

Memorandum

To Peter Goth, Regional Director – Sydney Region West

cc. Derryn John, Team Leader – Sydney Region West, ChoCho Myint, Senior Planner – Sydney Region West, Elizabeth Kinkade, Director - Land Release

From Robert Black, Executive Director – Land Release (Planning and Delivery)

Date 23 October 2012

Subject: Liverpool City Council Planning Proposal Amendment No. 28

Liverpool Council is proposing a number of changes to their LEP. The following comments are provided in relation to the amendments that relate to land in the South West Growth Centre.

1. Rezoning approximately 755 ha of land from RU1 Primary Production to RU4 Primary Production small lots. (North Bringelly, Bringelly and Future Precincts), and
2. Reduce the minimum subdivision lot size from 40ha to 10ha for the 755 hectares of land (as above) to be zoned RU4

Land Release (Planning) Comment: Not supported. The proposed changes to minimum lot sizes for the area may lead to development types and land fragmentation that may preclude future development of the urban and industrial precincts. The proposed changes are inconsistent with Clause 16 (1) (a) and (c) of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

3. Increase the maximum gross floor area from 150 square metres to 250 square metres for dual occupancies in the RU1 and RU4 (across the LGA, applies to unreleased precincts - map attached)

Land Release (Planning) Comment: No comment – this change will not preclude future urban development

The other amendments do not relate to the South West Growth Centre and have not been reviewed.

Yours sincerely



Robert Black
Executive Director