

Response to Local Planning Panel Advice

Meeting held on 2nd September 2019
Liverpool Local Environmental Plan 2020

SUMMARY OF LPP ADVICE	COUNCIL RESPONSE
<p>Overall Comment</p> <ul style="list-style-type: none"> - The panel supports the integration of the LSPS into the LEP. - It is sensible to implement the LSPS in stages and acknowledges this is the first of several stages. 	<p>Noted.</p>
<p>Moorebank Rezoning</p> <ul style="list-style-type: none"> - Considers that the proposed change from R4 to R3 of a portion of the R4 zone at Moorebank has strategic merit. - - Should the amendment proceed, recommend Council commit to a review of the site after 2 or 3 years from the date of commencement, to assess the take up of a diverse range of housing types in the R3 zone. 	<p>Noted.</p> <p>Pending gazettal of this amendment, Council officers support the review of Moorebank. This can occur through the medium term LSPS Action 7.6 regarding the review of the Housing Strategy.</p>
<p>Crossroads Casula Industrial Precinct</p> <ul style="list-style-type: none"> - Recommend that Council officers determine the most appropriate zone (IN1 or IN2) after comparing the range of permitted uses. - Recommend that Council officers review all existing development consents in the precinct to determine if the change in zoning will result in any prohibited development which will result in those sites enjoying existing use rights. - Recommends Council officers assess the current GFA of development in the precinct to assess the potential change in built form arising from a change in zoning. 	<p>IN1 General Industrial has been determined to be the most appropriate zone.</p> <p>Existing consents have been reviewed and the rezoning will not result in prohibited development causing existing use rights.</p> <p>The planning proposal does not amend development standards, therefore will not result in additional built form to what is currently permitted.</p>
<p>Sydney Water Infrastructure</p> <ul style="list-style-type: none"> - SP2 zone will provide greater certainty for Sydney Water assets, yet it will limit future uses, flexibility and potential value of these assets. 	<p>Sydney Water requested the rezoning of their assets (refer to Attachment J of the planning proposal). Sydney Water will be consulted with after Gateway determination is received.</p>
<p>Land Use Table Amendments</p> <ul style="list-style-type: none"> - The panel supports these changes. 	<p>Noted.</p>

SUMMARY OF LPP ADVICE	COUNCIL RESPONSE
<p>Clause Amendments Supports changes, with the following comments:</p> <ul style="list-style-type: none"> - Clause 5.16: The expression “land uses that are likely to be preferred” is uncertain and would benefit from a further clause to give regard to the LSPS, zone objectives, etc. when determining what land uses are “likely to be preferred”. - Clause 7.16: suggest retaining the expression “street level” rather than “ground floor”. - As part of ongoing reviews, Council could consider a greater range of uses at street level to promote active uses. 	<p>This is a standard instrument clause, which can't be amended by Council.</p> <p>Current wording reflects the intent of the clause. Specific wording is determined by Parliamentary Counsel at the finalisation stage.</p> <p>Noted. Ongoing internal discussions occur between Strategic Planning and City Economy occur to create active streets.</p>
<p>Schedule Amendments Supports changes, with the following comments:</p> <ul style="list-style-type: none"> - Retain clauses 18 to 20 of Schedule 1. This will ensure any future alterations and additions to these buildings are permitted with development consent, rather than making the owners relying on existing use rights. - Exempt Development Community Events Clause: Recommend Council implement a procedure to refer applications to the planning department for comment and assessment of potential environmental impacts of these events. This procedure would address potential perceived conflicts of interest, by separating property and environmental considerations in the assessment process. 	<p>Noted. Clause 20 will remain in the LEP, however Clause 18 and 19 are to be removed Schedule 1, as justified within Attachment A of the planning proposal.</p> <p>Noted. This comment will be passed onto Councils Events Team and Development Assessment Team. The Events team already assess applications for events under Councils <i>Public Events Manual 2019</i>.</p>