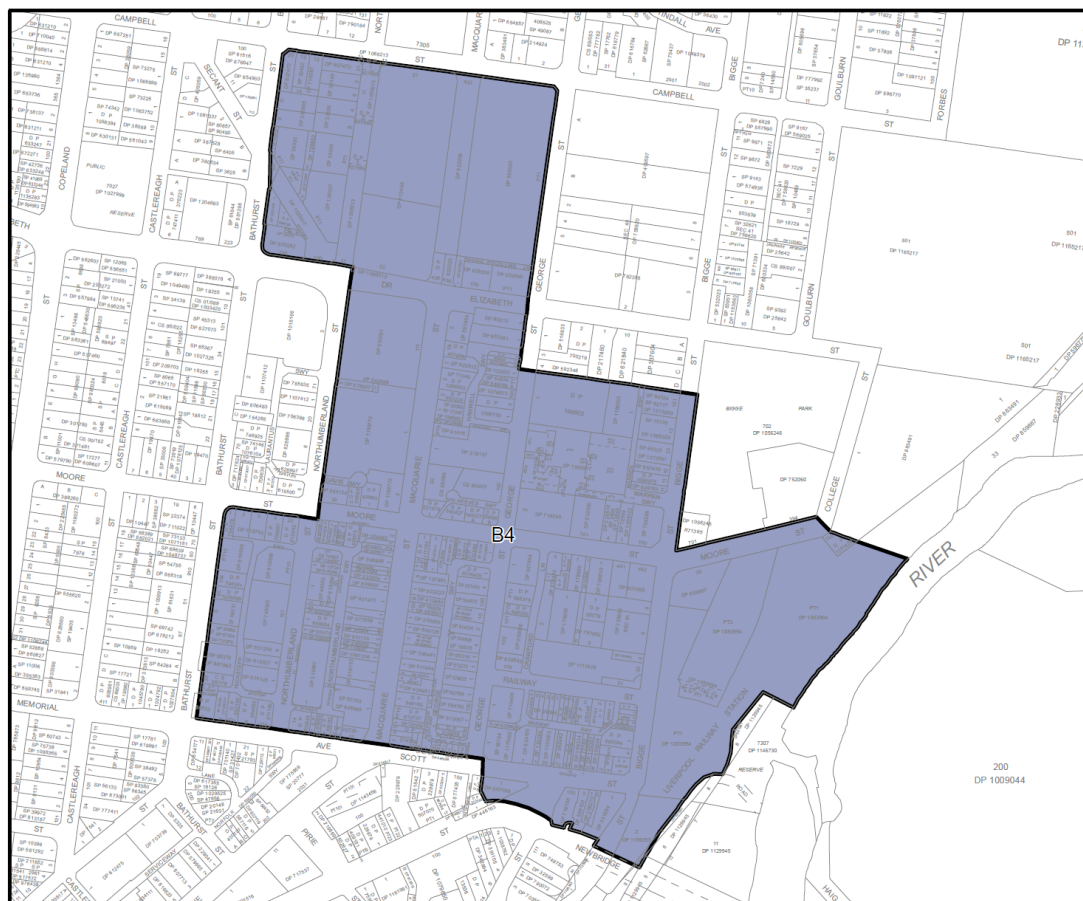
This planning proposal is intended to act as a facilitator to mixed-use growth in Liverpool City Centre and does not relate to any specific development. The adequacy of infrastructure for any specific development proposed pursuant to this planning proposal would be assessed as part of a development application.

What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?

Relevant State and Commonwealth Public Authorities will be consulted with regard to the proposed LEP amendment in accordance with any Gateway determination that may be issued by the Department of Planning and Environment.

Part 4- Mapping

Ten LLEP 2008 maps would require amendment in association with the rezoning for the subject site. It is also proposed to add a further two new LEP maps (Active Street Frontage). Details of the amendments to the LLEP 2008 maps necessary to give effect to the proposed rezoning (LZN-011 and LZN-012; FSR-011, FSR-012 and FSR-014; HOB-011 and HOB-012; KYS-011, KYS-012 and KYS-013; and ASF-011 and ASF-012) are noted in Table 1 above. The changes to be made for each map are illustrated in Figures 3-7 below:



Zone B4 Mixed Use	
Subject land shown edged thus 	
SCALE : 1 :6500 LOCALITY : LIVERPOOL	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.52) Land Zoning Map (LZN) Map 1	
DRAWN BY: FN DE ROOY DATE: 19/5/2015	STATEMENT OF RELATIONSHIP WITH OTHER PLANS: AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008
PLANNING OFFICER: GRAHAM MATTHEWS	
COUNCIL FILE No. 2013/3684	
DEPARTMENT FILE No.	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION. CHIEF EXECUTIVE OFFICER DATE
GOVERNMENT GAZETTE No. DATE	

Figure 3: Proposed amendment to LZN-011 and LZN-012

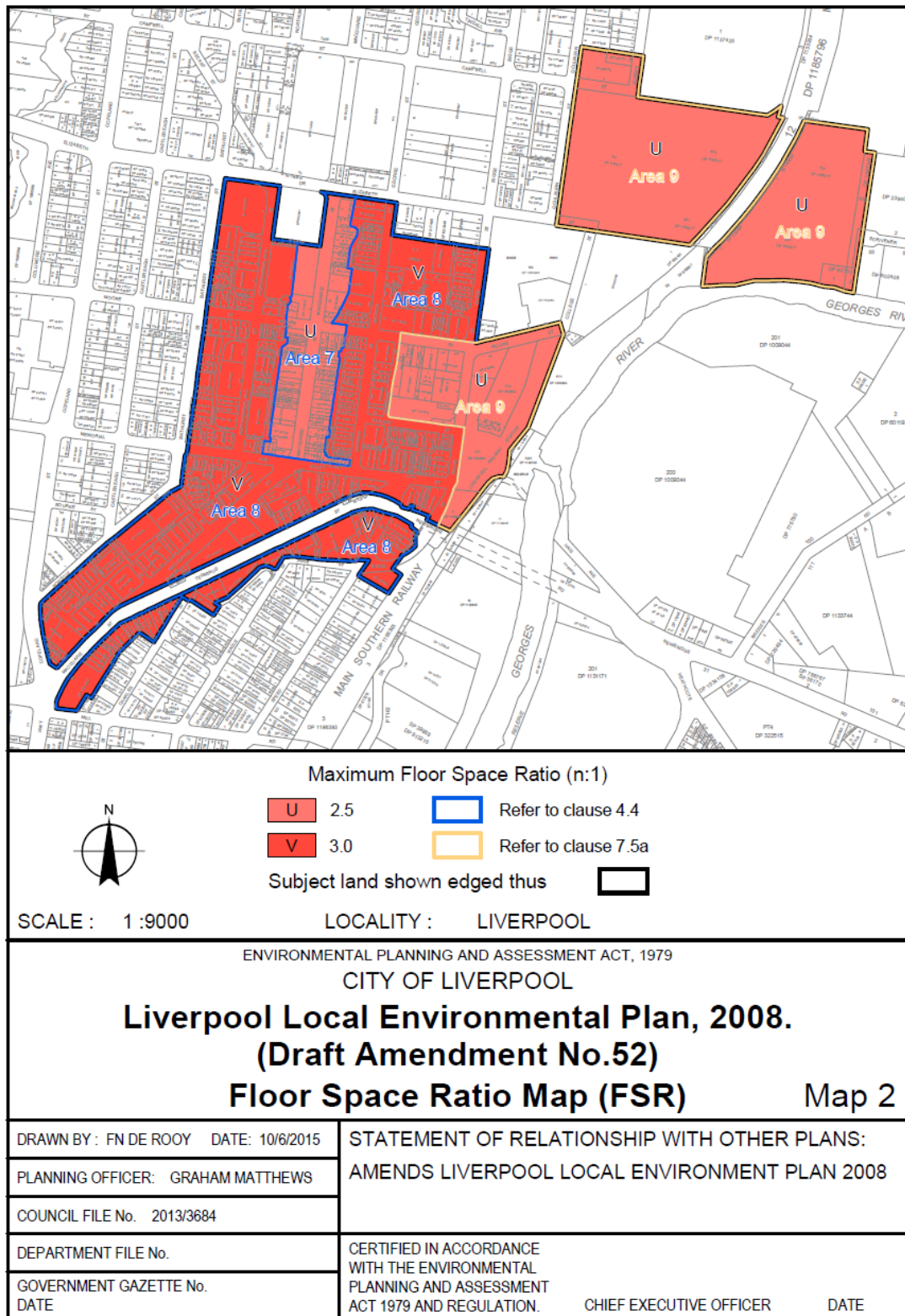


Figure 4: Proposed amendment to FSR-011, FSR-012 and FSR-014

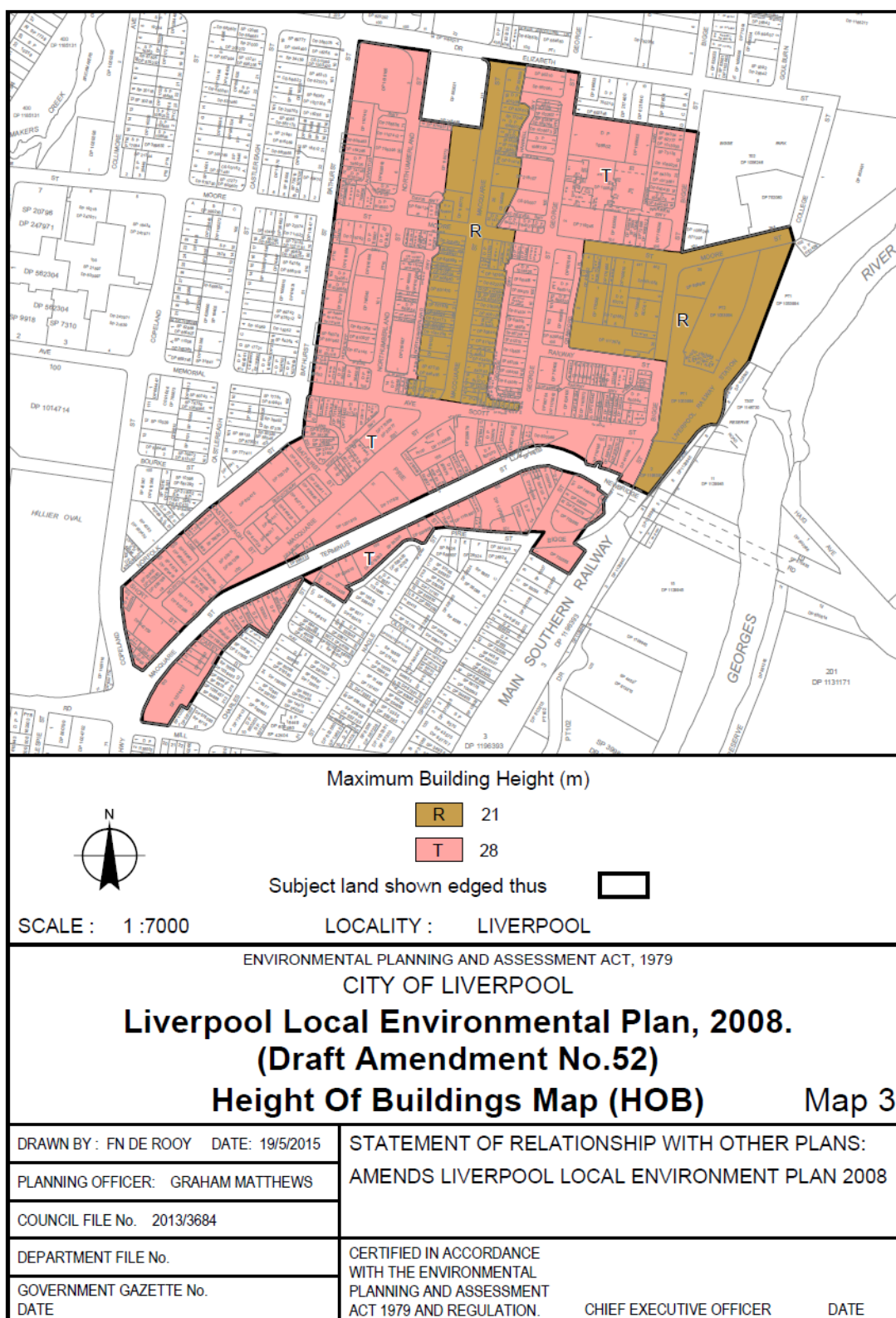


Figure 5: Proposed amendment to HOB-011 and HOB-012

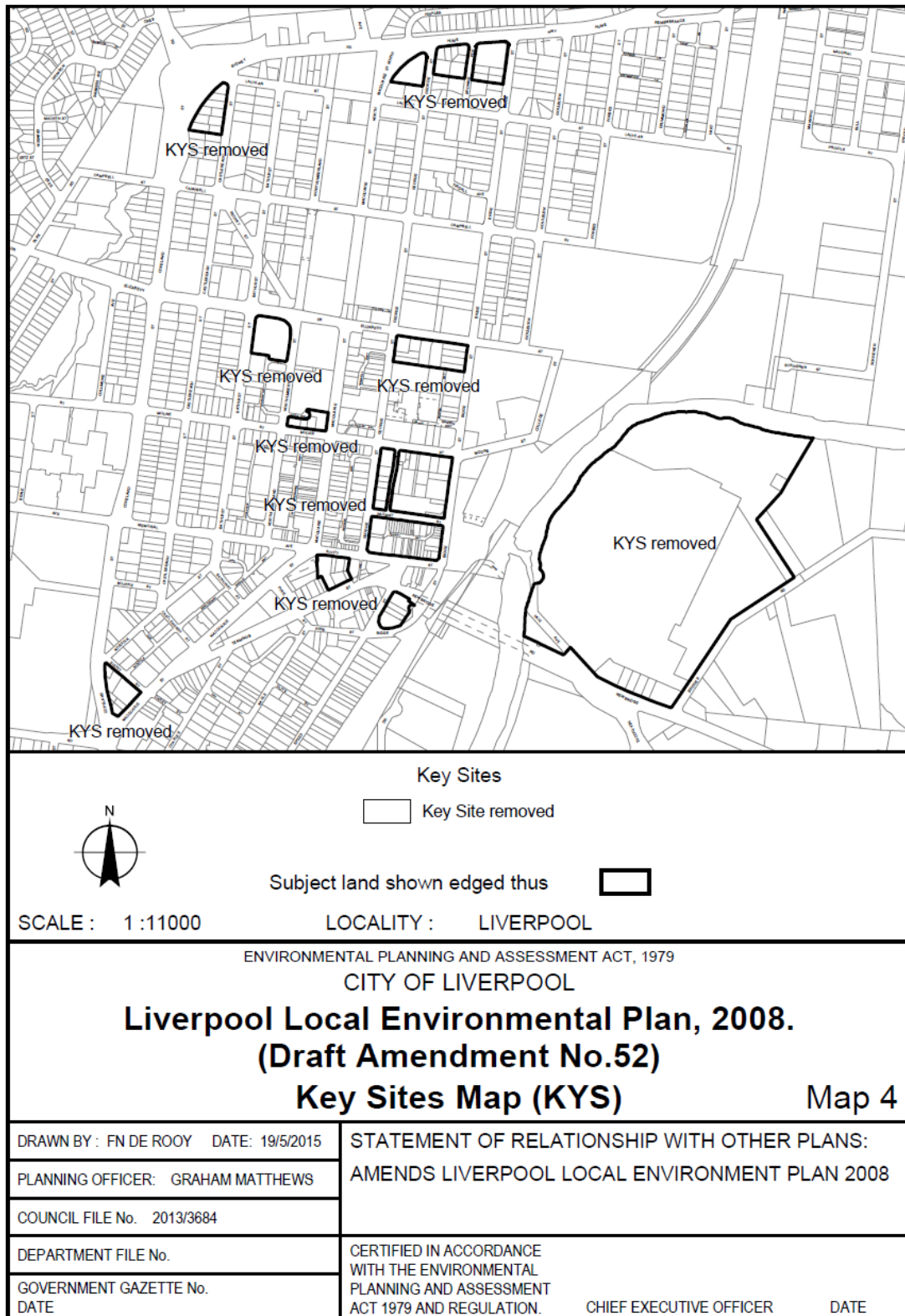
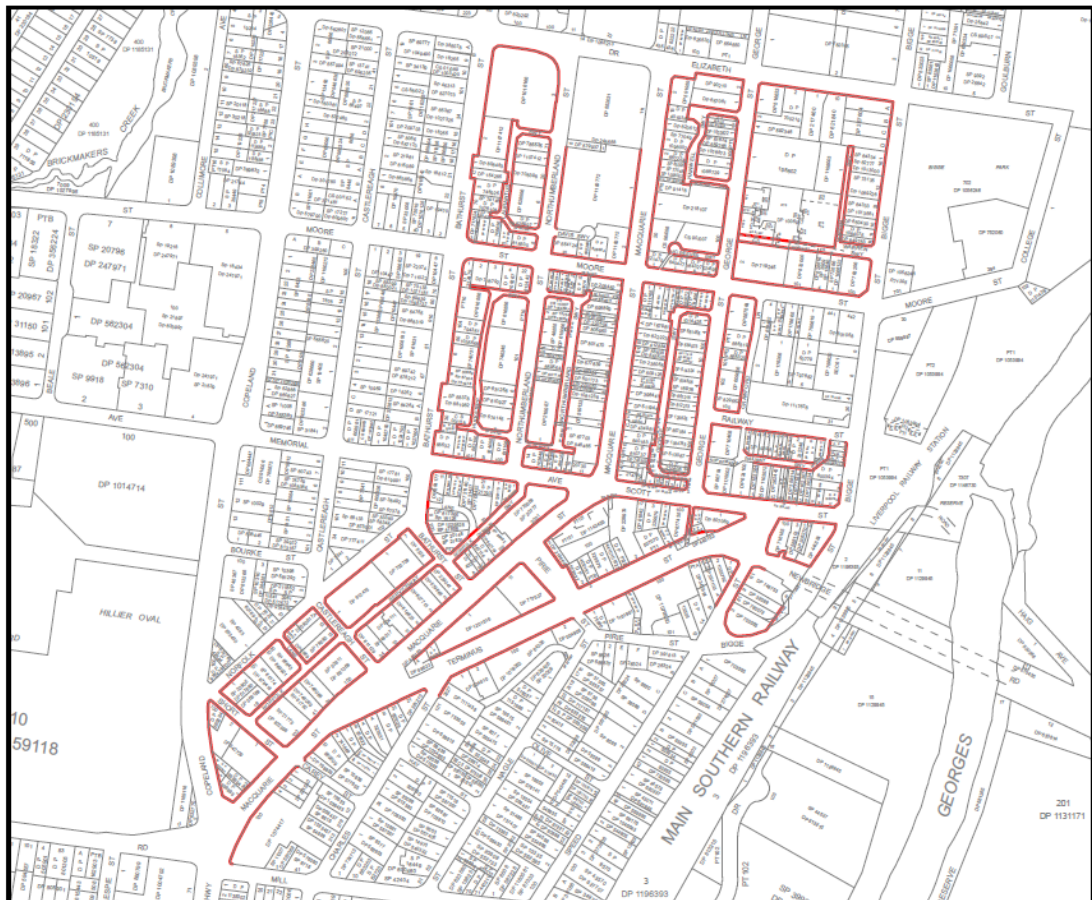


Figure 6: Proposed amendment to KYS-011, KYS-012 and KYS-013



		Active Street Frontages — Active Street Frontages	
SCALE : 1 : 7000		LOCALITY : LIVERPOOL	
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 CITY OF LIVERPOOL Liverpool Local Environmental Plan, 2008. (Draft Amendment No.52) Active Street Frontages Map (ASF) Map 5			
DRAWN BY : FN DE ROOY DATE: 19/5/2015		STATEMENT OF RELATIONSHIP WITH OTHER PLANS:	
PLANNING OFFICER: GRAHAM MATTHEWS		AMENDS LIVERPOOL LOCAL ENVIRONMENT PLAN 2008	
COUNCIL FILE No. 2013/3684			
DEPARTMENT FILE No.		CERTIFIED IN ACCORDANCE	
GOVERNMENT GAZETTE No.		WITH THE ENVIRONMENTAL	
DATE		ACT 1979 AND REGULATION. CHIEF EXECUTIVE OFFICER DATE	

Figure 7: Proposed Active Street Frontage Maps ASF-012 and ASF-013

Part 5- Community Consultation

Community consultation is to be consistent with Clause 57 of the Environmental Planning and Assessment Act 1979. The scope of public consultation required would be detailed in the in the Gateway determination.

Part 6-Project Timeline

Section 2.6 of *NSW – A Guide to preparing planning proposals (2012)* requires that all Planning Proposals include a proposed timeframe for delivery of the Planning Proposal. Pending any time limit that would be provided by the Gateway Determination, the draft project timetable is presented below:

29 April 2015	First Report to Council
18 June 2015	Revised Planning Proposal sent to NSW P&E requesting Gateway Determination
6 July 2015	Agency Consultation to commence*
27 July 2015	Agency Consultation to conclude*
29 July 2015	Community Consultation to commence*
27 August 2015	Community Consultation to conclude*
28 October 2015	Second Council Report*

*Pending the issuing of a Gateway determination

Appendix 1
Under separate cover

Appendix 2
Under Separate Cover