

these types of accommodation and their potential impact on rural amenity. The changes proposed were deemed substantial enough to warrant re-exhibition of the planning proposal. Re-exhibition of the planning proposal was unreasonable at that time, considering the cumulative impact of prior delays on the processing of the proposed amendment.

It is being proposed to limit the number of rural workers dwellings permitted on rural lots to one (1) and restrict their size to a maximum of 100 square metres.

#### **Dual Occupancies in the R5 Large Lot Residential Zone**

It is proposed to amend controls relating to the permissibility of dual occupancy developments on R5 Large Lot Residential zoned land. The proposed amendment is the outcome of community consultation undertaken as part of Draft Amendment No. 28 to the LLEP 2008. Submissions received during the public exhibition period supported implementing controls related to the development of dual occupancies within the R5 zone. The changes proposed were deemed substantial enough to warrant re-exhibition of the planning proposal. Re-exhibition of the planning proposal was unreasonable at that time, considering the cumulative impact prior delays on the processing of the proposed amendment.

It is proposed therefore as part of this amendment to limit the permissibility of detached dual occupancies to lots which are greater than two hectares, and attached dual occupancies on lots greater than one hectare.

#### **Restricted Premises and Sex Service Premises**

To limit the proliferation of these kinds of developments in the Liverpool City Centre, it is being proposed to remove the permissibility of Restricted Premises from the B3 Commercial Core and B4 Mixed Use zones.

To ensure that the services offered by these premises remain available to the Liverpool community, it is being proposed to permit these developments within the IN1 General Industrial and IN2 Light Industrial zones.

In addition to this permissibility change it is proposed to amend the Liverpool Development Control Plan 2008 to create greater controls on these types of developments to ensure that their location, appearance and signage are discreet and contextually appropriate. The proposed amendment will make existing controls for sex service premises in industrial zones and in the Liverpool City Centre consistent and expand controls relating to restricted premises. The attached Draft DCP controls incorporate the planning principal established by the Land and Environment Court in paragraph 18 of *Martyn v Hornsby Shire Council* [2004] NSWLEC 614.

#### **Mapping Anomalies**

The planning proposal seeks to rectify a number of minor mapping anomalies.

#### **Casula**

The proposal will rezone lots 1-2, DP 1162379 entirely R2 Low Density Residential. A small portion of these lots is currently zoned RE1 Public Recreation due to an inconsistency between the zoning boundary and the lot boundary of Council owned land at Lot 3, DP 1162379. The corresponding Environmentally Significant Land, floor space ratio,



minimum lot size and maximum building height maps will also be amended to align with the lot boundaries.

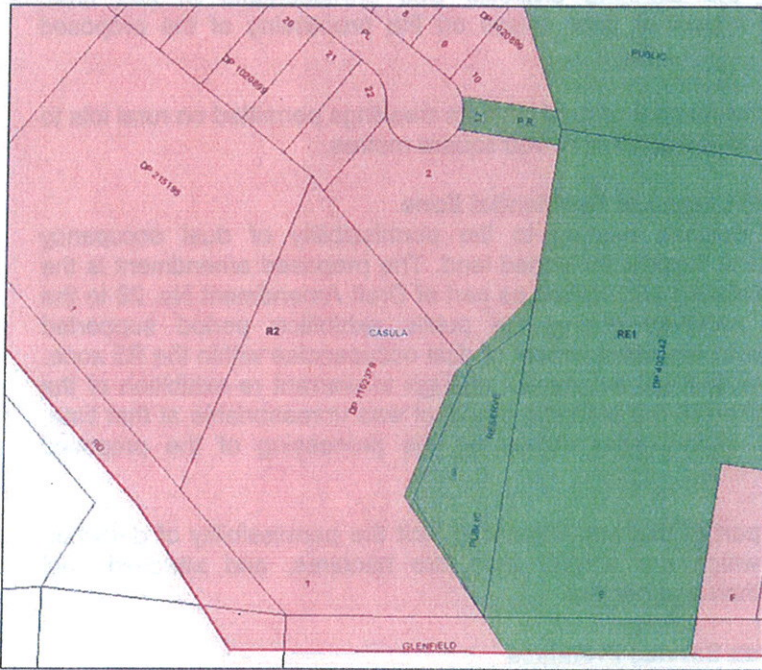


Figure 1: LLEP 2008 Zoning Extract

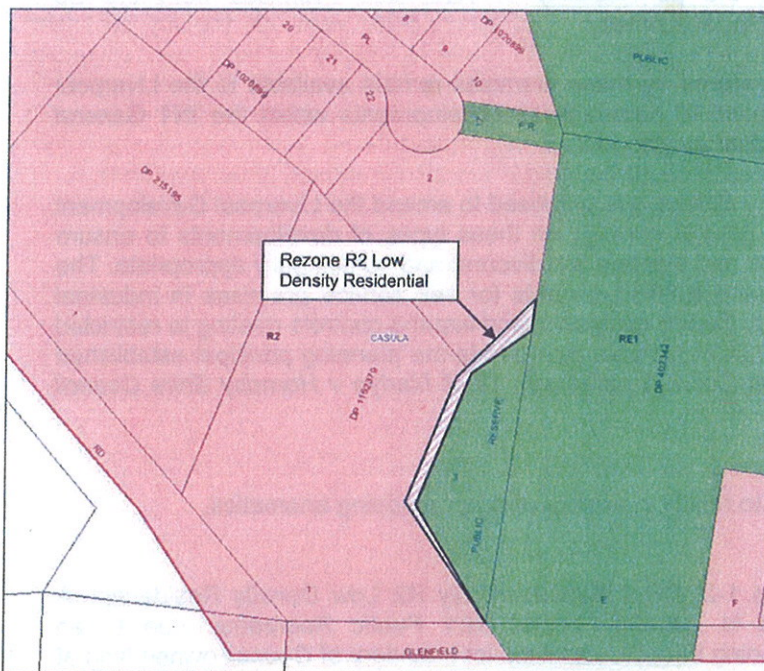


Figure 2: Proposed Amendment to LLEP 2008 Zoning



*Figure 3: Aerial Photograph of Affected Land*

#### **Middleton Grange**

Lot 213 in DP 280030, known as Lot 213 Robey Avenue, Middleton Grange is a drainage basin under the ownership of Liverpool City Council. At present, the lot is zoned predominantly SP2 (Drainage) and partially R1 General Residential and four residential lots opposite the drainage reserve are zoned partially SP2 (Drainage). This proposal will rezone Lot 213 to be entirely SP2 (Drainage) and rezone lots opposite the drainage basin entirely R1 General Residential. Associated height of building, minimum lot size, floor space ratio and land reservation acquisition maps are also proposed to be amended.



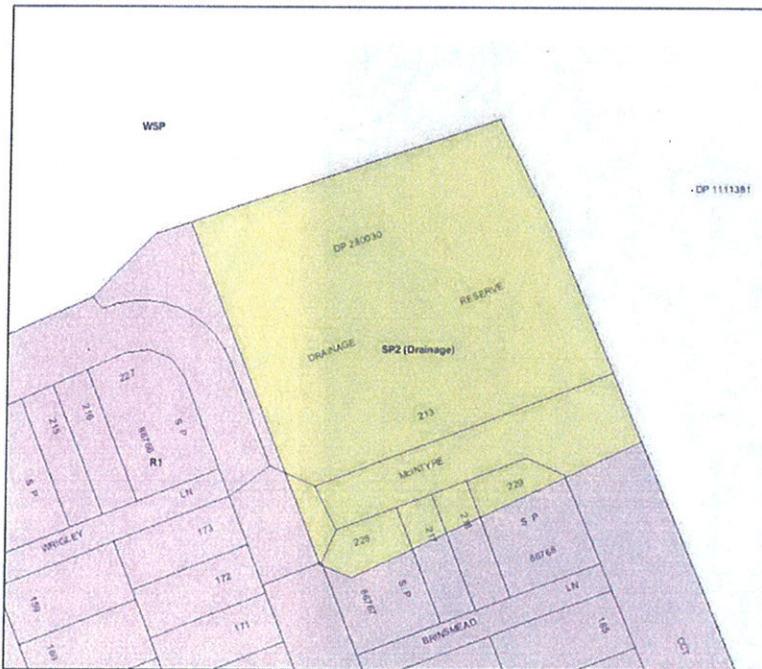


Figure 4: LLEP 2008 Zoning Extract

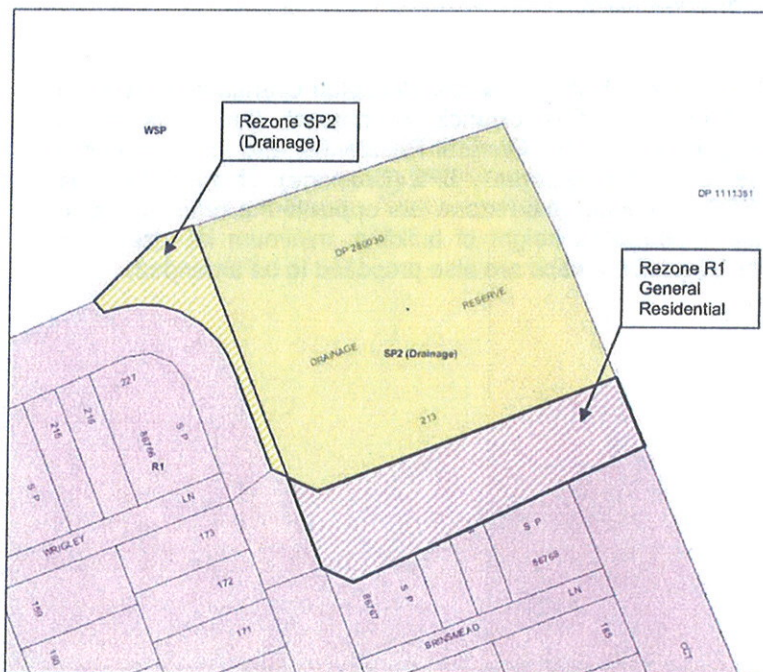


Figure 5: Proposed Amendment to LLEP 2008 Zoning



Figure 6: Aerial Photograph of Affected Land

#### Hoxton Park

Lot 1, DP 1046088, known as 20 Nimbin Avenue, Hoxton Park, is zoned predominantly R2 Low Density Residential and partially E2 Environmental Conservation. The current zoning is a result of a mapping inconsistency between the LLEP 2008 zoning map and the cadastre. It is proposed to rezone the lot entirely R2 Low Density Residential and amend the corresponding height of buildings, minimum lot size and floor space ratio maps accordingly. The site has been developed for residential purposes and the proposed amendment will reflect this existing use.

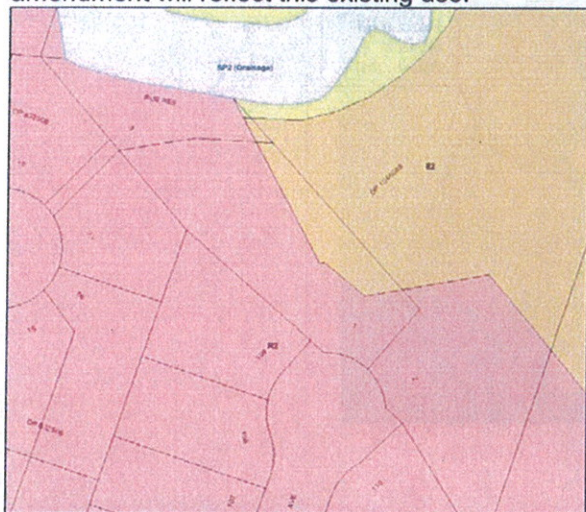


Figure 7: LLEP 2008 Zoning Extract



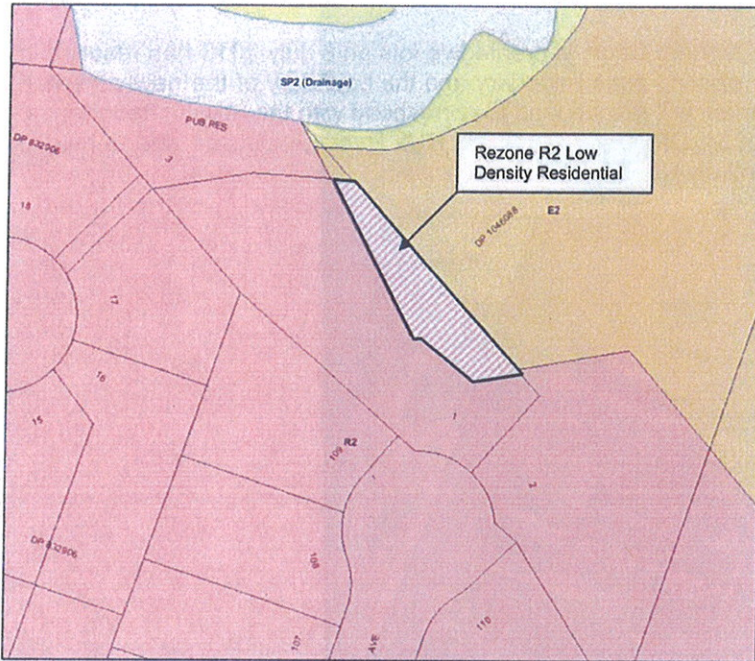


Figure 8: Proposed Amendment to LLEP 2008 Zoning



Figure 9: Aerial Photograph of Affected Land



### Denham Court

The subdivision of land in Denham Court to create five lots on 8 July 2013 has resulted in inconsistency between the existing zone boundary and the boundary of the newly created lots. The proposed amendment will rezone land to correspond with the new lot boundaries. It is proposed to rezone Lot 31, DP 1005883 entirely RU2 Rural Landscape and to rezone Lots 42-44, DP 1186853 entirely R5 Large Lot Residential.

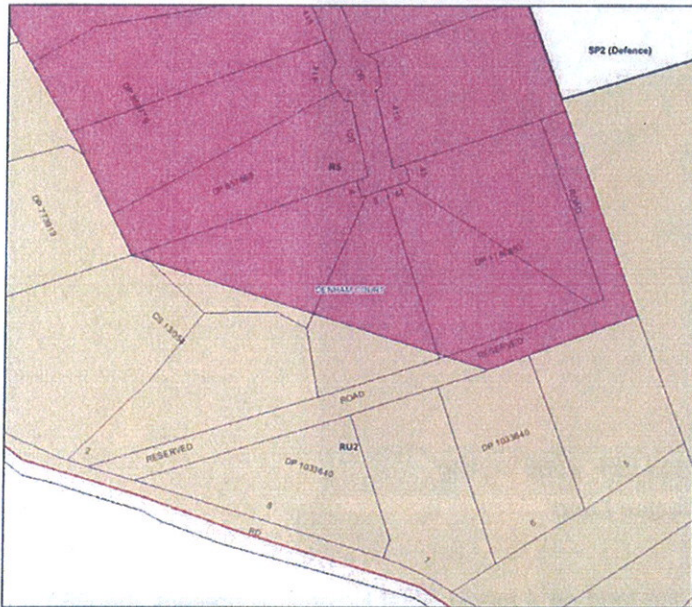


Figure 10: LLEP 2008 Zoning Extract

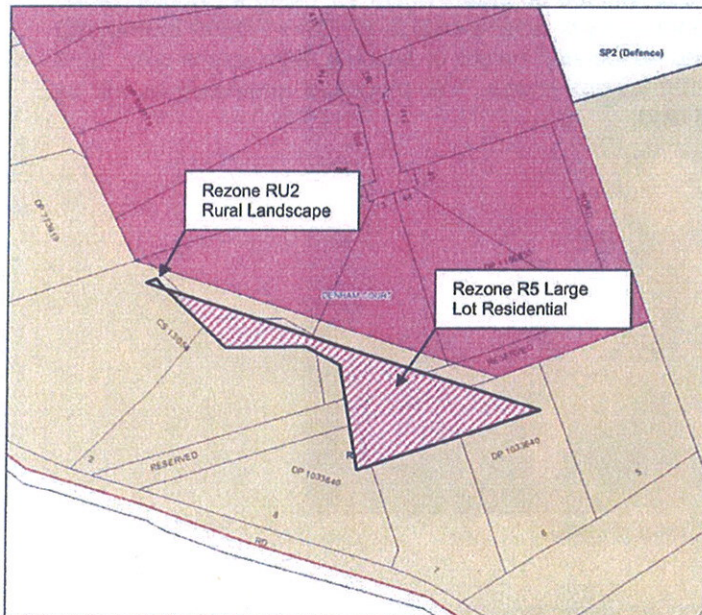


Figure 11: Proposed Amendment to LLEP 2008 Zoning



*Figure 12: Aerial Photograph of Affected Land*

#### **West Hoxton**

The proposed amendment will rezone land on 4 lots in West Hoxton. At present, the RE1 Public Recreation zone affects part of Lots 8-10 and Lot 13 in DP 1172599. It is proposed to amend the RE1 zone to correspond with the boundary of Lot 13, being a Council owned public reserve. The proposed amendment will rezone Lots 8-10, DP 1172599 entirely R2 Low Density Residential and amend associated height of building, floor space ratio, land reservation acquisition and minimum lot size maps. The proposed amendments will be consistent with adjacent residential land.



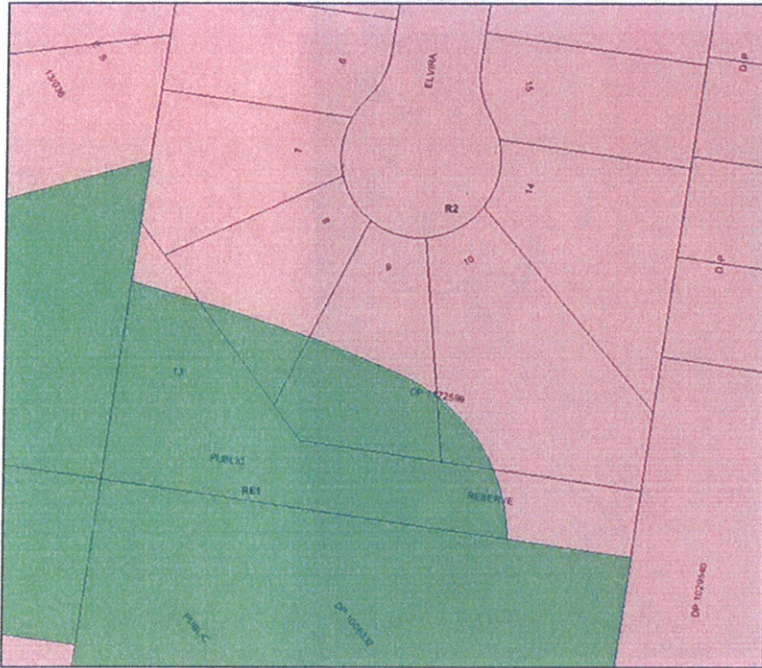


Figure 13: LLEP 2008 Zoning Extract

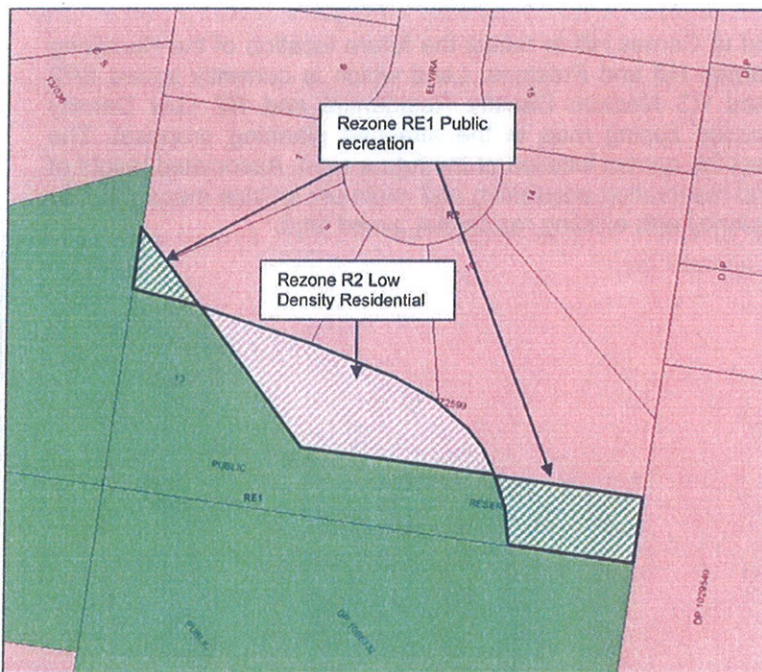


Figure 14: Proposed Amendment to LLEP 2008 Zoning



*Figure 15: Aerial Photograph of Affected Land*

#### **Carnes Hill**

This proposal will rezone land at Carnes Hill to reflect the future location of the Kurrajong Road extension between Carnes Hill and Prestons. Land which is currently zoned SP2 (Local Road) will be rezoned R3 Medium Density Residential and R2 Low Density Residential as per the proposed zoning map in the attached planning proposal. The amendment is sought to reflect the correct location of the future road. Associated height of building, floor space ratio, land reservation acquisition and minimum lot size maps will also be amended to ensure consistency with existing residential zoned land.



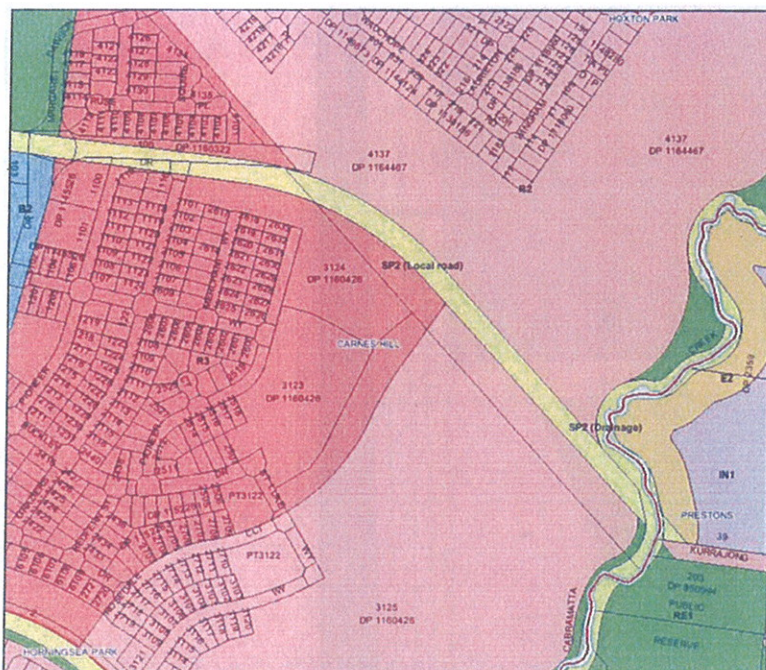


Figure 16: LLEP 2008 Zoning Extract

#### Elizabeth Hills

The proposal will amend the LLEP 2008 zoning maps to indicate the correct location of Aviation Road, Elizabeth Hills. Aviation Road will be zoned SP2 (Local Road) and the land which is currently zoned SP2 (Local Road) will be zoned RE1 Public Recreation. The land has been dedicated to Council as a Public Road. The Land Reservation Acquisition Map will be updated to reflect this.

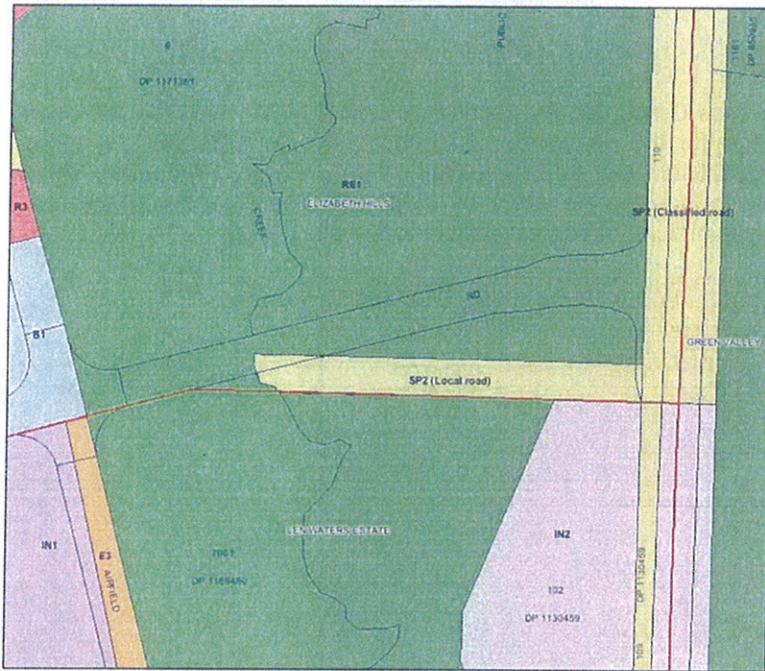


Figure 17: LLEP 2008 Zoning Extract

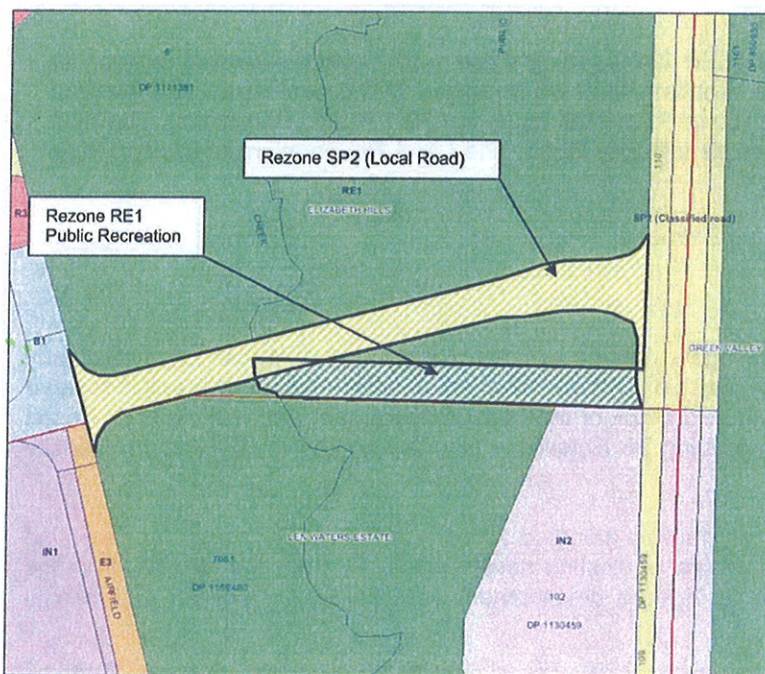


Figure 18: Proposed Amendment to LLEP 2008 Zoning