

Planning Proposal

Amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Austral and Leppington North Precincts to rezone and amend development standards for certain lands

January 2019

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Background

Following an extensive precinct planning exercise, the Austral and Leppington North Precincts were rezoned by the Department of Planning and Environment in March 2013. The rezoning was accompanied by new land-use zoning maps under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006, the Liverpool Growth Centres Precincts Development Control Plan (including Schedules 1-2 for Austral & Leppington North and the Leppington Major Centre), and the Austral and Leppington North Indicative Layout Plan (ILP).

The planning package put forth the statutory planning controls and guidelines to facilitate the development of the precincts for some 17,350 dwellings (Liverpool precincts) along with the establishment of: the Leppington major centre, four lower order centres, new schools, open space and community facilities, a storm water drainage network, and improved road and public transport infrastructure.

Since the area was rezoned, a number of issues have arisen which will impact upon the implementation of the vision for Austral and Leppington North. It was decided that Council would prepare a single amendment to address all of these concerns in a single package. A brief summary of these three issues is given below:

1. The ILP/DCP road layout does not result in optimal development outcomes for some land-holdings. This will create a poorer design outcome, or may limit the development of some lands;
2. The SEPP/ILP zoned land for stormwater and drainage purposes. Upon more detailed engineering design and modelling, some of these lands were found to be surplus to requirements and are proposed to be rezoned for other purposes;
3. The Contributions Plan identified several bio-retention basins to improve stormwater quality prior to entering the creek system. Upon further engineering investigations, many of these are insufficiently sized or are otherwise unable to perform their function hydraulically. Council is now utilising an alternative approach which uses on-street raingardens which treat pollutants closer to the source. Given this aspect only applies to the development contributions plan, it is not further considered in this planning proposal;
4. DCP controls for the provision of traffic safety measures are not clear, and cannot be adequately implemented. Given that this issue only deals DCP controls, it is not considered further in this planning proposal;
5. The DCP provided for several local street to cross creeks. Some of these crossings were at obtuse angles, which makes the construction of bridges significantly more expensive. Given that the local street network does not perform a higher order traffic circulation function, some crossings have been removed entirely, or replaced by pedestrian only bridges, to retain permeability. This amendment only applies to the DCP and Contributions Plan and is not considered further in this planning proposal.

An amendment to the SEPP seeks, in part, to rectify the first and second issue by rezoning some lands (particularly drainage lands) whereby future roads can be realigned to optimise the DCP road network, and allow for orderly development.

Site Identification

A desktop review of the ILP road network was completed for the entirety of the Austral and Leppington North Precinct. Constrained sites, or sites where there are opportunities to modify the road network in a manner which will improve development outcomes, improve the ability to develop land, or both are considered suitable candidates for realignment. Council only intends to realign local streets; no changes are proposed to any zoned (higher order) roads. Details of each site, and the intended changes are given in Part 2. The area subject to the desktop review is depicted in Figure 1 below.

Council's detailed stormwater and drainage strategy which identifies surplus lands also applies to land shown in Figure 1 below.

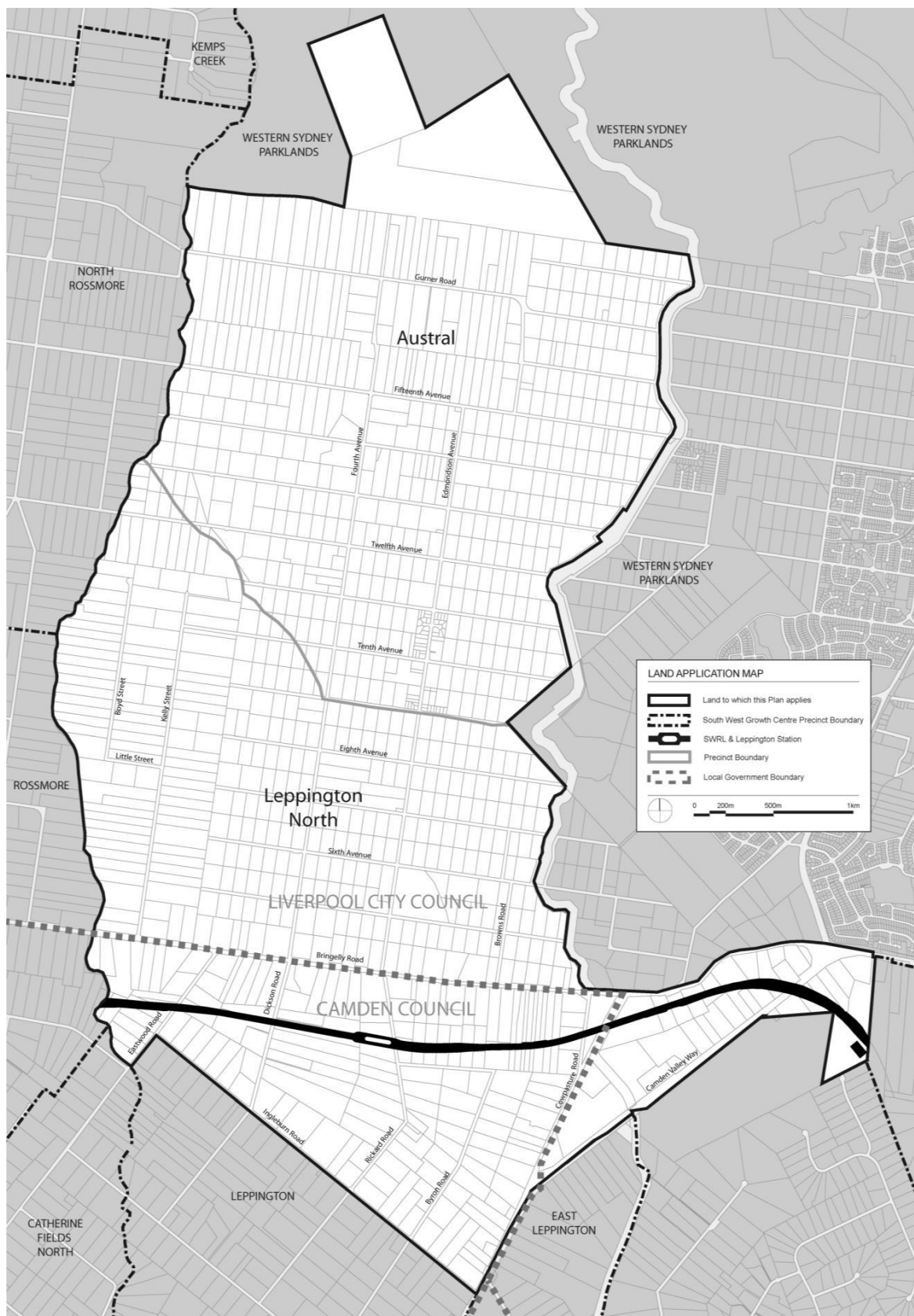


Figure 1: The Austral and Leppington North Precincts. Only land within the Liverpool LGA was subject to review

Delegation of plan making functions

This planning proposal seeks to amend a State Environmental Planning Policy. As such, Council is not seeking delegation of plan making functions pursuant to Section 3.36 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act").

Part 1 – Objectives

The objectives of this planning proposal is to better facilitate the development of lands within the Austral and Leppington North Precincts as per the vision for the area. The planning proposal seeks to enable development of certain lands zoned for drainage purposes which are surplus to requirements and to improve development feasibility for other lots within the Austral and Leppington North precincts by optimising the extent of certain zones and planning controls.

The precincts are unlikely to be able to develop to their full potential without this amendment. The amendment also seeks changes to the land acquisition map to remove Councils obligation to acquire land that is no longer required for drainage purposes and to allow these lands to be utilised for other purposes.

Part 2 – Explanation of provisions

The objectives of the planning proposal will be achieved through changes to the planning controls listed in Table 1. Due to numerous amendments being sought, changes are described in further detail in the headings below this section. Draft maps are provided in Part 4.

Table 1: Current and proposed controls for the subject sites

Control	Current	Proposed
Zoning (LZN)	SP2 Infrastructure, RE1 Public Recreation, R2 Low Density Residential and R3 Medium Density Residential	SP2 Infrastructure, RE1 Public Recreation, R2 Low Density Residential, R3 Medium density Residential, E2 Environmental Conservation, and E4 Environmental Living.
Maximum height of buildings (HOB)	9m, 12m or no standard	9m, 12m or no standard
Residential Density (RDN)	15, 25, or no standard	15, 25, or no standard
Land Reservation Acquisition (LRA)	SP2 Local Drainage or no standard	SP2 Local Drainage or no standard

To facilitate the above changes, the following SEPP maps will be amended:

Zoning

- SEPP_SRGC_SW_LZN_007_020_20160222
- SEPP_SRGC_SW_LZN_012_020_20130122

Maximum Height of Buildings

- SEPP_SRGC_SW_HOB_007_020_20130201
- SEPP_SRGC_SW_HOB_012_020_20130111

Residential Density

- SEPP_SRGC_SW_RDN_007_020_20130201
- SEPP_SRGC_SW_RDN_012_020_20130131

Land Reservation Acquisition:

- SEPP_SRGC_SW_LRA_007_020_20130201
- SEPP_SRGC_SW_LRA_012_020_20130201

135-175 Gurners Avenue

Legally known as Lots 1-2 DP 233174 and Lots 15-17 DP 3403, most of the land is zoned R2, with a 10m wide SP2 – Infrastructure (Local Drainage) zone traversing the site, as seen in Figure 2 below (affected sites highlighted with red boundaries).

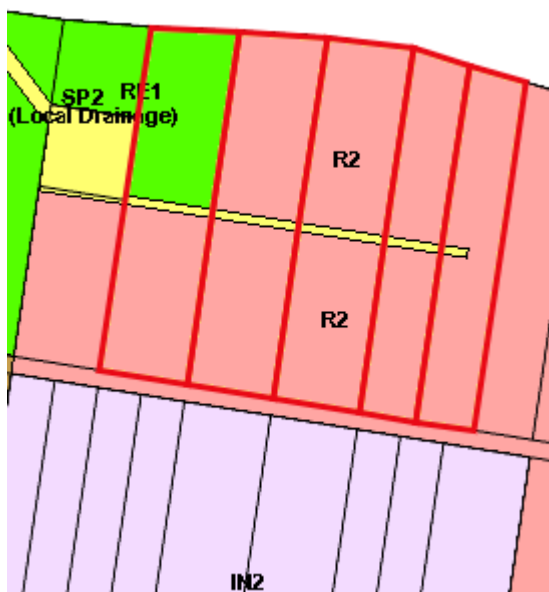


Figure 2: Current land use zoning for land at 135-175 Gurners Avenue

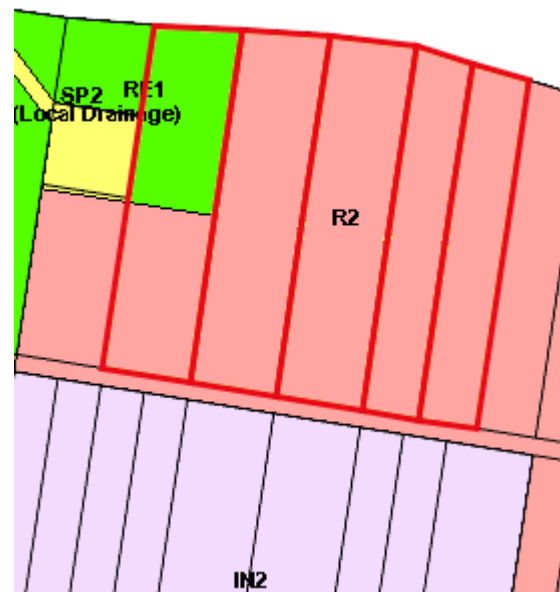


Figure 3: Proposed land use for land at 135-175 Gurners Avenue

Council's detailed concept design for the stormwater and drainage network concluded that the zoned drainage land in this location is surplus to requirements. Any stormwater can be carried via pipes under the proposed roads, and the road itself can form part of an overland flow path in extreme events. Utilising roads as overland flow paths in extreme events is standard practice.

It is proposed that the extent of the drainage channel, which severs R2 land, currently zoned SP2 would be rezoned to R2 – Low Density Residential, with other mapped development standards being carried over as per land adjacent. This would include a maximum building height of 9m, a minimum dwelling density of 15dw/ha, and removal of the land from the land reservation acquisition map.

The drainage channel adjacent to the RE1 land will be rezoned to RE1.

29 Gurners Avenue

Legally known as Lot 22 DP 791237, most of the land is zoned R2, with a 10m wide SP2 – Infrastructure (Local Drainage) zone traversing Lot 22, as seen in Figure 4 below (affected sites highlighted with red boundaries).

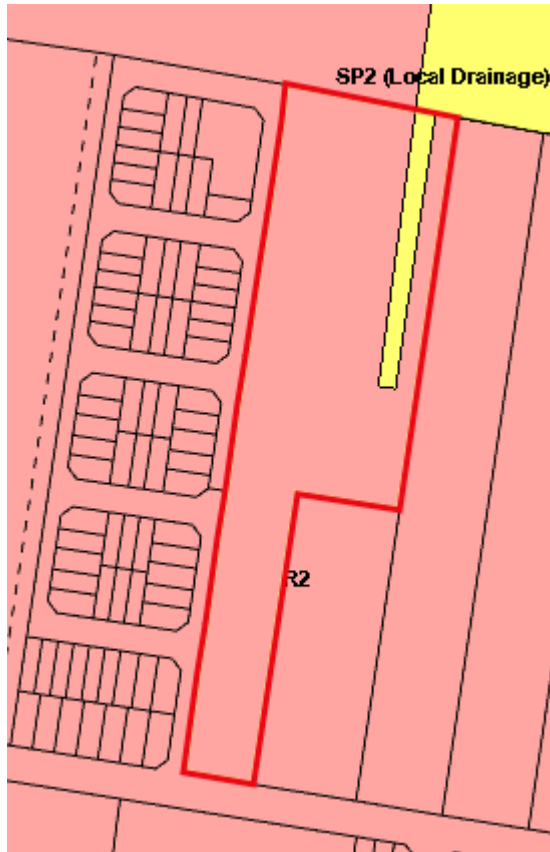


Figure 4: Current land use zoning for land at 29 Gurners Avenue

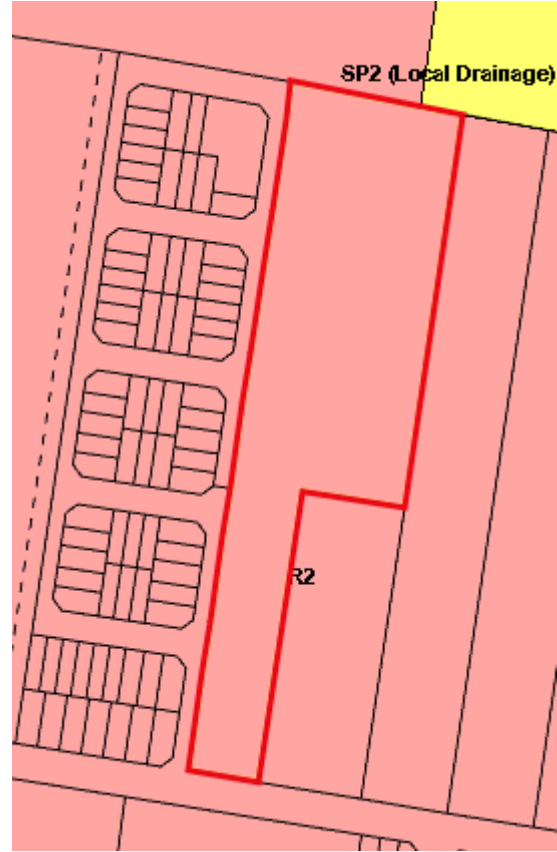


Figure 5: Proposed land use zoning for land at 29 Gurners Avenue

Council's detailed concept design for the stormwater and drainage network concluded that the zoned drainage land in this location is surplus to requirements. Any stormwater can be carried via pipes under the proposed road, and the road itself can form part of an overland flow path in extreme events. Utilising roads as overland flow paths in extreme events is standard practice.

It is proposed that the extent of the drainage channel currently zoned SP2 would be rezoned to R2 – Low Density Residential, with other mapped development standards being carried over as per land adjacent. This would include a maximum building height of 9m, a minimum dwelling density of 15dw/ha, and removal of the land from the land reservation acquisition map.

75 Gurners Avenue

Legally known as Lot 1 DP 1223501 the land is zoned a mix of SP2 Infrastructure (Local Drainage), RE1 Public Recreation, RU6 Rural Transition, E4 Environmental Living, R2 Low Density Residential, R3 Medium Density Residential, and E2 Environmental Conservation, as seen in Figure 6.

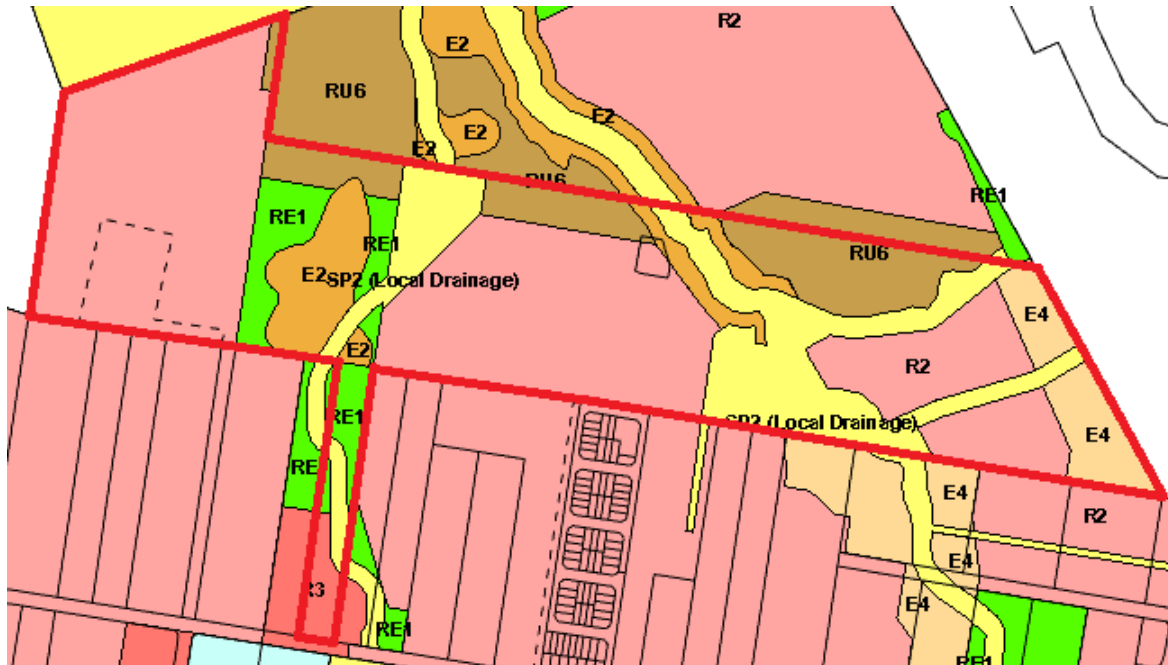


Figure 6: Current land use zoning for land at 75 Gurners Avenue

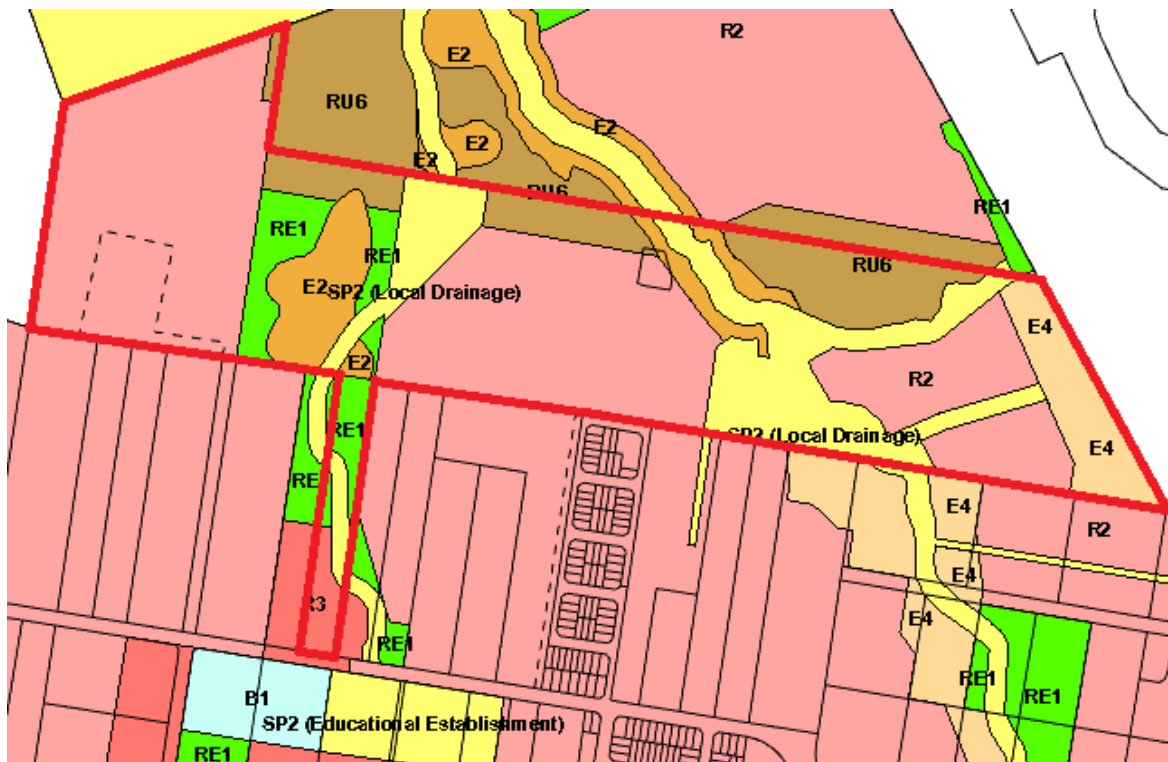


Figure 7: Proposed land use zoning for land at 75 Gurners Avenue

Council's detailed concept design for the stormwater and drainage network concluded that some of the zoned drainage land towards the eastern edge of the site is surplus to requirements. The stormwater can be carried via pipes under the proposed roads, and the road itself can form part of an overland flow path in extreme events. Utilising roads as overland flow paths in extreme events is standard practice.

It is proposed that part of the extent of the drainage channel currently zoned SP2 would be rezoned to E4 Environmental Living, with other mapped development standards being carried over as per land adjacent. This is consistent with the land-use zoning for the surrounding land, and would likely have been the underlying zone had the drainage infrastructure not been identified. The development standards would include a maximum building height of 9m, and removal of the land from the land reservation acquisition map.

470 – 510 Fourth Avenue

Legally known as Lots 1-2 DP 562807 and Lots 1-2 574738, most of the land is zoned R2 Low Density Residential or R3 Medium Density Residential, as seen in Figure 8 below (affected sites highlighted with red boundaries)

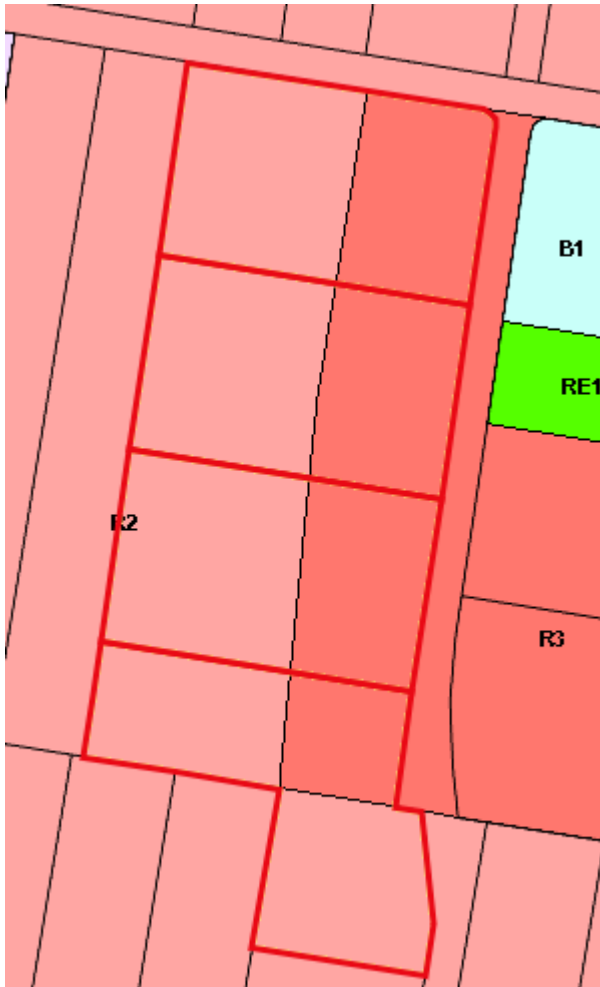


Figure 8: Current land use zoning for land at 470 – 510 Fourth Avenue

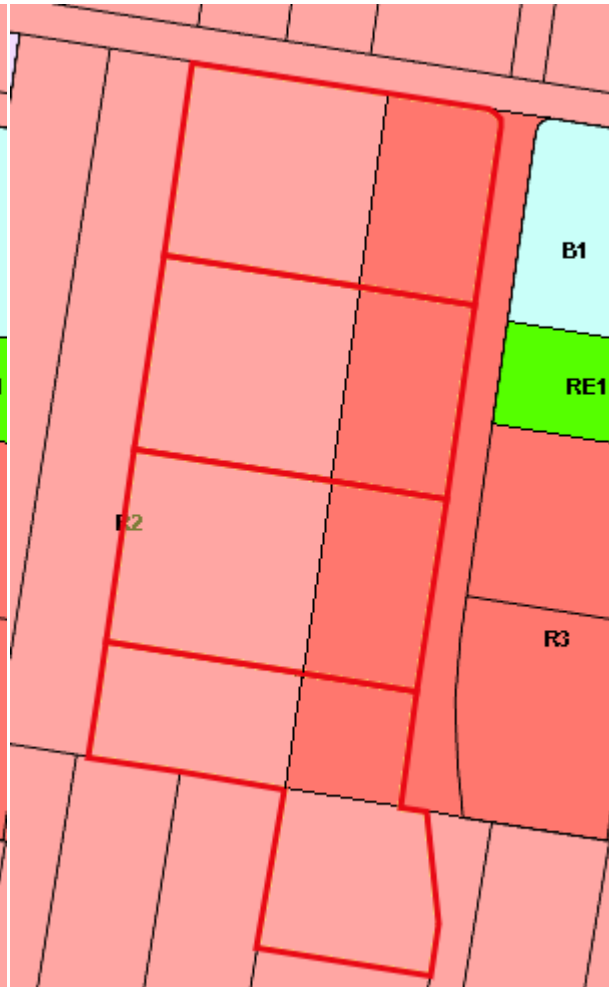


Figure 9: Proposed land use zoning for land at 470 – 510 Fourth Avenue

As part of Council's review of the ILP road network which seeks to maximise the development potential of properties and minimise the need for variations, it was identified that the proposed layout on these properties resulted in blocks which were too deep for regular subdivision. A realignment of a proposed ILP road in a position closer to Fourth Avenue means that the underlying zone no longer matches the road position. The zone boundary has been shifted to match the new road position, ensuring that one side is zoned wholly R3 and the other side is wholly R2.

The development standards of the land zoned from R3 to R2 will be carried over from the R2 land, being a 9m maximum building height, and a minimum dwelling density of 15 dwellings per hectare.

160 – 184 Gurner Avenue

Legally known as Lots 28-29 DP 3403 and Lots 261-263 DP 804734, most of the land is zoned IN2 – Light Industrial, as seen in Figure 10 below (affected sites highlighted with red boundaries)



Figure 10: Current land use zoning for land at 160 – 184 Gurner Avenue

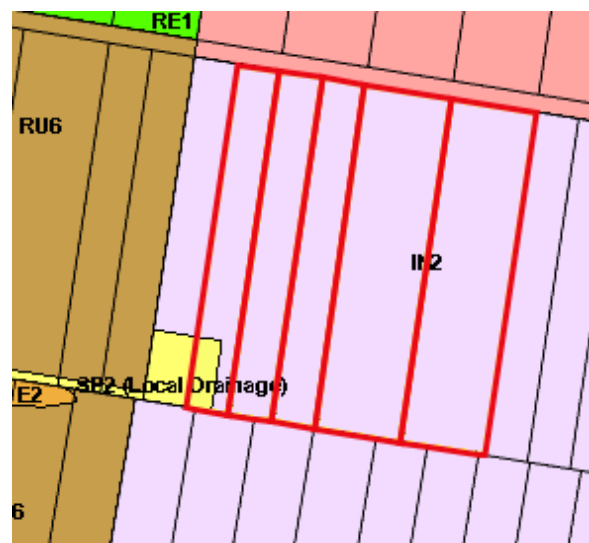


Figure 11: Proposed land use zoning for land at 160 – 184 Gurner Avenue

Council's detailed concept design for the stormwater and drainage network concluded that the zoned drainage land in this location is surplus to requirements. Any stormwater can be carried via pipes under the proposed road, and the road itself can form part of an overland flow path in extreme events. Utilising roads as overland flow paths in extreme events is standard practice.

It is proposed that the extent of the drainage channel currently zoned SP2 would be rezoned to IN2 – Light Industrial, with other mapped development standards being carried over as per land adjacent. This would include a maximum building height of 13m, a maximum FSR of 1.0:1, and removal of the land from the land reservation acquisition map.

295 Fifteenth Avenue

Legally known as Lot 354 DP2475, most of the land is zoned R2, with a 10m wide SP2 – Infrastructure (Local Drainage) zone traversing Lot 354, as seen in Figure 12 below (affected sites highlighted with red boundaries).

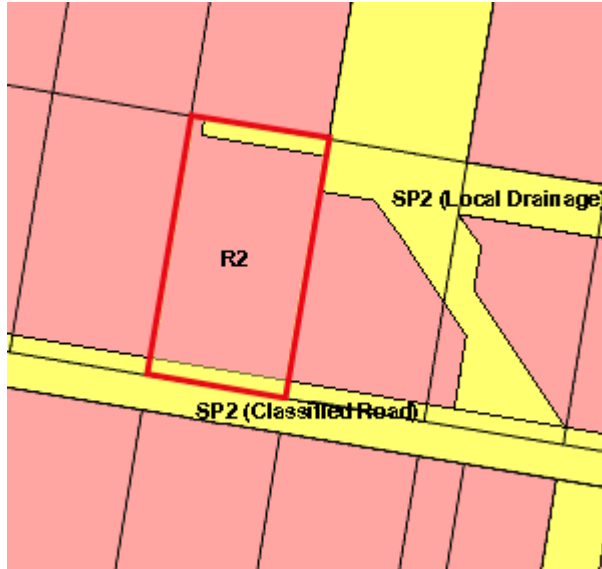


Figure 12: Current land use zoning for land at 295 Fifteenth Avenue

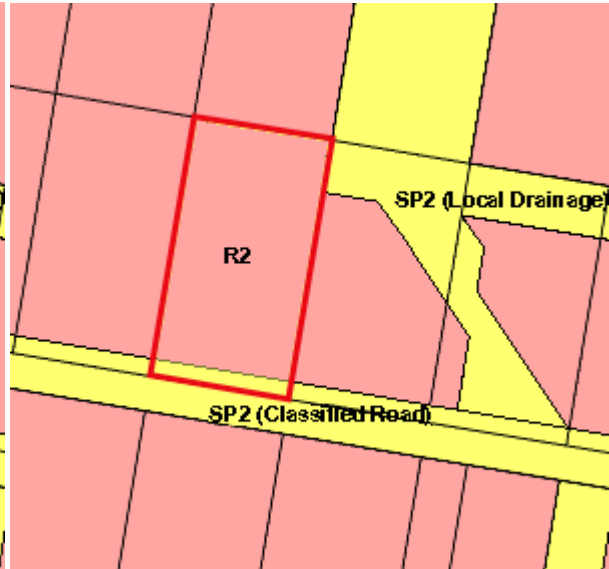


Figure 13: Proposed land use zoning for land at 295 Fifteenth Avenue

Council's detailed concept design for the stormwater and drainage network concluded that the zoned drainage land in this location is surplus to requirements. Any stormwater can be carried via pipes under the proposed road, and the road itself can form part of an overland flow path in extreme events. Utilising roads as overland flow paths in extreme events is standard practice.

It is proposed that the extent of the drainage channel currently zoned SP2 would be rezoned to R2 – Low Density Residential, with other mapped development standards being carried over as per land adjacent. This would include a maximum building height of 9m, a minimum dwelling density of 15dw/ha, and removal of the land from the land reservation acquisition map.

75-105 Thirteenth Avenue and 365 Edmondson Avenue

Legally known as Lots 633-637 DP2475, most of the land is zoned R2, RE1 or R3, with a 10m wide and variable SP2 – Infrastructure (Local Drainage) zone traversing all lots, as seen in Figure 14 below (affected sites highlighted with red boundaries).

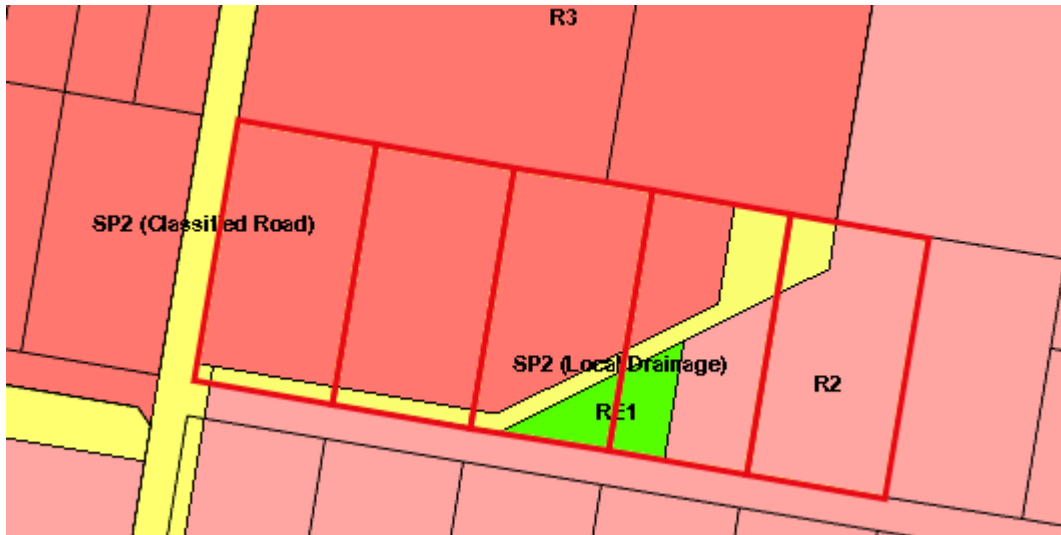


Figure 14:
Current land
use zoning
for land at
75-105
Thirteenth
Avenue and
365
Edmondson
Avenue



Figure 15:
Proposed
land use
zoning for
land at 75-
105
Thirteenth
Avenue and
365
Edmondson
Avenue

Council's detailed concept design for the stormwater and drainage network concluded that the zoned drainage land in this location is surplus to requirements. Any stormwater can be carried via pipes under the proposed roads, and the road itself can form part of an overland flow path in extreme events. Utilising roads as overland flow paths in extreme events is standard practice.

It is proposed that the extent of the drainage channel currently zoned SP2 would be rezoned to R3 – Medium Density Residential, with other mapped development standards being carried over as per land adjacent. This would include a maximum building height of 12m, a minimum dwelling density of 25dw/ha, and removal of the land from the land reservation acquisition map.

480 & 510 Fifteenth Avenue, 404 Fourth Avenue and 246 Fourteenth Avenue

Legally known as corner Lot 1 and Lot 3 DP 510228, Lot 6 DP 1117859 and Lot 22 DP 1196508, most of the land is zoned R2, with a 30m wide drainage corridor and an area of RE1 Public recreation, as seen in Figure 16.

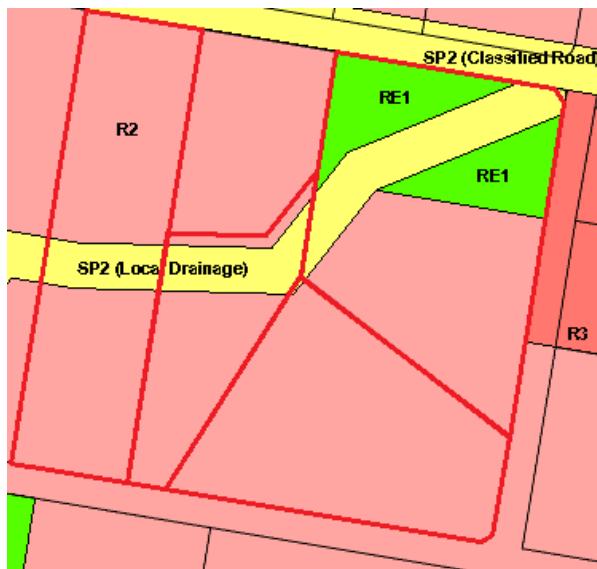


Figure 16: Current land use zoning for land at 480 & 510 Fifteenth Avenue, 404 Fourth Avenue and 246 Fourteenth Avenue

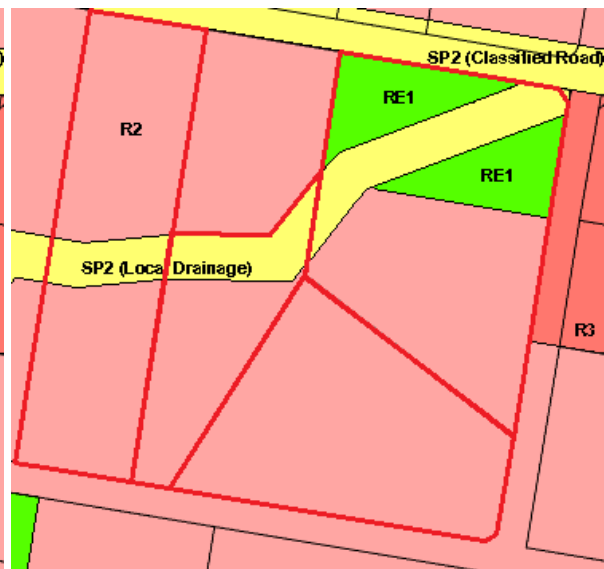


Figure 17: Proposed land use zoning for land at 480 & 510 Fifteenth Avenue, 404 Fourth Avenue and 246 Fourteenth Avenue

The position of the drainage channel on 246 Fourteenth Avenue is such that an 8m wide R2 zoned parcel would be residue after Council acquires land for drainage purposes at the rear of the property. The costs of amalgamating this land into surrounding properties would be such that it makes development of this land unfeasible. It is proposed to realign the drainage corridor such that it abuts the property boundary. This subsequently involves realigning the drainage corridor on adjoining lots to match the new position.

It is proposed that part of the extent of the drainage channel currently zoned SP2 would be rezoned to R2 – Low Density Residential, with other mapped development standards being carried over as per land adjacent. This would include a maximum building height of 9m, a minimum dwelling density of 15dw/ha, and removal of the land from the land reservation acquisition map. It is proposed that some of the R2– Low Density Residential land will be rezoned to SP2 Infrastructure (Local Drainage), with other development standards being expunged and the land being identified as land reserved for acquisition. The drainage corridor will remain at 30m wide.

18-30 Kelly Street

Legally known as Lot 1 DP 598602, Lots 11-12 DP 519909, Lot 15 DP 2756, and Lots 131-132 DP 879822 the land is zoned a mix of R2 – Low Density Residential, R3 – Medium Density Residential, SP2 – Infrastructure (Educational Establishment), RE1 – Public Recreation, and SP2 – Infrastructure (Local Drainage), as seen in Figure 18.

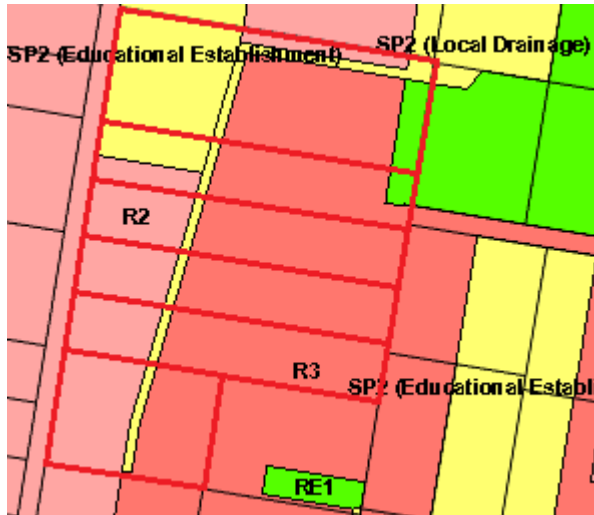


Figure 18: Current land use zoning for land at 18-30 Kelly Street

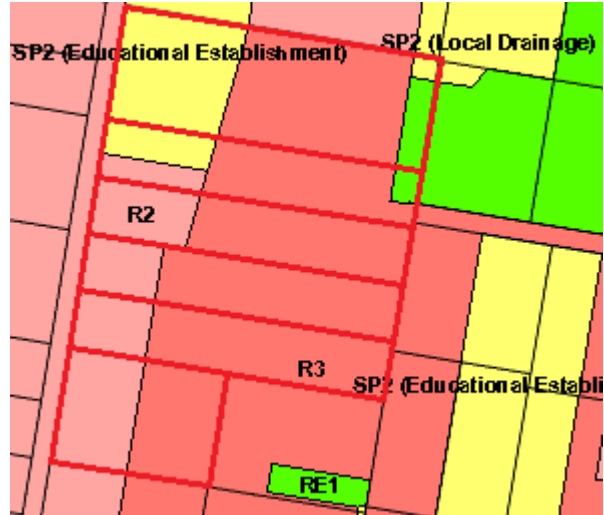


Figure 19: Proposed land use zoning for land at 18-30 Kelly Street

Council's detailed concept design for the stormwater and drainage network concluded that the zoned drainage land in this location is surplus to requirements. Any stormwater can be carried via pipes under the proposed roads, and the road itself can form part of an overland flow path in extreme events. Utilising roads as overland flow paths in extreme events is standard practice.

It is proposed that the extent of the drainage channel currently zoned SP2 would be rezoned to R3 –Medium Density Residential, with other mapped development standards being carried over as per land adjacent. A small portion of land on the northern boundary of 18 Kelly Street, and a larger extent of land on 22-30 Kelly Street would also be rezoned to R3 – Medium Density Residential to align the zone boundary with relocated ILP roads. The development standards would include a maximum building height of 12m, a minimum dwelling density of 25dw/ha, and removal of the land from the land reservation acquisition map.

140 Edmondson Avenue

Legally known as Lot 5 DP 236726, the land is zoned a mix of R2 - Low Density Residential, RE1 – Public Recreation, and SP2 – Infrastructure (Local Drainage), as seen in Figure 20.

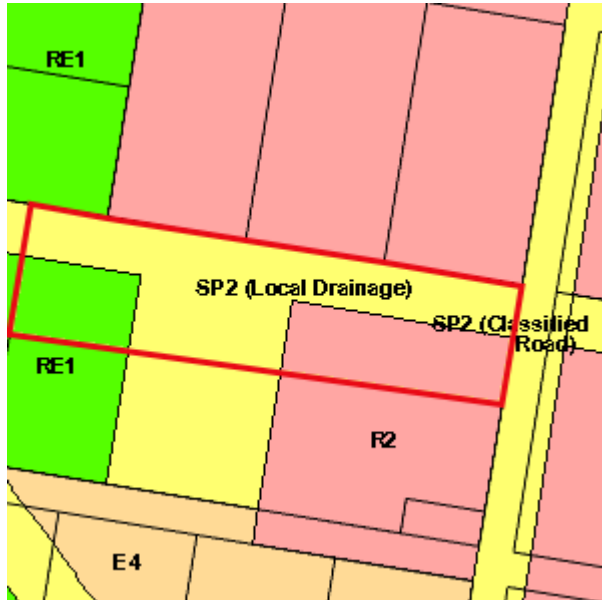


Figure 20: Current land use zoning for land at 140 Edmondson Avenue



Figure 21: Proposed land use zoning for land at 140 Edmondson Avenue

Council's detailed concept design for the stormwater and drainage network concluded that the zoned drainage land in this location is surplus to requirements. Any stormwater can be carried via pipes under the proposed roads, and the road itself can form part of an overland flow path in extreme events. Utilising roads as overland flow paths in extreme events is standard practice.

It is proposed that the extent of the drainage channel currently zoned SP2 would be rezoned to R2 –Low Density Residential, with other mapped development standards being carried over as per land adjacent. The development standards would include a maximum building height of 9m, a minimum dwelling density of 15dw/ha, and removal of the land from the land reservation acquisition map.

62 Kelly Street and 542 Bringelly Road

Legally known as Lot 3 DP 2756, and Lot 2 DP 1203674 the land is zoned a mix of R3 – Medium Density Residential, and RE1 Public Recreation, as seen in Figure 22.

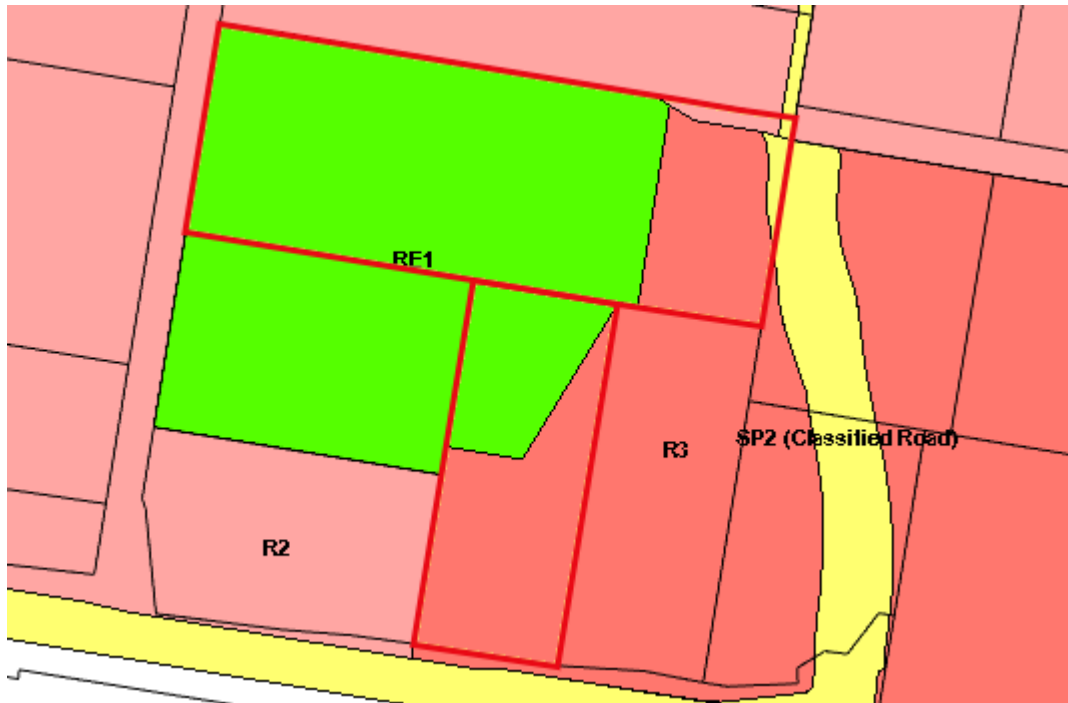


Figure 22: Current land use zoning for land at 62 Kelly Street and 542 Bringelly Road

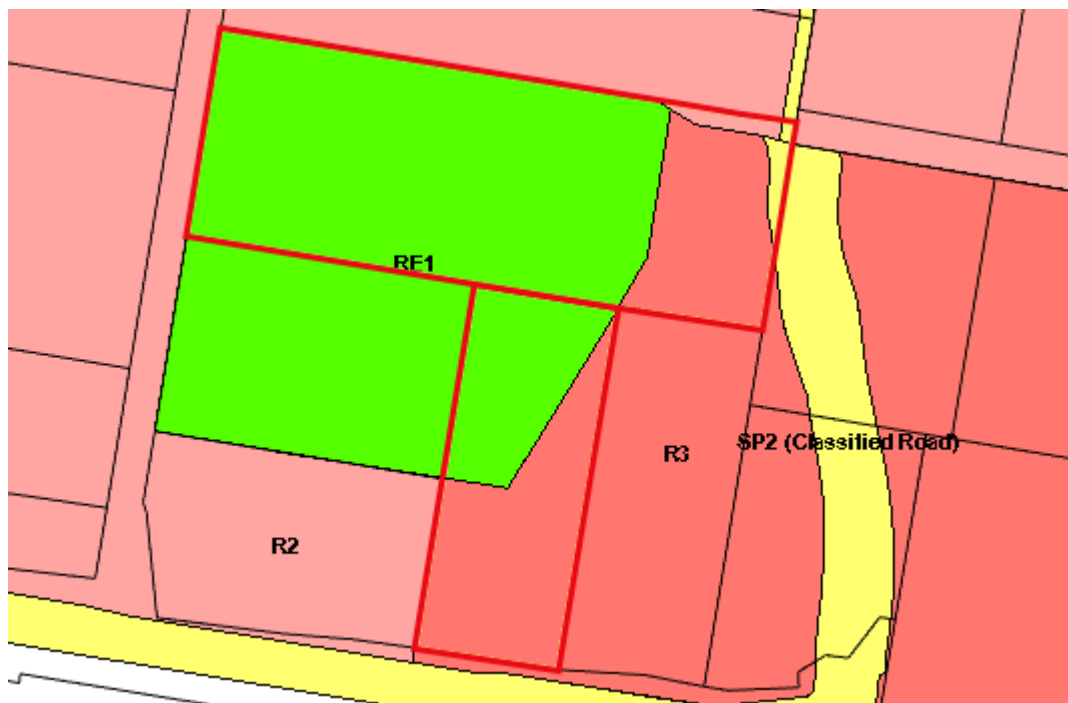


Figure 23: Proposed land use zoning for land at 62 Kelly Street and 542 Bringelly Road

The zone boundaries of this open space do not align with the proposed road network, nor does the zoning allow for the efficient development of surrounding lands. A proposed local road has been shifted out of the open space zone and onto a property to the south, which did not contain any roads to facilitate development. Shifting this road results in a small parcel of R3 zoned land being isolated between the road and the open space on land at 542 Bringelly Road. It is proposed that this land is zoned RE1 – Public Recreation and will be agglomerated into the greater extent of the park flagged for active open space. Development standards applicable to this land will be expunged and it will be identified in the land reservation acquisition map

A small area of land zoned RE1 – Public Recreation is proposed to be rezoned to R3 – Medium Density Residential on 62 Kelly Street as the result of a new road being proposed adjacent to the park, separating the open space from residential development. As this new road follows the edge of a transmission easement, it is proposed that the land for the road is all zoned for residential purposes, as per all other local roads which will be delivered at a time when the land is developed. The land being rezoned to R3 will carry development standards from land adjacent, being a maximum building height of 12m, a minimum dwelling density of 25dw/ha, and removal of the land from the land reservation acquisition map.

Development of this area is affected by an Endeavour Energy transmission easement running in a north south orientation through the site. Council acknowledges that Endeavour Energy should be consulted as part of the Gateway determination for amending the instrument in this area.

52 Boyd Street

Legally known as Lot 121 DP 738282 the land is zoned a mix of SP2 Infrastructure (Local Drainage), and RE1 (Public Recreation), as seen in Figure 24.

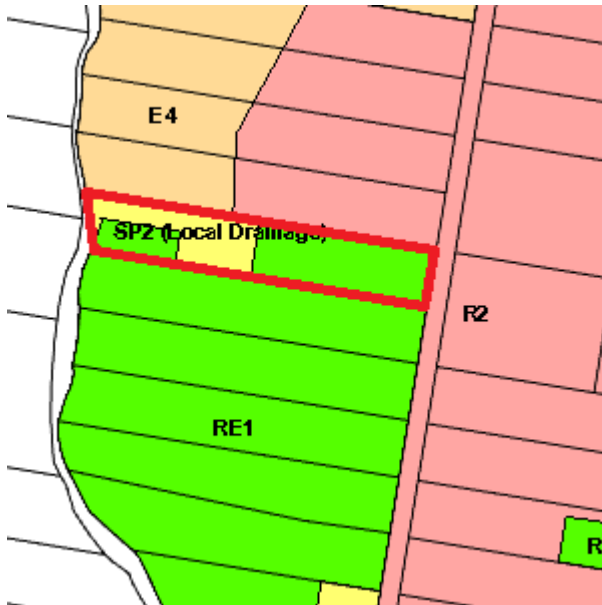


Figure 24: Current land use zoning for land 52 Boyd Street

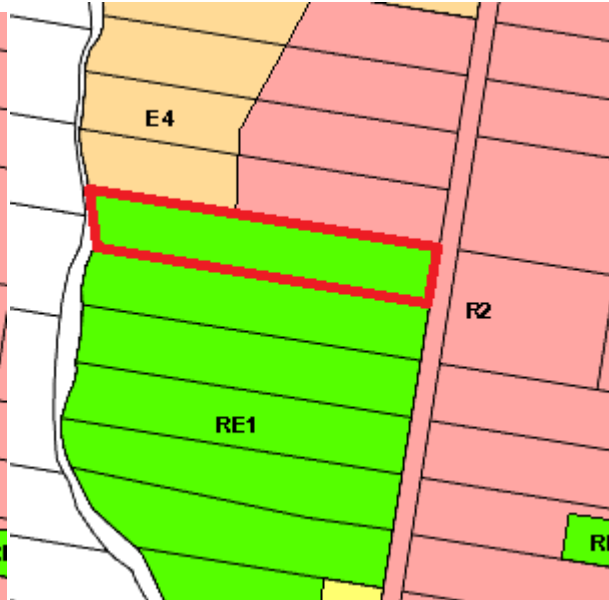


Figure 25: Proposed land use zoning for land 52 Boyd Street

Council's detailed concept design for the stormwater and drainage network concluded that the zoned drainage land in this location is surplus to requirements. A basin is not required here to prevent upstream or downstream flooding.

It is proposed that the extent of the drainage channel and basin currently zoned SP2 would be rezoned to RE2 – Public Recreation, This is consistent with the land-use zoning for the remainder of the property, and would likely have been the underlying zone had the drainage infrastructure not been identified. Much of the land is burdened by power transmission lines and/or impacted by flooding, making it generally unsuitable for residential development.

126 Boyd Street

Legally known as Lot 83 DP 740973 the land is zoned a mix of SP2 Infrastructure (Local Drainage), E4 Environmental Living, and E2 Environmental Conservation, as seen in Figure 26.

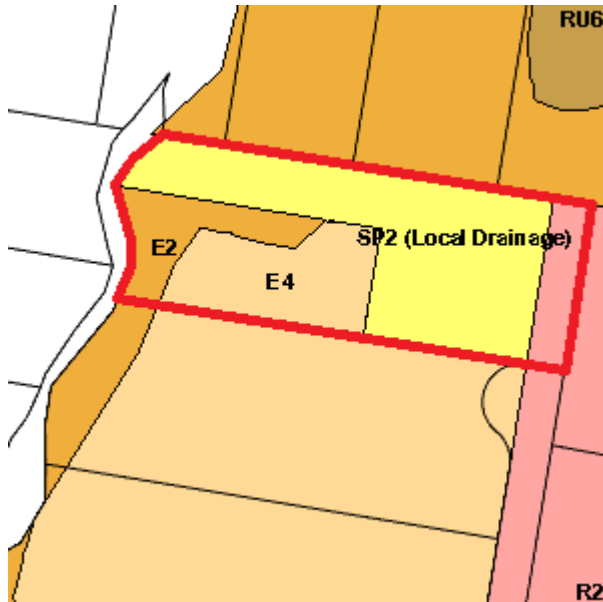


Figure 26: Current land use zoning for land at 126 Boyd Street

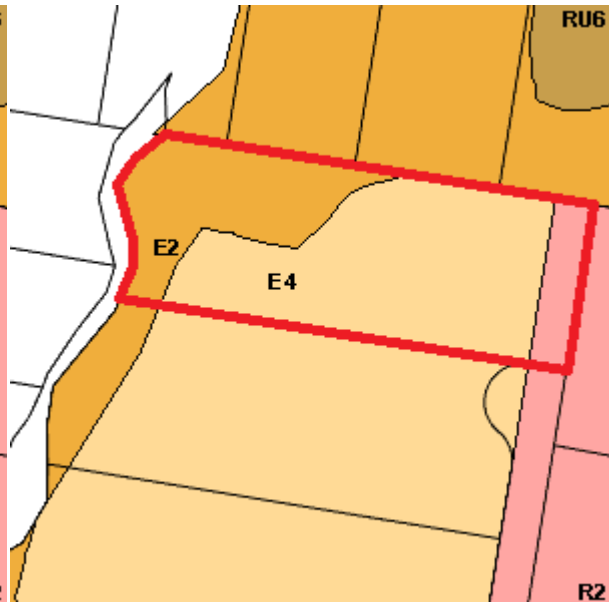


Figure 27: Proposed land use zoning for land at 126 Boyd Street

Council's detailed concept design for the stormwater and drainage network concluded that the zoned drainage land in this location is surplus to requirements. A basin is not required here to prevent upstream or downstream flooding.

It is proposed that the extent of the drainage channel and basin currently zoned SP2 would be rezoned to a mix of E2 and E4. This is consistent with the land-use zoning for the remainder of the property, and would likely have been the underlying zone had the drainage infrastructure not been identified. The northern boundary of the site is more heavily impacted by flooding and existing native vegetation, hence the extent of the more stringent E2 zone.

Part 3 – Justification

Section A – Need for the planning proposal

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

The rezoning of certain drainage lands is the result of Council's detailed concept stormwater strategy. This strategy identified that several of the 10m wide drainage corridors were over-designed, and that in the event of heavy rain, waters could be carried by sufficiently sized pipes under the road, and as overland flow on streets which follow the path of the drainage corridor.

The rezoning of other sites to provide for better development feasibility were not the result of a strategic study or report. Instead, a desktop analysis was conducted on each property within the Austral and Leppington North Precinct to determine whether the current ILP can provide for the efficient subdivision of the land. In instances where the ILP posed a challenge, the location of DCP roads were shifted, where there would be no negative impacts to adjoining land-owners, where precinct planning objectives would be better achieved, and in a manner that is consistent with existing and approved development. An objective of this exercise was to limit the number of isolated variations to the ILP road network, thereby increasing the efficiency of DA processing. As a result of this ILP optimisation, some zone boundaries are proposed to be amended to follow the new road pattern.

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

Yes. Changing the land-use zone for the excess drainage lands means Council no longer needs to acquire land for drainage purposes where that land is no longer required for that purpose. This also allows the land to be utilised for higher order uses. This is the only way of achieving the objectives and intended outcomes of the proposal.

Yes. Changing the land use zone for areas in which the ILP amendment seeks to improve development viability is the best means of achieving the objective of the planning proposal. An amendment to the ILP without a subsequent amendment to the SEPP will result in the boundaries between land-use zones and principal development standards not aligning with the road network, resulting in unordered development of land.

Section B – Relationship to strategic planning framework.

3.3 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

a. Strategic Merit

The planning proposal is considered to be not inconsistent with any regional, sub-regional or district plan or strategy. The objective of the planning proposal is not to increase residential, commercial or industrial development, rather it is to alter land use zones and principal development standards to ensure that the Austral and Leppington North Precincts are able to develop in a manner consistent with the precinct vision as set out in the Schedule 1 of the Liverpool Growth Centres Precinct Development Control Plan.

The planning proposal is broadly consistent with Objective 2 (Infrastructure aligns with forecast growth – growth infrastructure compact). Rezoning surplus drainage lands will release Council of the financial burden to acquire the land, with a subsequent amended to the Contributions Plan.

The planning proposal is broadly consistent with Objective 4 (Infrastructure use is optimised). The existing SP2 zoned land which is proposed to be rezoned for other purposes is not required, therefore the optimal use of the land is for non-infrastructure purposes.

The planning proposal is not inconsistent with Objective 10 (Greater housing supply). Realignment of some zone boundaries is not likely to have a net increase or decrease in the supply of dwellings. However, the planning proposal is expected to increase development viability of some sites, which may have a marginal increase in supply and efficiency of development.

The planning proposal is broadly consistent with Objective 27 (Biodiversity is protected, urban bushland and remnant vegetation is enhanced). An area of land proposed to be rezoned from SP2 Local Infrastructure at 126 Boyd Street is noted as having existing native vegetation. It is proposed that this land is zoned a mix of E4 and E2 zone, which will protect the vegetation, whilst encouraging its maintenance by allowing it to be incorporated into future large lot residential development.

The planning proposal is broadly consistent with Objective 31 (Public open space is accessible, protected and enhanced). Some areas of SP2 drainage may have separated open spaces from the broader road network. Truncating this drainage function in pipes under the road will improve accessibility into green space. Further, some of the SP2 local drainage land is proposed to be rezoned for public open space, increasing the supply and availability of useable open space.

Western City District Plan

The planning proposal is not inconsistent with W18 Delivering high quality open space. Some areas of SP2 drainage may have separated open spaces from the broader road network. Truncating this drainage function in pipes under the road will improve accessibility into green space. Further, some of the SP2 local drainage land is proposed to be rezoned for public open space, increasing the supply and availability of useable open space.

Local Strategy

Assessment of the proposal with regards to Council's Community Strategic Plan is detailed in Section 3.4.

Changing circumstances

The planning proposal is not the result of a demographic shift or new infrastructure in the area. The planning proposal does partially result from the detailed concept design of stormwater infrastructure, which indicates items that are surplus to requirements.

b. Site Specific Merit

Natural Environment

The planning proposal does not impact the natural environment. As detailed further in section 3.6 any rezonings which are proposed will likely improve environmental outcomes.

The planning proposal has not investigated any mineral or other resources, as the lands were already zoned for urban purposes.

A hazard review has not been undertaken, as the land has already been zoned for urban purposes. Land at 126 Boyd Street is subject to flooding, and will be rezoned to enable residential development. The DCP provides controls to ensure that life and property will be protected in the event of a flood. This land contains sufficient flood free area to permit the construction of residential dwellings on flood free land, or with minimal cut and fill. All other lands were already zoned for urban purposes and the resultant land-use changes will not impact flood potential. Risks from other hazards such as bushfire and salinity are adequately addressed by the DCP or other relevant guidelines.

Existing, approved and likely future uses of the land

The existing uses are largely reflective of the precinct's historic zoning, and the character of the area will likely change dramatically as the area urbanises.

Much of the lands are not being used for existing permitted uses or development potential of the land.

The planning proposal intends on amending the land uses of the 36 properties identified to ensure that the lands can develop in accordance with a rationalised ILP and the need for appropriate uses for lands identified as surplus to drainage requirements.

Services and infrastructure are available or can be made available to support any development

The primary objective of the planning proposal is not to seek uplift on any land. Some land will be up zoned to align with a new ILP road network, or where surplus drainage lands are being rezoned for residential uses, however the impact of this proposal on the greater ALN precincts is minimal. Given that a contributions plan is in place for the precinct, any additional yield will result in additional contributions for infrastructure and services being collected.

3.4 Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The Planning Proposal is not inconsistent with Council's Community Strategic Plan: *Our Home, Liverpool 2027*. Council's strategy adopts a quadruple bottom line approach, being Creating Connection (Social), Strengthening and Protecting Our Environment (Environment), Generating Opportunity (Economic), and Leading through Collaboration (Civic Leadership).

The Planning proposal is consistent with the following desires of the community:

- Creation of more green spaces.
 - This is achieved as some lands will be rezoned for public open space.
- Well-managed development.
 - This planning proposal's primary objective is to facilitate the development of Austral as per the precinct vision by correcting a number of minor anomalies, and reviewing Council's drainage network in accordance with detailed concept design plans.
- Creation of well-planned, attractive and people-friendly urban environments
 - As above, the planning proposal seeks to provide for more orderly development, and when combined with the rain-garden strategy, will provide a more attractive urban environment which will provide a more people friendly environment.

The Planning proposal is consistent with the following actions for Council:

Amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Austral and Leppington North Precincts

- Protect and enhance bushland, rivers and the visual landscape.
 - The proposed rezoning of certain properties for open space or environmental zones will increase opportunities to retain existing vegetation, which may have otherwise been disturbed to engineer drainage infrastructure.
- Exercise planning controls to create high-quality, inclusive, urban environments.
 - The planning proposal seeks to rationalise planning controls in the Austral and Leppington North Precincts in a manner which is consistent with the precinct vision.

3.5 Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal seeks an amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006. Compliance with any SEPP which applies to the land is given in Table 2 below. Note: any SEPP which does not apply to the land, or for which the planning proposal will not preclude the operation of is not listed.

Table 2: Compliance with SEPPs

SEPP	Complies?	Justification
No 19 Bushland in Urban Areas	Yes	The planning proposal is not inconsistent with the SEPP. Allowing some lands to be rezoned from drainage to open space functions may preserve vegetation which would otherwise have been removed. Council's DCP and the vegetation SEPP provides for the removal of any vegetation. No vegetation is required to be removed to fulfil this Planning Proposal.
No 44 Koala Habitat Protection	Yes	The lands are already zoned for urban purposes. This planning proposal will not undermine any Koala Habitats to a greater extent than for which is already permitted.
No 55 Remediation of Land	Yes	The lands are already zoned for urban purposes, and a precinct wide contamination assessment was conducted prior to the Austral and Leppington North precincts being rezoned. This planning proposal will not undermine the need for any development to undergo a phase 1 Contamination Assessment.
Exempt and Complying Development Codes 2008	Yes	It is proposed that the land reservation acquisition maps are amended in accordance with the revised land-use zoning maps to ensure exempt and complying development can be carried out in accordance with the zone objectives.
Infrastructure 2007	Yes	The planning proposal does not seek to intensify or enable further development which would interfere with operation of, or delivery of infrastructure. Council expects a condition of gateway would be to consult with public utility providers.
Sydney Region Growth Centres 2006	Yes	The intent of the planning proposal is to rezone certain land within the Austral and Leppington North Precincts to ensure that land is able to be developed in accordance with the precinct vision and to promote orderly development.
Vegetation in Non-Rural Areas 2017	Yes	The planning proposal is not inconsistent with the SEPP. Allowing some lands to be rezoned from drainage to open space functions may preserve vegetation which would otherwise have been removed.

3.6 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The planning proposal seeks an amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006. Compliance with the ministerial directions is provided in Table 3 below. Note: any direction which does not apply to the planning proposal is not listed.

Table 3: Compliance with s.9.1 Directions

S.9.1 Directions	Complies	Justification
Employment and Resources		
1.1 Business and Industrial Zones	Yes	No land zoned for business or industrial use is to be rezoned under this proposal. A small amount of land zoned for drainage purposes is to be zoned IN2 Light Industrial as the drainage lands are surplus to requirements.
Environment and Heritage		
2.1 Environment Protection Zones	Yes	<p>The planning proposal seeks, broadly, to rezone some lands from one urban use to another urban use. Most of the lands are proposed to be rezoned from SP2 Infrastructure (Local Drainage) to other uses. All of the drainage corridors proposed to be rezoned do not form part of any recognised riparian corridor or tributary, most are overland flow paths.</p> <p>The rezoning of land at 52 and 126 Boyd Streets will involve the rezoning of land within a riparian zone, and land which is non-biodiversity certified. Rezoning of these land from SP2 infrastructure (for the purpose of construction of stormwater detention basins) to a mix of RE1 Public Recreation, E2 Environmental Conservation, and E4 Environmental Living will better enable any existing native vegetation and habitat to be retained.</p>
Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	<p>The planning proposal seeks to ensure that the land use zoning and the associated ILP conform to the vision for the Austral and Leppington North precincts to deliver approximately 48,500 new dwellings. The planning proposal will have a minimal net increase in dwelling yield across the precincts due to many of the surplus drainage corridors being rezoned for residential purposes, and a small amount of land being up zoned from low to medium density residential to align with an amended ILP.</p> <p>The exception is land at 470-510 Fourth Avenue, Austral. These land are proposed to have a small area of land zoned R3 Medium Density amended to R2 Low Density Residential. This results from a concurrent amendment being drafted to the DCP. In the DCP a proposed road is being straightened to produce a more rectangular street block which will facilitate more orderly development. In an effort to ensure that subdivided properties do not contain a mix of zoning it is proposed the zone boundary follows the edge of the proposed road.</p>
3.4 Integrating Land-Use and Transport	Yes	This planning proposal amends some zone boundaries to assist in rationalising the Austral and Leppington North ILP. Rationalising the ILP will assist with orderly development, with one of the objectives of the proposal being to further facilitate pedestrian permeability throughout the precincts. As a result of

			the proposed amendment to the DCP, some boundaries in the SEPP require amending to ensure that the zone boundaries align with the position of realigned proposed roads
Hazard and Risk			
4.3 Flood Prone Land	Yes	<p>Part of the subject lands are identified as flood prone land and within the flood planning areas.</p> <p>Some land at 175 Gurners Avenue and 295 Fifteenth Avenue is proposed to be rezoned from SP2 (Local Drainage) to R2 Low Density Residential. This land is affected by the outer extent of the floodplain (PMF) as per Council's flood model, but is not flood prone land as per the SEPP maps. The land for any dwellings can be made flood free as part of any residential development, and may involve compensatory cut and fill.</p> <p>Land at 404 Fourth Avenue, 75-105 Thirteenth Avenue, 246 Fourteenth Avenue, 480 & 510 Fifteenth Avenue, 365 Edmondson Avenue, and 18-30 Kelly Street is currently mapped as flood prone land in Council's flood mapping, including high risk lands. These lands, however, are not marked as flood prone land as per the SEPP mapping. As part of developing these land, construction of a piped drainage system, and filling of some of the lands will alleviate the flood potential of the land.</p> <p>Land at 52 Boyd Street is subject to high risk flooding, as per Council's flood risk maps, and is also flood prone land as per the SEPP mapping. It is proposed to be rezoned from SP2 (Local Drainage) to RE1 Public Recreation. This land, in addition to a larger area of RE1 land to the south will be utilised for active open space.</p> <p>Land at 126 Boyd Street is proposed to be rezoned from SP2 (Local Drainage) to a mix of E2 and E4. The Liverpool Growth Centres Precincts DCP contains stringent provisions to ensure that any development in these zones has a 500mm freeboard above flood level, and that any filling of the land is compensated with cut. The minimum lot size associated with the E4 zone ensures that the development of dwellings can be located closer to the street, which is flood free, whilst the flood prone land will be located in backyards, and having fencing suitable so as to not impede flood waters.</p> <p>In summary, the planning proposal will:</p> <ul style="list-style-type: none"> • Not permit any additional development in a floodway (as per the construction of stormwater infrastructure when the land is developed, or via development controls in the precinct DCP), • Not permit any development which will have an impact on downstream properties, as any fill will need to be compensated with cut as per the requirements of developing the land in accordance with the DCP. • Not significantly increase the development of the land. • Not increase government spending on flood mitigation infrastructure. 	

		<ul style="list-style-type: none"> • Not seek to provide for any additional land uses to be permitted without consent, other than those already prescribed in the relevant land-use zone as per the SEPP
4.4 Planning for Bushfire Protection	Yes	<p>Part of the subject sites are identified as bushfire prone land in accordance with Section 10.3 of the <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>No development is proposed as part of the planning proposal; rather the planning proposal will enable the development of certain lands in accordance with the precinct vision.</p> <p>It is anticipated that in most instances any subdivision of the land will likely involve a degree of vegetation clearing and removal of the fire threat. In instances where vegetation is retained and/or protected any new dwelling houses, or other development, will be constructed of materials which are able to withstand a heat load indicated by the BAL value of the property.</p> <p>Council requires a bushfire assessment to be provided for subdivision of any land that is within a bushfire prone area.</p> <p>The planning proposal does not seek to undermine access to any heavily vegetated areas, nor amend any controls relating to Asset Protection Zones.</p> <p>It is anticipated that gateway determination, consultation with the Commissioner of the NSW Rural Fire Service will be undertaken.</p>
Regional Planning		
5.10 Implementation of Regional Plans	Yes	The regional plan for Metropolitan Sydney is <i>A Plan for Growing Sydney</i> . Consistency with <i>A Plan for Growing Sydney</i> is demonstrated in section 3.3 of this report.
Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The planning proposal does not contain provisions requiring additional concurrence, consultation, or referral to a Minister or public authorities.
6.2 Reserving Land for Public Purposes	Yes	<p>The planning proposal seeks to remove the acquisition of certain lands in the sites identified. The planning proposal also seeks to remove the lands from the land reservation acquisition maps.</p> <p>The planning proposal also seeks to include some additional lands as land reserved for acquisition. This is associated with a small area of land proposed to be rezoned from R3 Medium Density Residential to RE1 Public Recreation at 542 Bringelly Road and amending the area of land zone SP2 (Local Drainage) affecting properties at 480 & 510 Fifteenth Avenue, 404 Fourth Avenue and 246 Fourteenth Avenue. The land acquisition maps are proposed to be amended to match the zoning extent. Council is nominated as the acquisition authority for any additional lands to be acquired as per the SEPP. Councils Development Contributions Plan is to be amended to reflect these changes, and to provide funding for the land to be</p>

acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991.

Metropolitan Planning

7.1 Implementation of A Plan for Growing Sydney	Yes	Consistency with <i>A Plan for Growing Sydney</i> is demonstrated in section 3.3 of this report.
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Section C – Environmental, social, and economic impact

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

No. The planning proposal only seeks to rezone land that has already been zoned for urban purposes. Much of the land has been biodiversity certified.

Some land which is noted as containing existing native vegetation, has been identified as being suited to be zoned RE1 Public Recreation, E2 Environmental Conservation or E4 Environmental Living. The objectives of these zones aims to protect, and enhance the natural environment.

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

No. The rezoning of certain lands, and alteration to development standards is not likely to have any discernible environmental impacts that wouldn't have otherwise been permitted under the existing zone. The rezoning of some sites to recreation and environmental zones will likely decrease any impacts on existing vegetation/habitats. Some of the lands are subject to bushfire, flood, and salinity hazards, which are addressed by the precinct DCP.

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

The most likely social/economic impacts of the planning proposal would be the impact on property values as a result of some properties being partially rezoned. The objectives of the planning proposal are not to uplift or downzone any lands, rather the planning proposal seeks to better facilitate the development of lands within the Austral and Leppington North Precincts as per the vision for the area. For land at 470 – 510 Fourth Avenue this involves rezoning some of the land from R3 Medium Density Residential to R2 Low Density Residential. This is in response to the position of some ILP roads being straightened and moved closer together to provide for more orderly development. As such, the amendment to the zone boundary is likely to improved development feasibility, whilst not impacting upon any development yield.

Some land at 542 Bringelly Road is proposed to be rezoned from R3 Medium Density Residential to RE1 Public Recreation. This land is proposed to be rezoned to ensure that the zoning boundary matches that of adjoining properties and to avoid the construction of an unsafe road intersection. Due to the development potential of this land being extinguished, Council would acquire this land utilising development contributions. Council's acquisition of this land is subject to the Land Acquisition (Just Terms Compensation) Act 1991.

The other notable economic impacts associated with the planning proposal (and related amendments to the DCP and Contributions Plan) relate to Council's stormwater strategy. As per the planning proposal, several 10m wide drainage channels, which are often flanked by 16m wide local streets on both sides (for a total width of 42m) are proposed to be rezoned for other purposes and removed from the contributions plan. However, a stormwater pipe or box culvert will still be necessary in the proximate location to convey stormwater. It is considered that rezoning the land for other uses, in addition to the requirement of only having to provide a single road in most circumstances negates the additional cost of providing larger stormwater pipes. Despite funds for the acquisition and construction of an open channel being removed Amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Austral and Leppington North Precincts

from the contributions plan, the additional developable area and costs of only providing one road in place of two are more than likely to off-set the losses of providing higher capacity piped stormwater infrastructure.

No negative social impacts are envisaged as a result of the planning proposal. The rezoning of some lands from SP2 (Local Drainage) or R3 Medium Density Residential to RE1 Public Open Space is concluded to be a net social benefit.

Public exhibition of the planning proposal will provide an opportunity for Council to engage with property owners if they have any concerns as to what impact the rezoning may have upon their development potential.

Section D – State and Commonwealth interests

3.10 Is there adequate public infrastructure for the planning proposal?

The planning proposal is not considered to demand any additional public infrastructure. Whilst the planning proposal may result in a marginal increase in development yield, due to some drainage lands being rezoned for primarily, residential uses, it is considered that the resultant uplift in the context of the broader Austral and Leppington North precincts is inconsequential.

3.11 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

The views of State and Commonwealth public authorities will be considered following Gateway determination. The following government agencies, or utility owners, have been identified as potentially interested parties for reasons given below:

- NSW Office of Environment and Heritage – Some lands to be rezoned are biodiversity non-certified,
- NSW Rural Fire Service – Some lands to be rezoned are bushfire prone
- NSW Department of Primary Industries (Water) – Some lands are to be rezoned within proximity to Kemps Creek. The realignment of one drainage channel impacts a tributary.
- TransGrid – Some lands are proposed to be rezoned which are encumbered by TransGrid assets.
- Endeavour Energy – Some lands are proposed to be rezoned which are encumbered by Endeavour Energy assets.

Part 4 – Mapping

Extracts of the changes to the land-use zoning maps are presented in Figure 2 to Figure 27 in Part 2 of the planning proposal. Other proposed changes to SEPP maps are shown below.

135-175 Gurners Avenue Zoning Maps

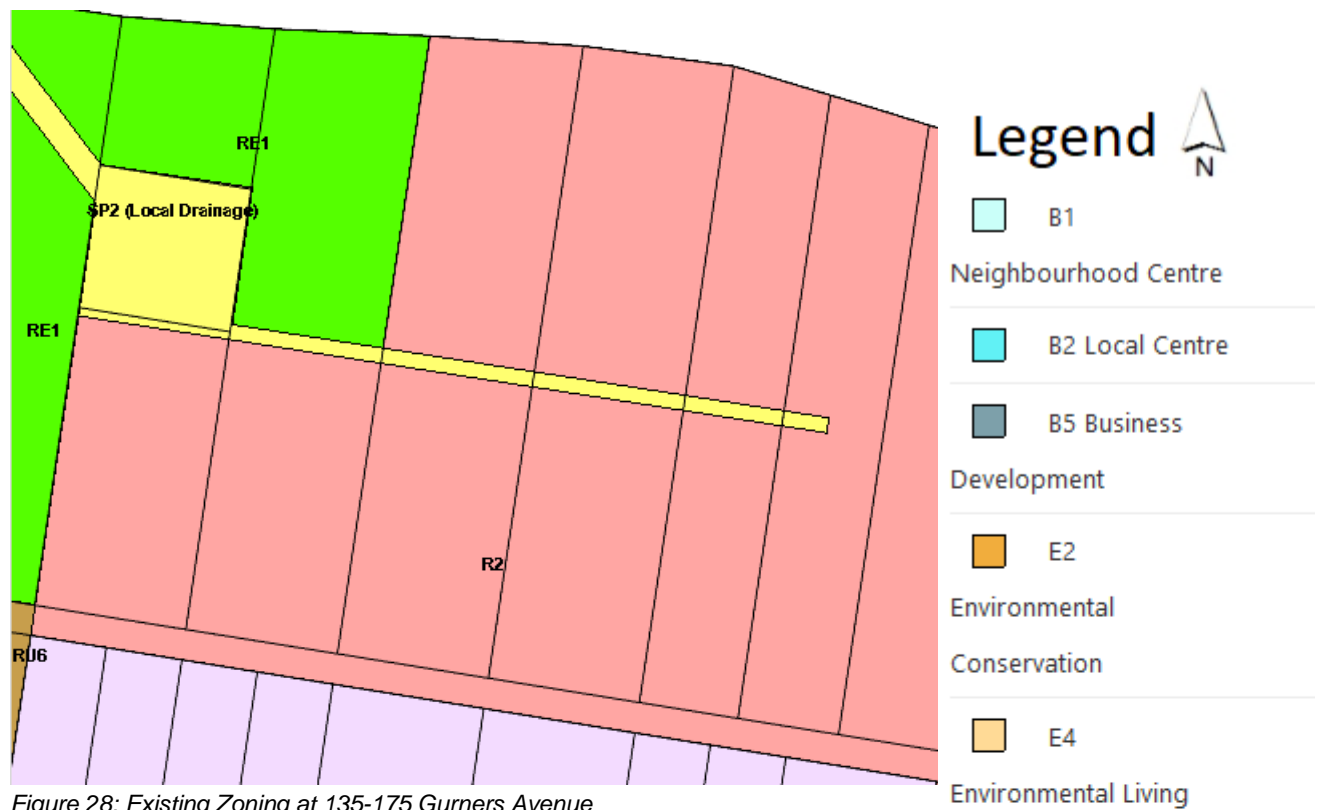


Figure 28: Existing Zoning at 135-175 Gurners Avenue

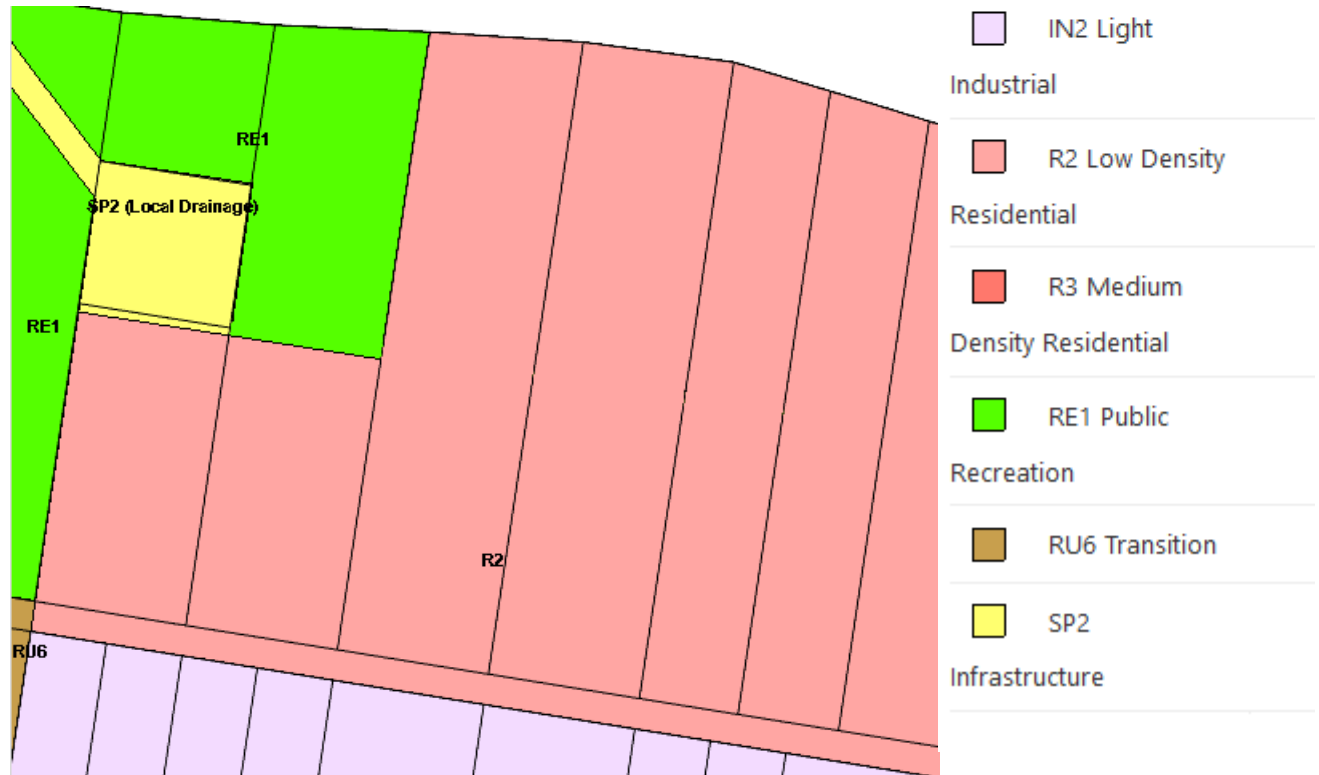


Figure 29: Proposed zoning at 135-175 Gurners Avenue

135-175 Gurners Avenue Maximum Height of Buildings Maps



Figure 30: Existing Maximum Building Height at 135-175 Gurners Avenue



Figure 31: Proposed Maximum Building Height at 135-175 Gurners Avenue

135-175 Gurners Avenue Minimum Dwelling Density Maps

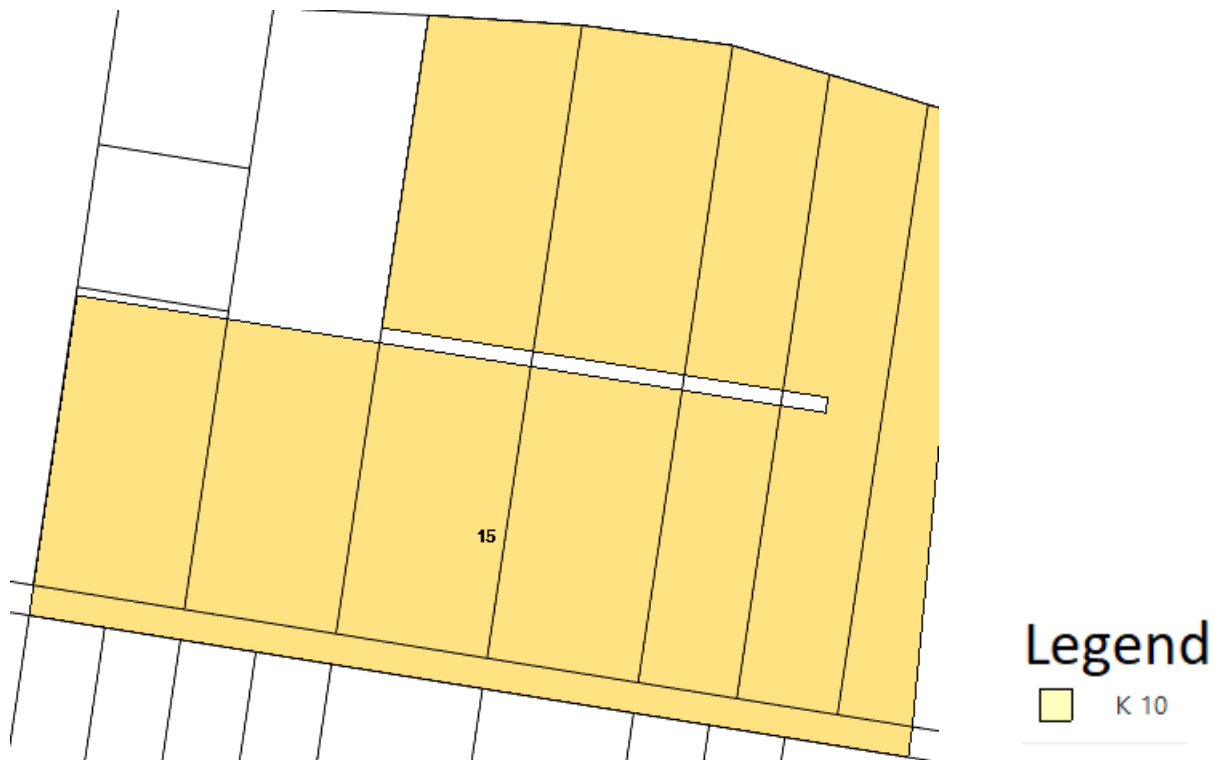


Figure 32: Existing Minimum Dwelling Density at 135-175 Gurners Avenue

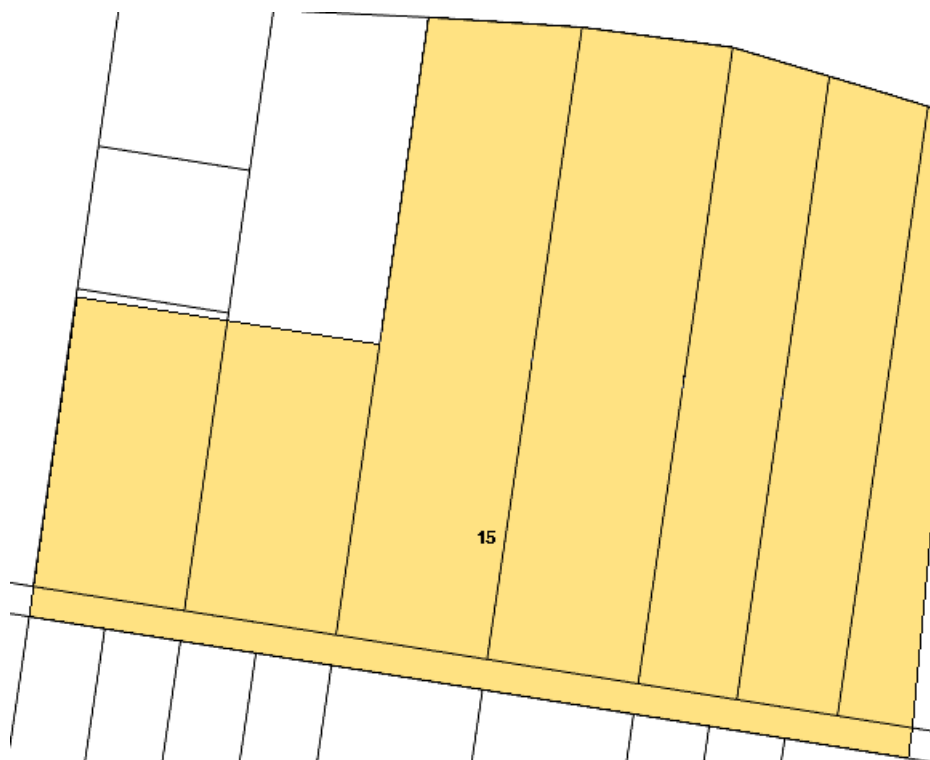


Figure 33: Proposed Minimum Dwelling Density at 135-175 Gurners Avenue

135-175 Gurners Avenue Land Acquisition Maps

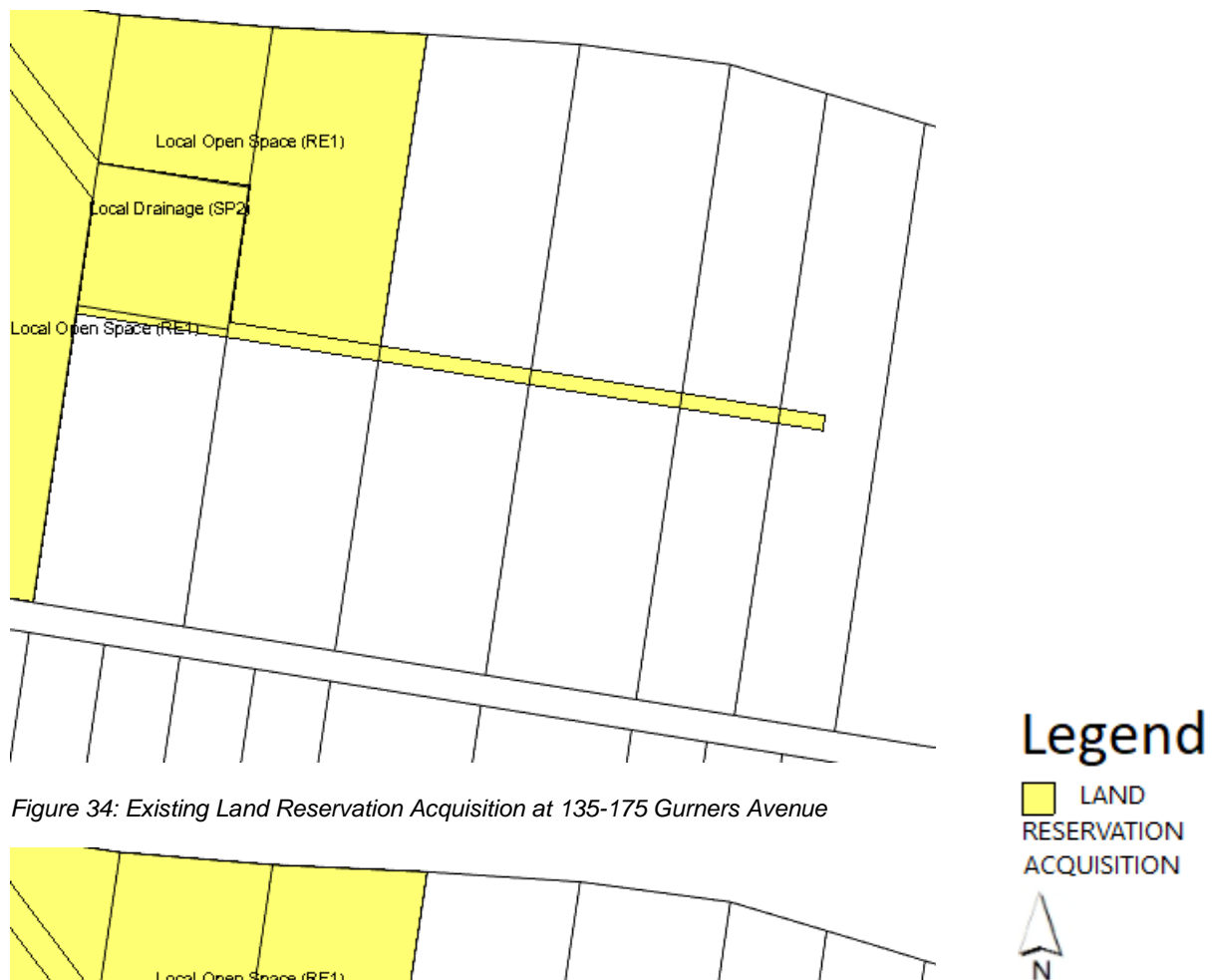


Figure 34: Existing Land Reservation Acquisition at 135-175 Gurners Avenue

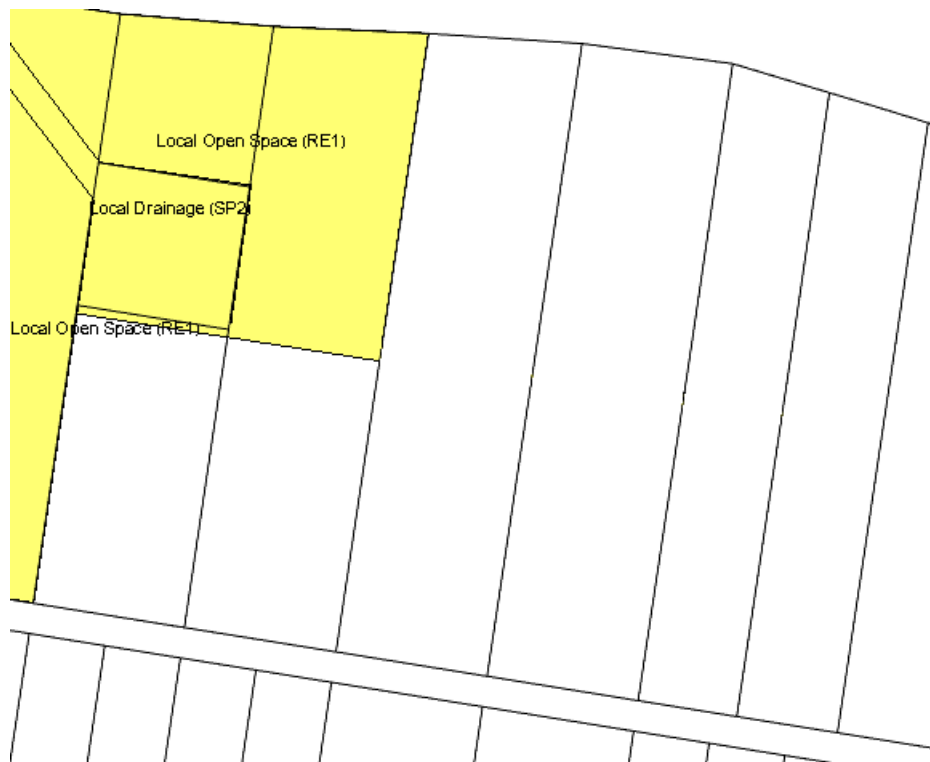


Figure 35: Proposed Land Reservation Acquisition at 135-175 Gurners Avenue

75 Gurners Avenue Zoning Maps

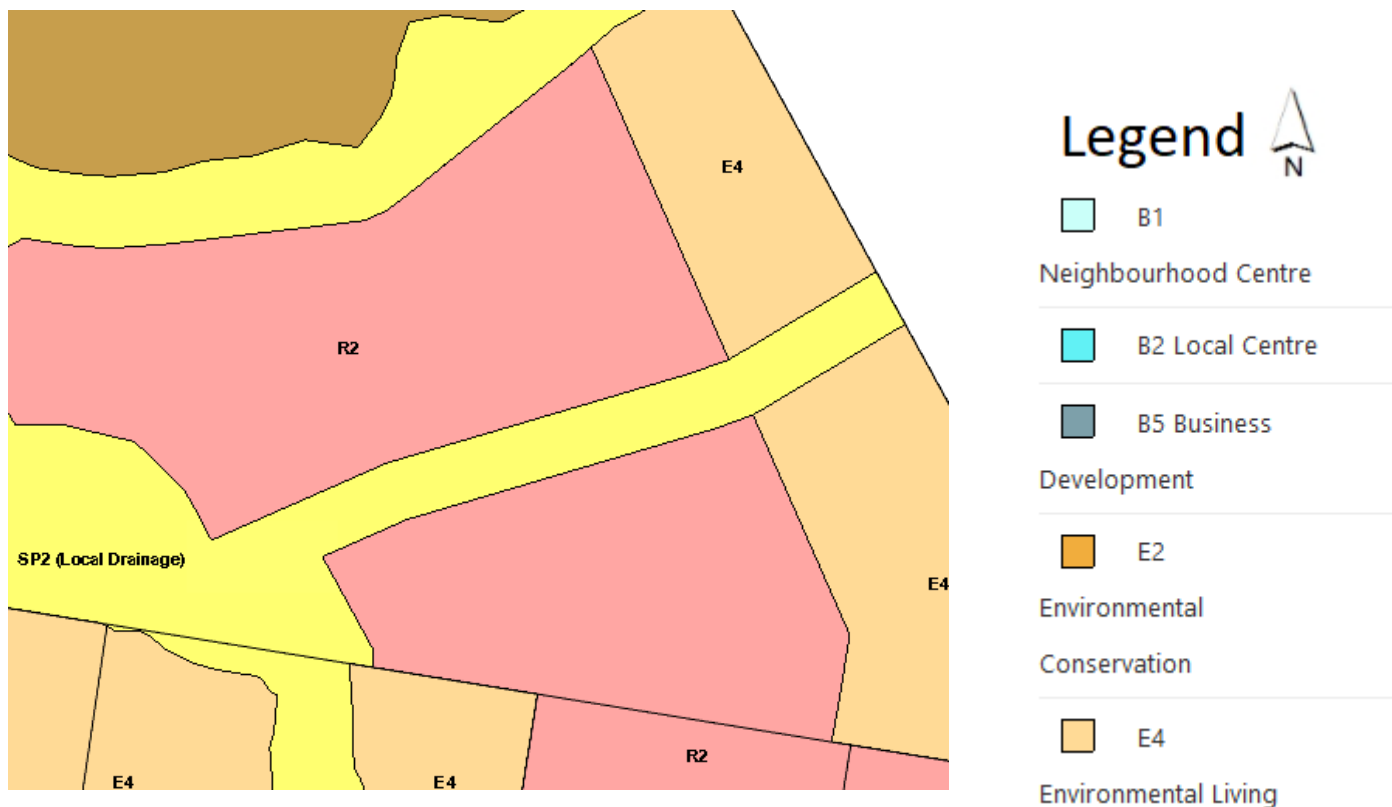


Figure 36: Existing Zoning at 75 Gurners Avenue

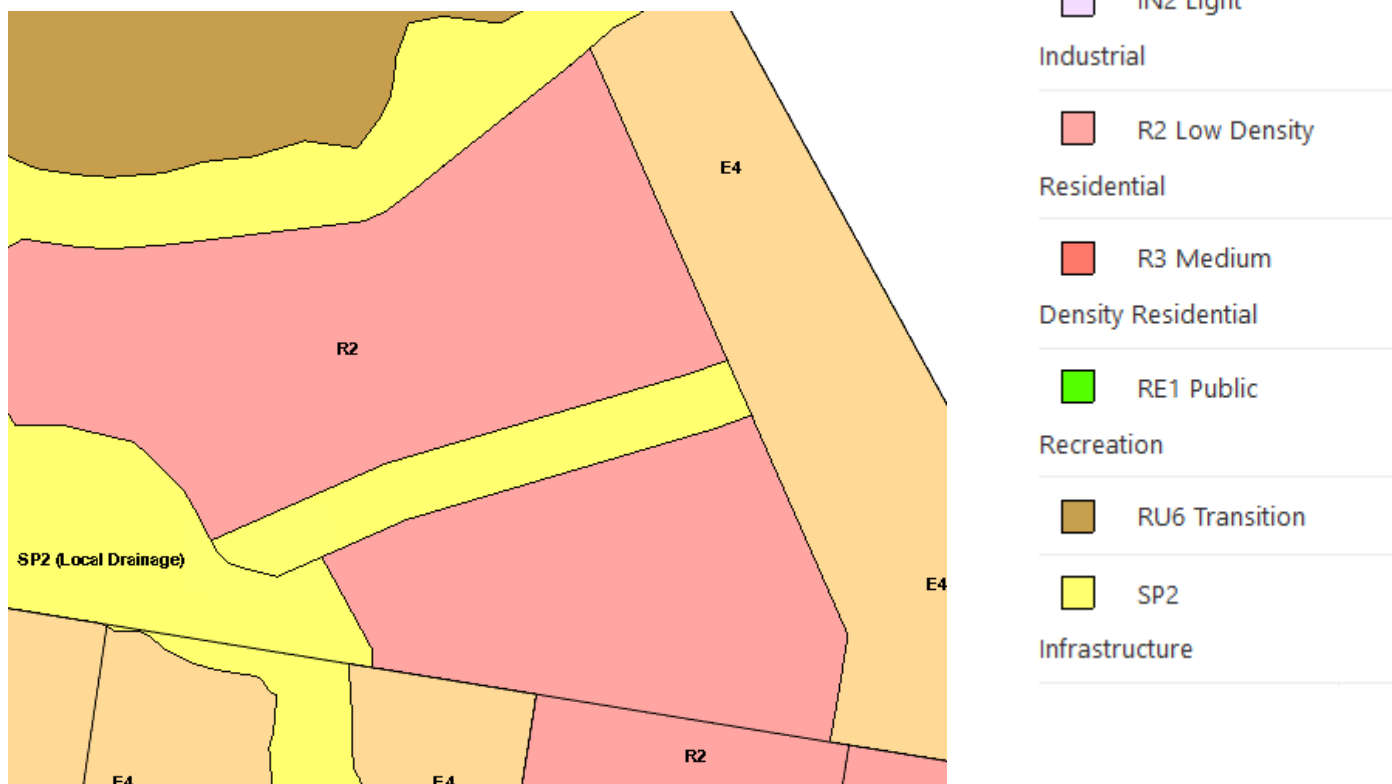


Figure 37: Proposed Zoning at 75 Gurners Avenue

75 Gurners Avenue Maximum Height of Buildings Maps



Figure 38: Existing Maximum Building Height at 75 Gurners Avenue

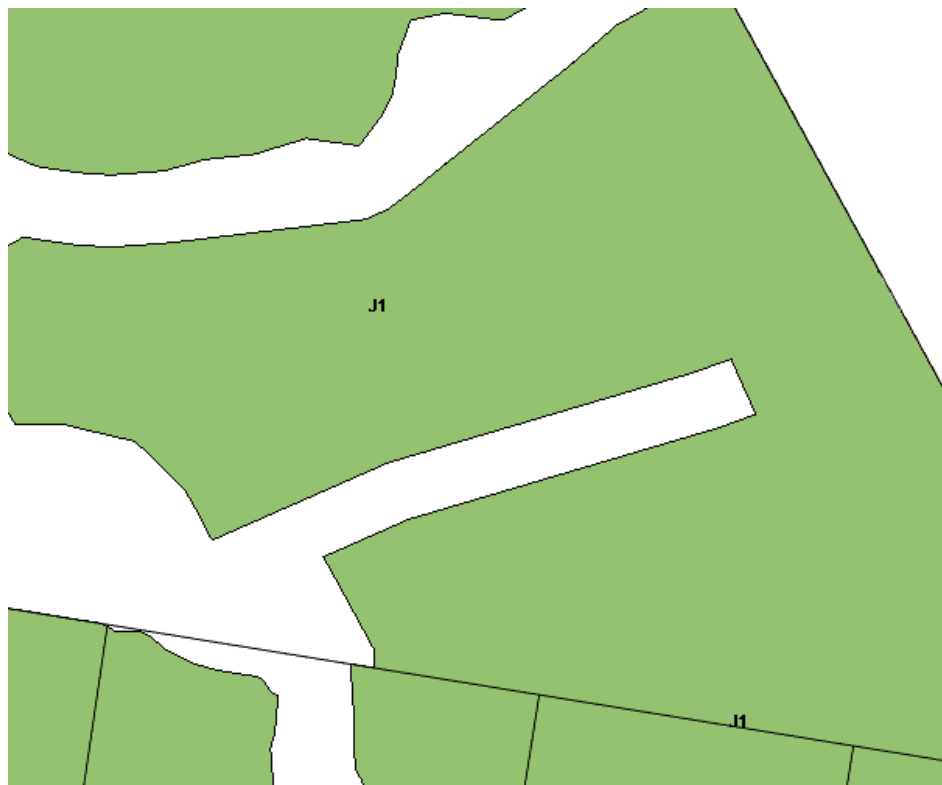


Figure 39: Proposed Maximum Building Height at 75 Gurners Avenue

75 Gurners Avenue Land Acquisition Maps

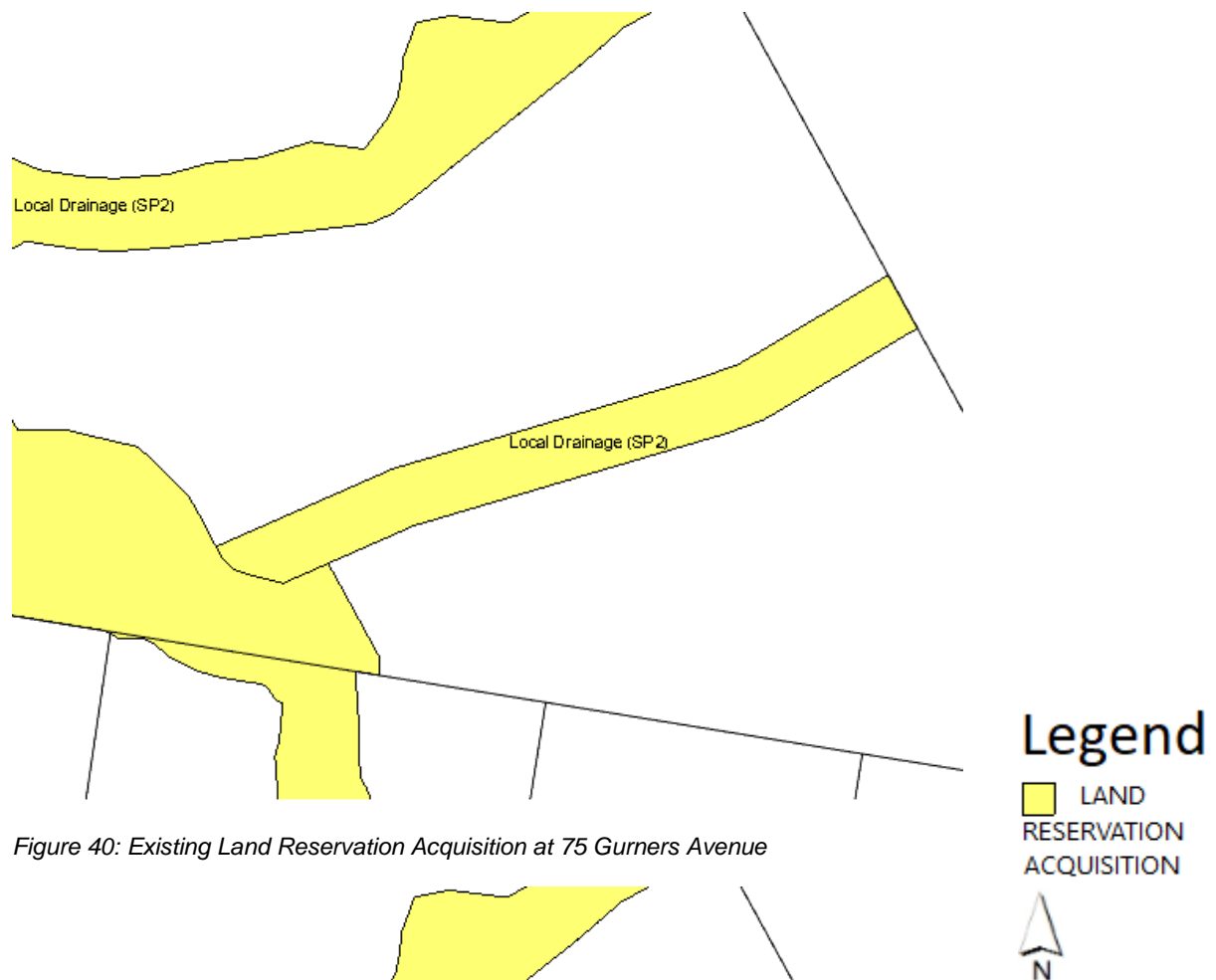


Figure 40: Existing Land Reservation Acquisition at 75 Gurners Avenue



Figure 41: Proposed Land Reservation Acquisition at 75 Gurners Avenue

29 Gurners Avenue Zoning Maps

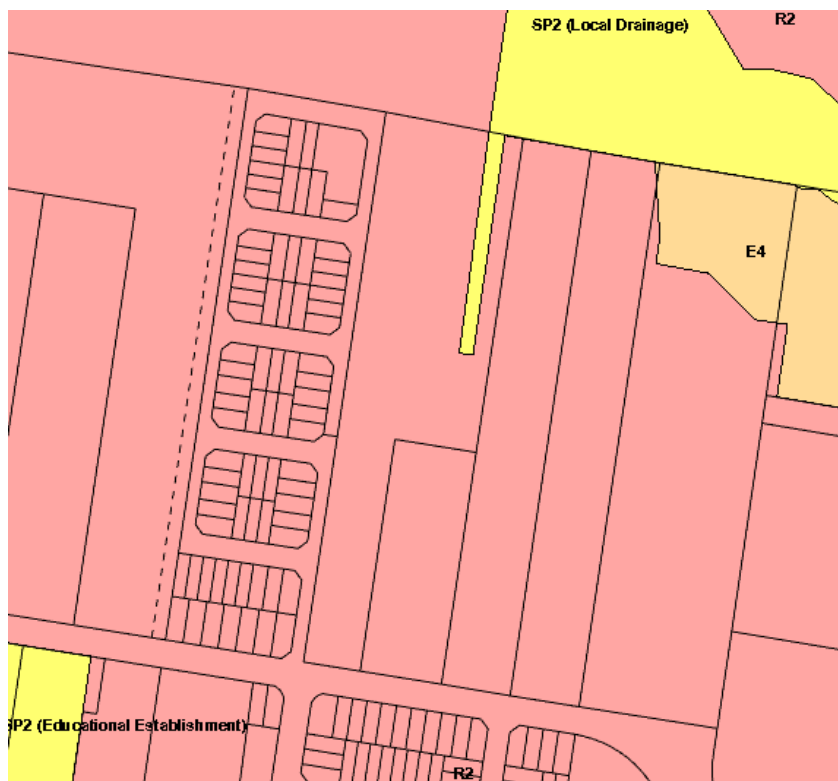


Figure 42: Existing Zoning at 29 Gurners Avenue

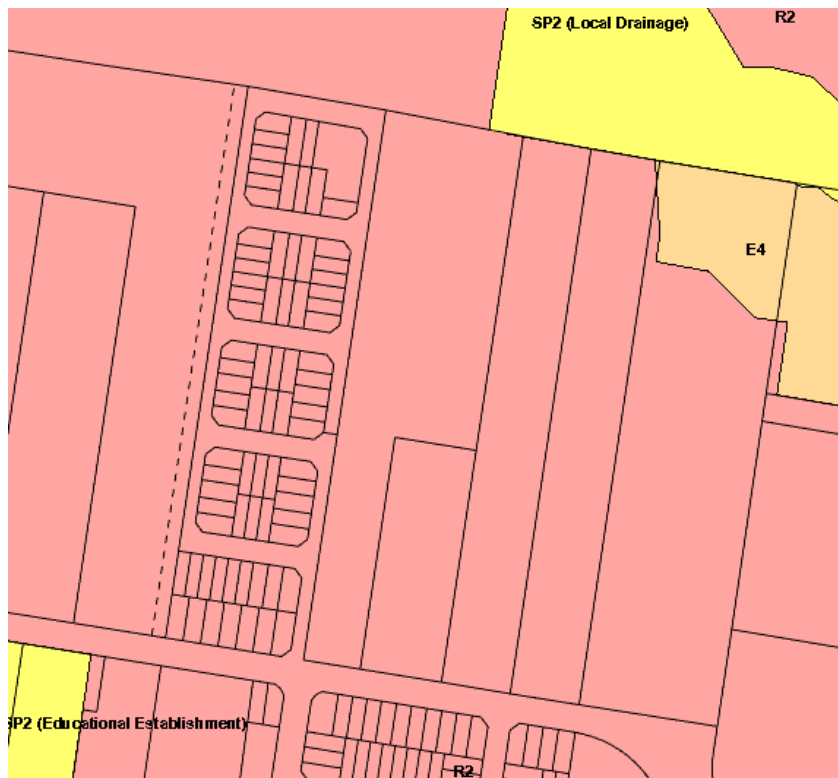


Figure 43: Proposed zoning at 29 Gurners Avenue



29 Gurners Avenue Maximum Height of Buildings Maps



Figure 44: Existing Maximum Building Height at 29 Gurners Avenue



Figure 45: Proposed Maximum Building Height at 29 Gurners Avenue

Legend

- J1 9m
- M 12m
- N 13m
- O 15m
- P1 17m



29 Gurners Avenue Minimum Dwelling Density Maps

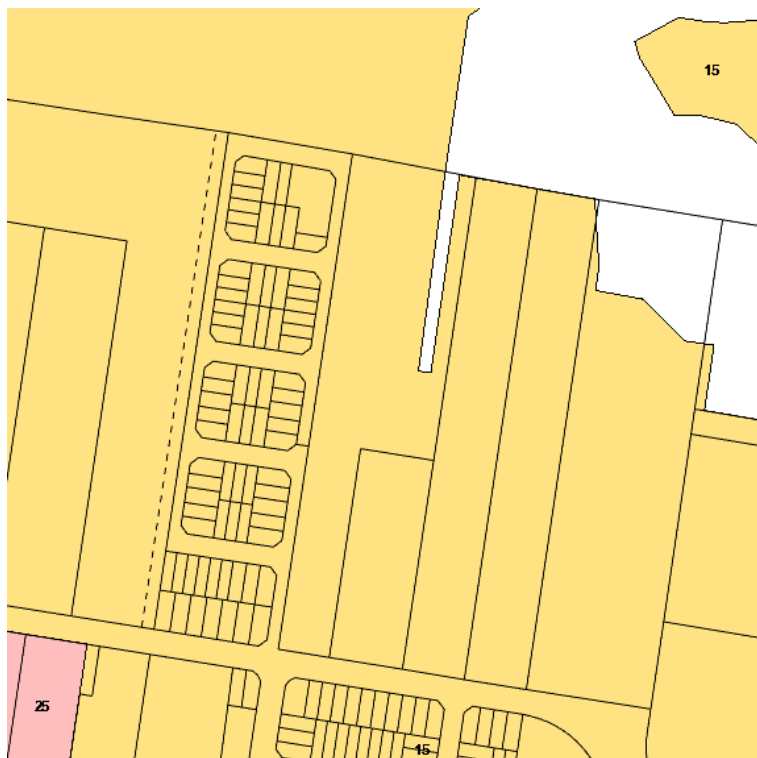


Figure 46: Existing Minimum Dwelling Density at 29 Gurners Avenue

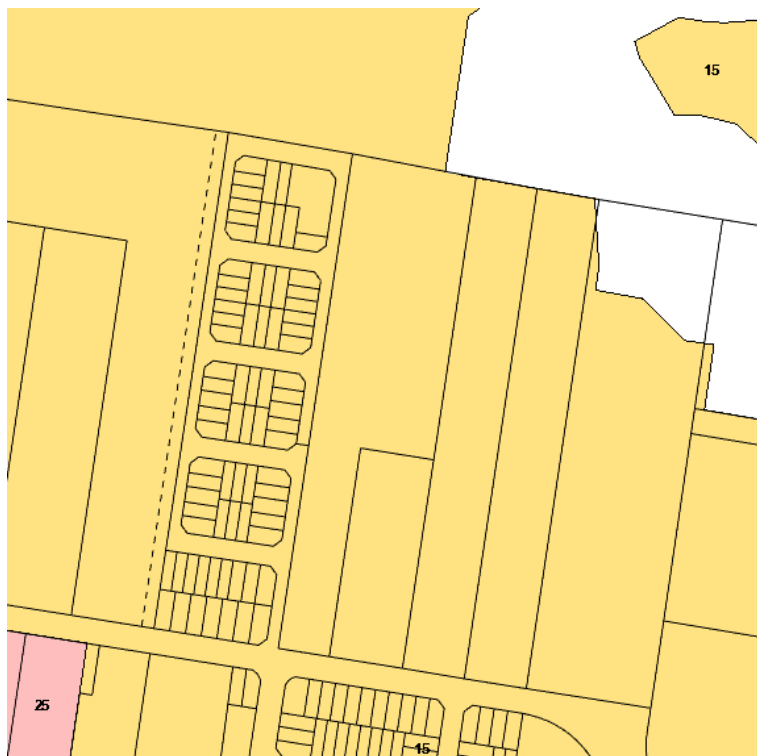


Figure 47: Proposed Minimum Dwelling Density at 29 Gurners Avenue

Legend

K 10

O 15

Q 20

T 25



29 Gurners Avenue Land Acquisition Maps

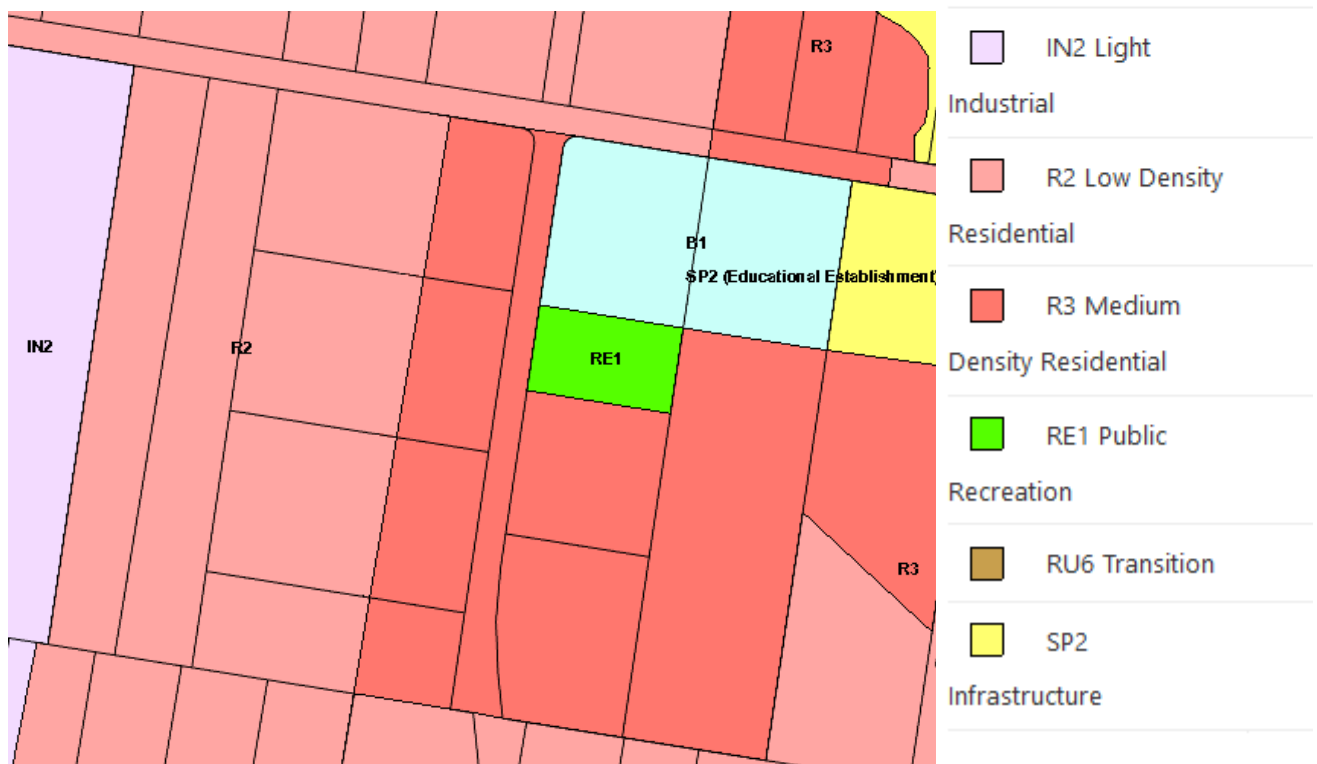
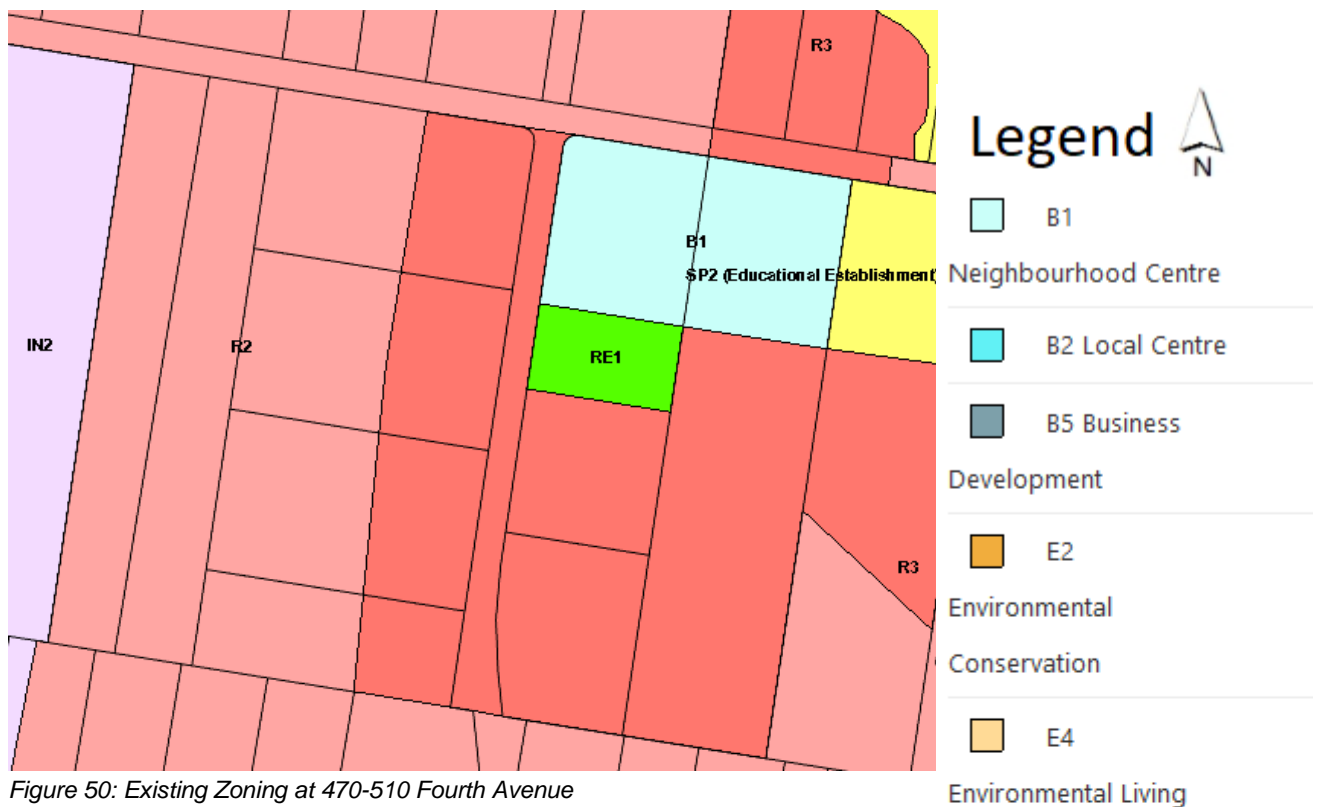


Figure 48: Existing Land Reservation Acquisition at 29 Gurners Avenue



Figure 49: Proposed Land Reservation Acquisition at 29 Gurners Avenue

470-510 Fourth Avenue Zoning Maps



470-510 Fourth Maximum Height of Buildings Maps

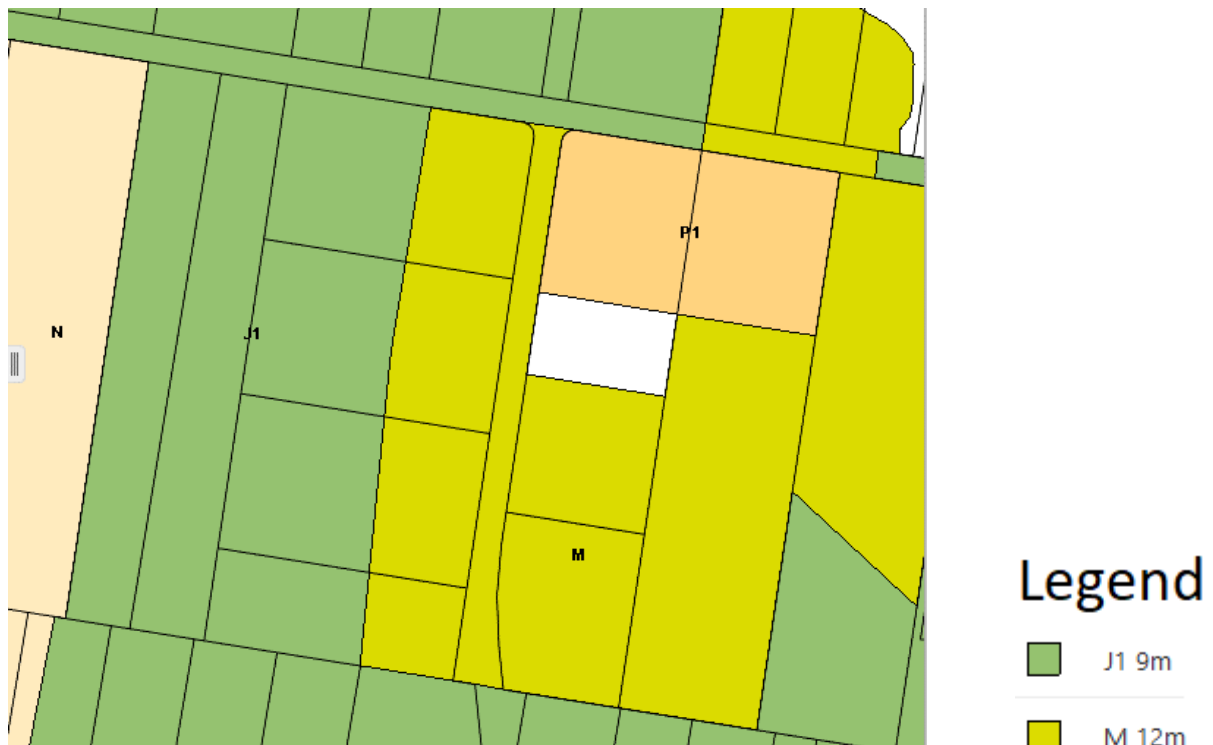


Figure 52: Existing Maximum Building Height at 470-510 Fourth Avenue

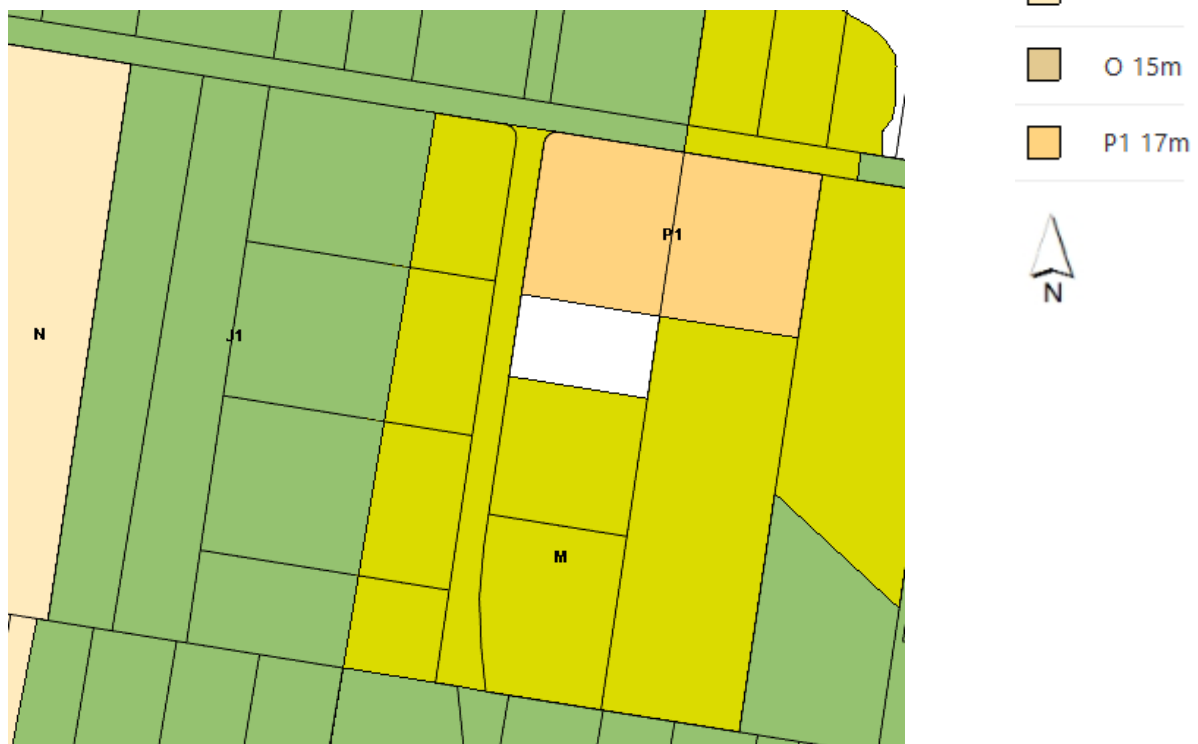


Figure 53: Proposed Maximum Building Height at 470-510 Fourth Avenue

470-510 Fourth Minimum Dwelling Density Maps

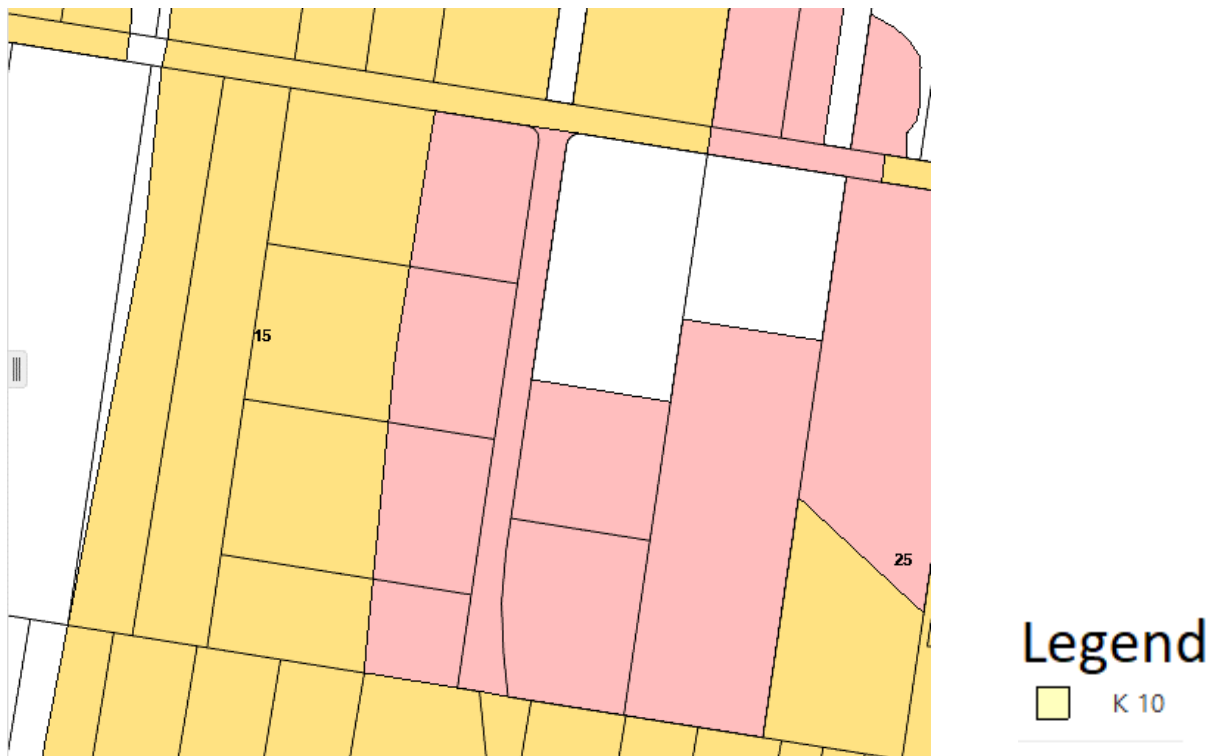


Figure 54: Existing Minimum Dwelling Density at 470-510 Fourth Avenue

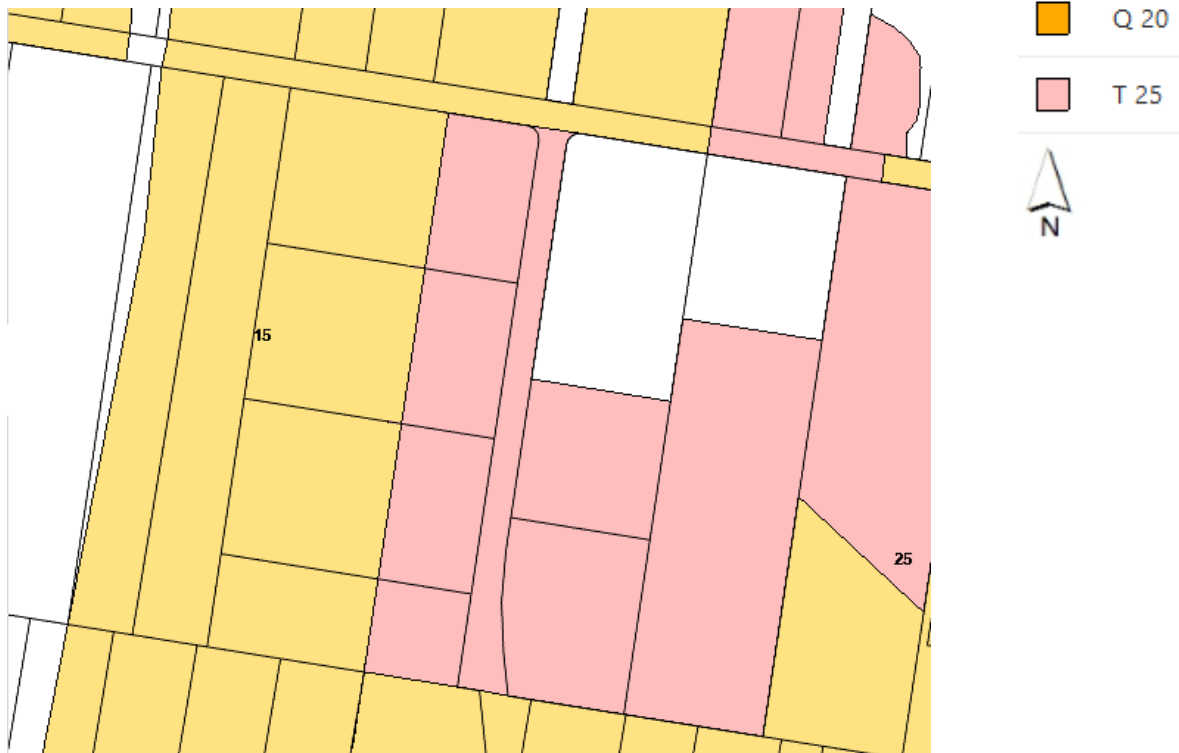


Figure 55: Proposed Minimum Dwelling Density at 470-510 Fourth Avenue

160 – 184 Gurner Avenue Zoning Maps

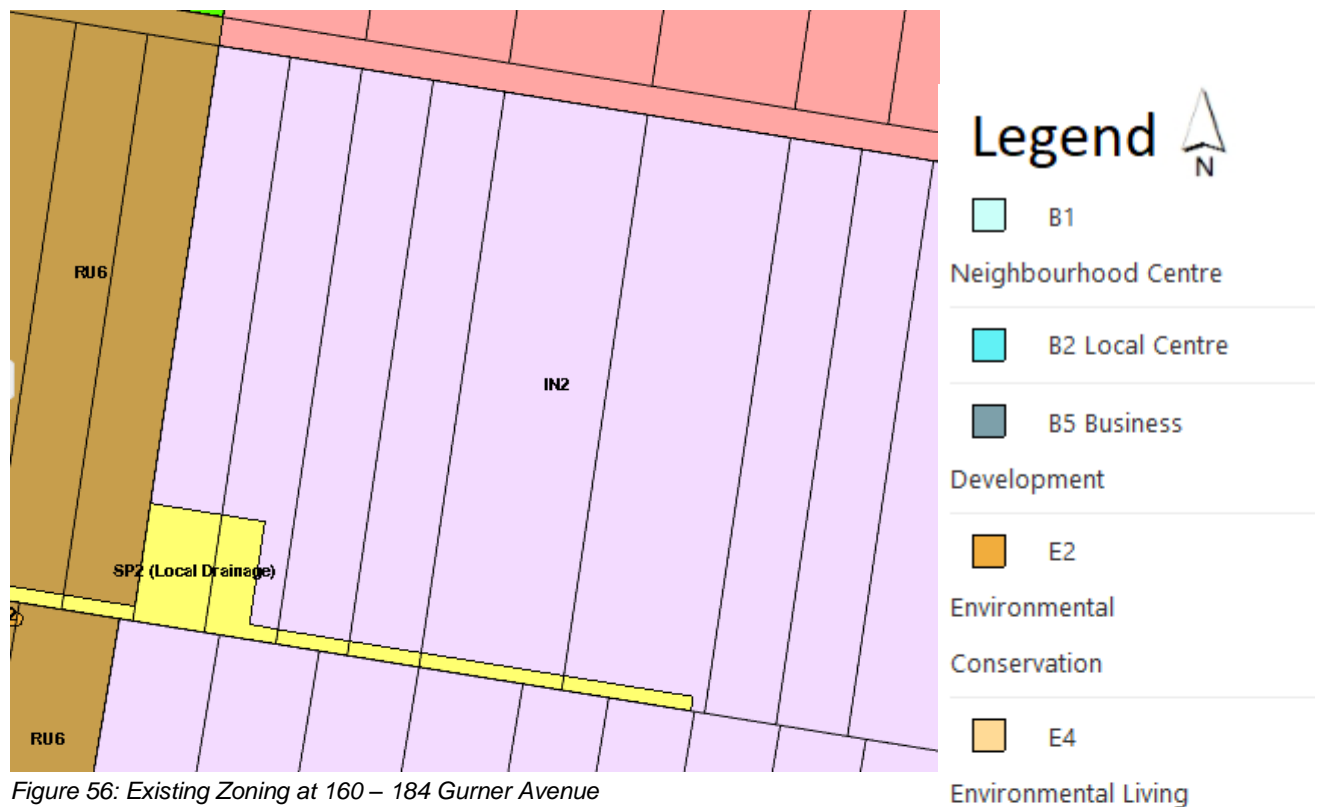


Figure 56: Existing Zoning at 160 – 184 Gurner Avenue

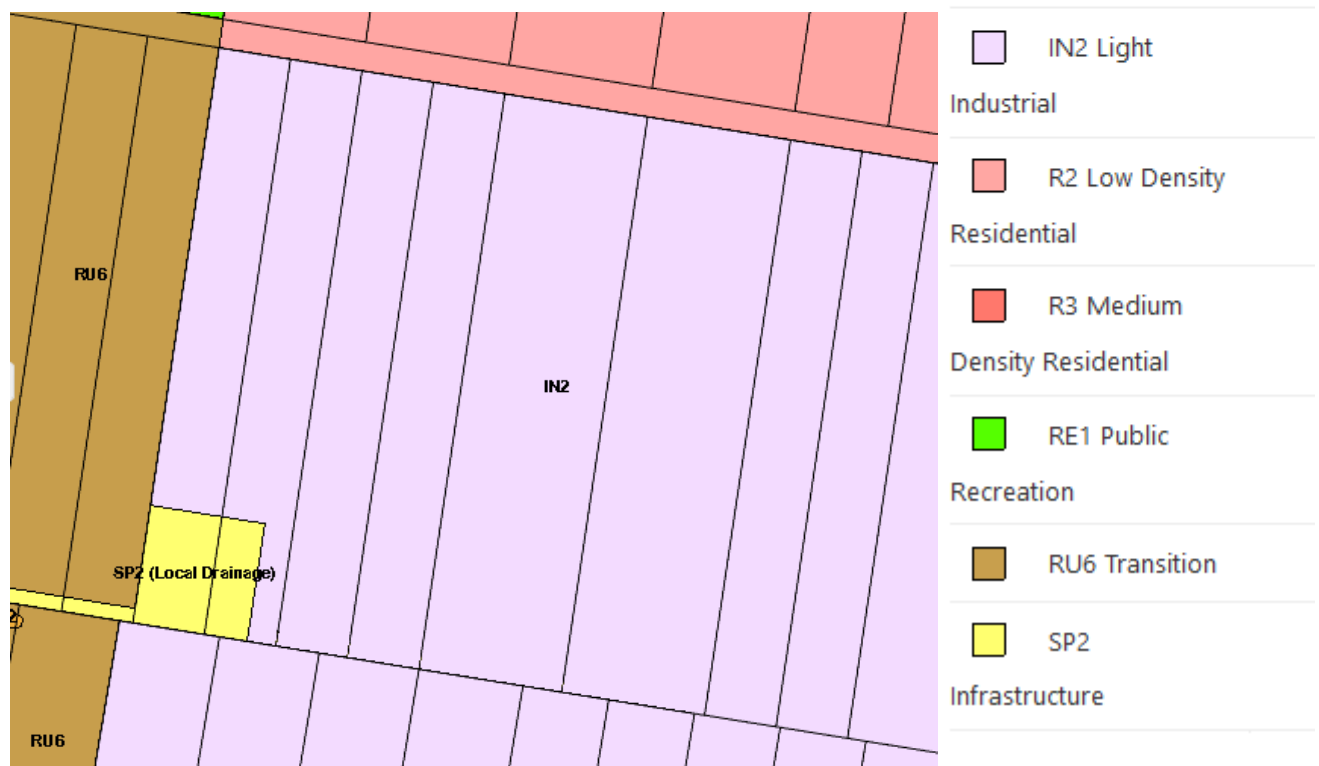


Figure 57: Proposed zoning at 160 – 184 Gurner Avenue

160 – 184 Gurner Avenue Maximum Height of Buildings Maps



Figure 58: Existing Maximum Building Height at 160 – 184 Gurner Avenue



Figure 59: Proposed Maximum Building Height at 160 – 184 Gurner Avenue

Legend

- J1 9m
- M 12m
- N 13m
- O 15m
- P1 17m



160 – 184 Gurner Avenue Maximum Floor Space Ratio Maps

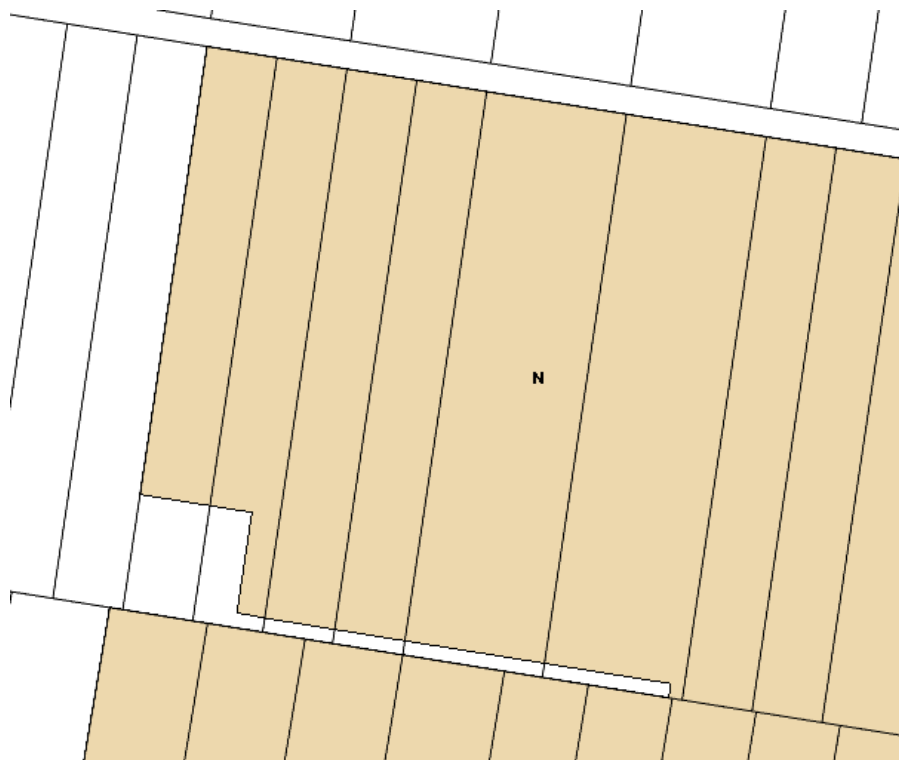


Figure 60: Existing Maximum Floor Space Ratio at 160 – 184 Gurner Avenue

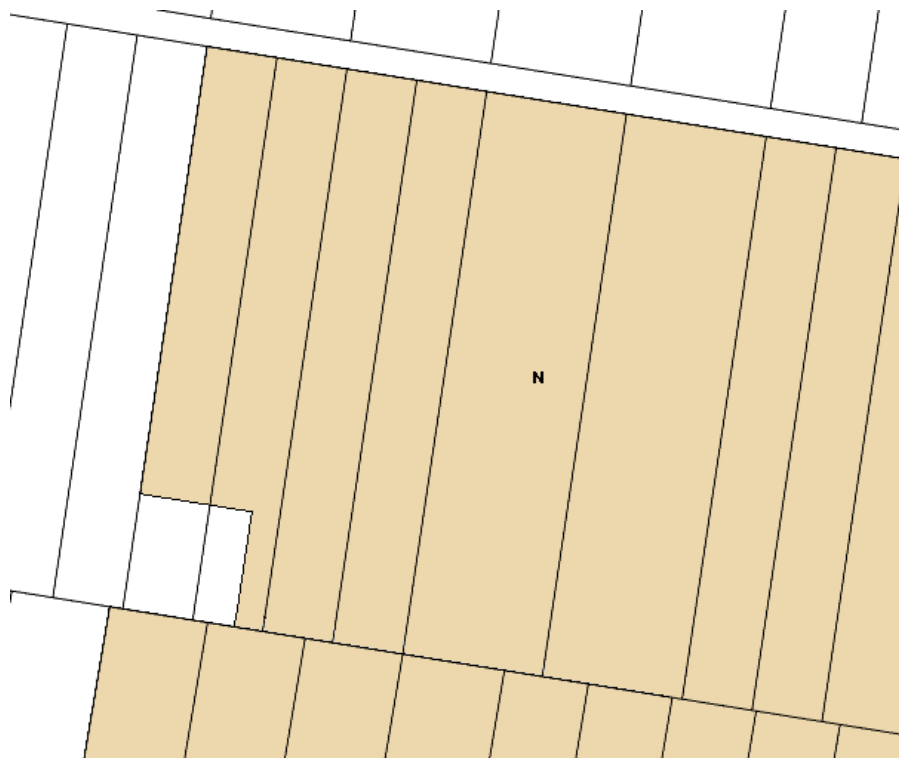


Figure 61: Proposed Maximum Floor Space Ratio at 160 – 184 Gurner Avenue

Legend

■ 0.75

■ N 1.0



160 – 184 Gurner Avenue Land Acquisition Maps



Figure 62: Existing Land Reservation Acquisition at 160 – 184 Gurner Avenue

Legend

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Figure 63: Proposed Land Reservation Acquisition at 160 – 184 Gurner Avenue

295Fifteenth Avenue Zoning Maps

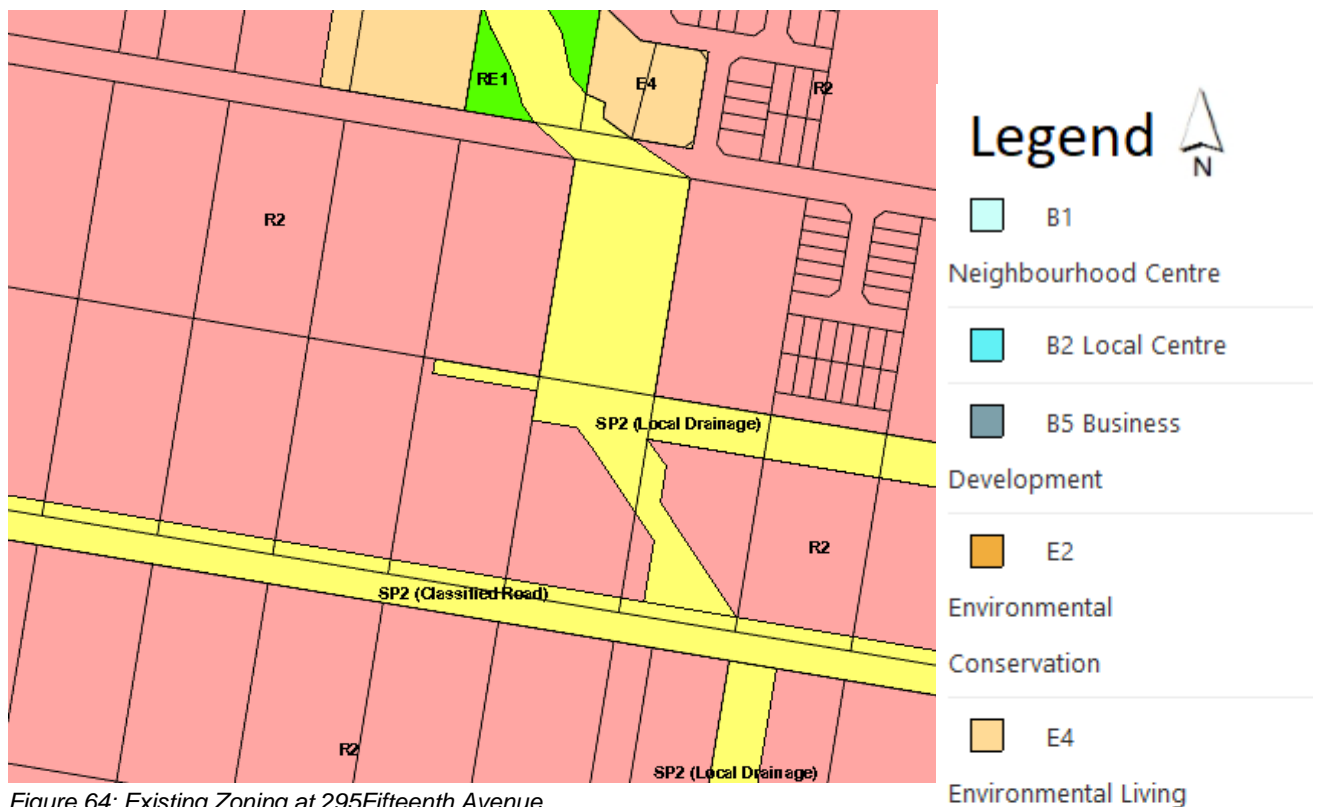


Figure 64: Existing Zoning at 295Fifteenth Avenue



Figure 65: Proposed zoning at 295Fifteenth Avenue

295Fifteenth Avenue Maximum Height of Buildings Maps



Figure 66: Existing Maximum Building Height at 295Fifteenth Avenue



Figure 67: Proposed Maximum Building Height at 295Fifteenth Avenue

295Fifteenth Avenue Minimum Dwelling Density Maps



Figure 68: Existing Minimum Dwelling Density at 295Fifteenth Avenue

Legend

 K 10

 O 15

 Q 20

 T 25



Figure 69: Proposed Minimum Dwelling Density at 295Fifteenth Avenue

295Fifteenth Avenue Land Acquisition Maps

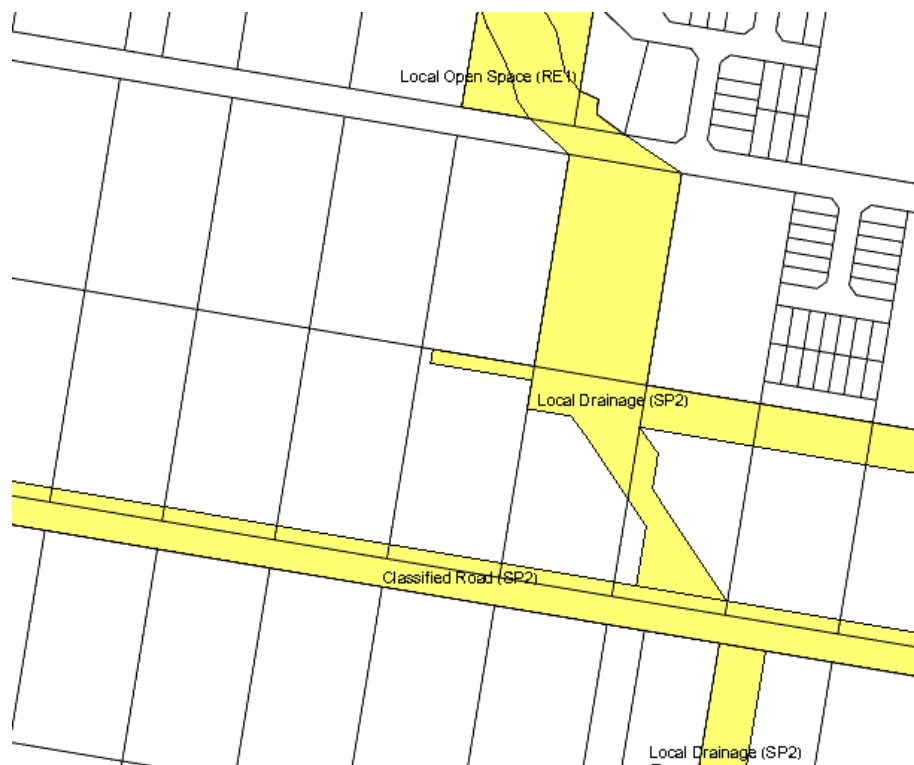


Figure 70: Existing Land Reservation Acquisition at 295Fifteenth Avenue

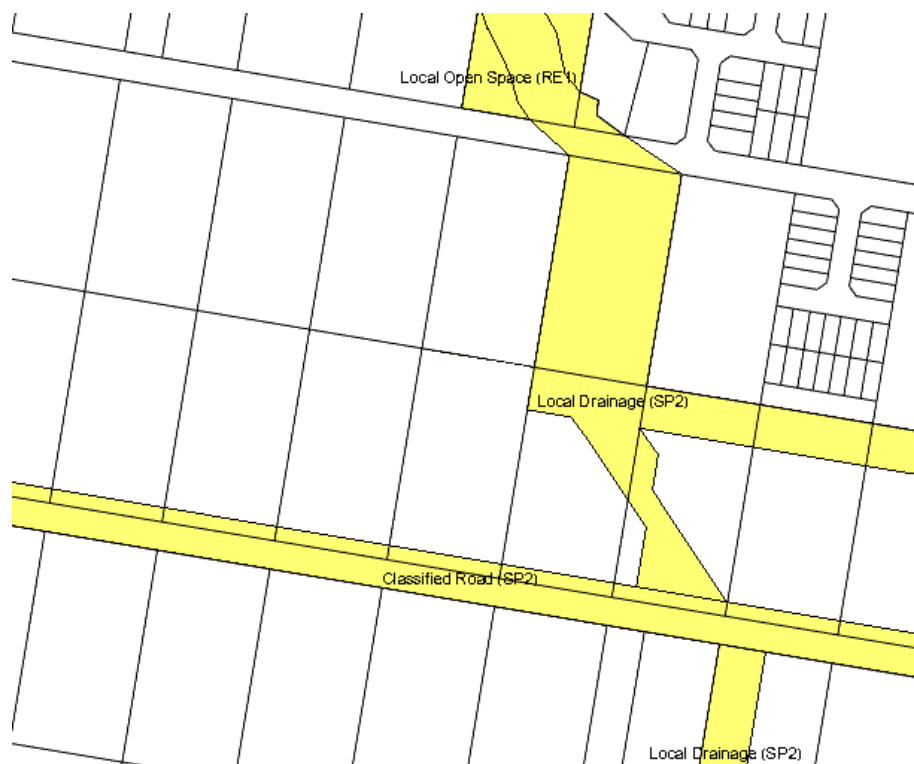


Figure 71: Proposed Land Reservation Acquisition at 295Fifteenth Avenue

Legend

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75-105 Thirteenth Avenue and 365 Edmondson Avenue Zoning Maps



Figure 72: Existing Zoning at 75-105 Thirteenth Avenue and 365 Edmondson Avenue



Figure 73: Proposed zoning at 75-105 Thirteenth Avenue and 365 Edmondson Avenue

75-105 Thirteenth Avenue and 365 Edmondson Avenue Maximum Height of Buildings Maps



Figure 74: Existing Maximum Building Height at 75-105 Thirteenth Avenue and 365 Edmondson Avenue

Legend

- J1 9m
- M 12m
- N 13m
- O 15m
- P1 17m



Figure 75: Proposed Maximum Building Height at 75-105 Thirteenth Avenue and 365 Edmondson Avenue

75-105 Thirteenth Avenue and 365 Edmondson Avenue Minimum Dwelling Density Maps

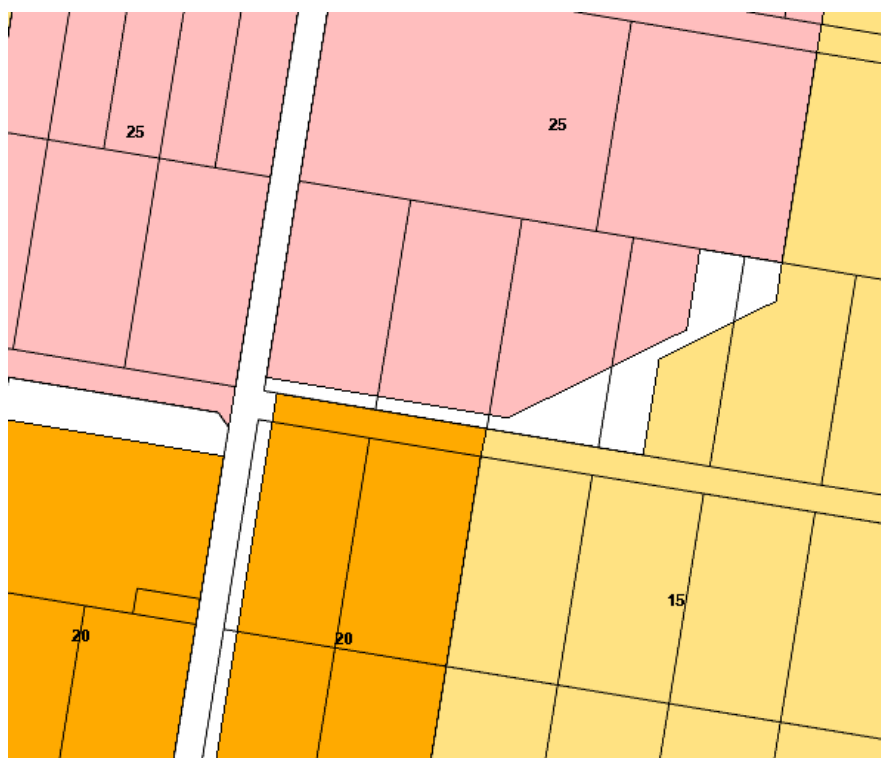


Figure 76: Existing Minimum Dwelling Density at 75-105 Thirteenth Avenue and 365 Edmondson Avenue

Legend

K 10

O 15

Q 20

T 25

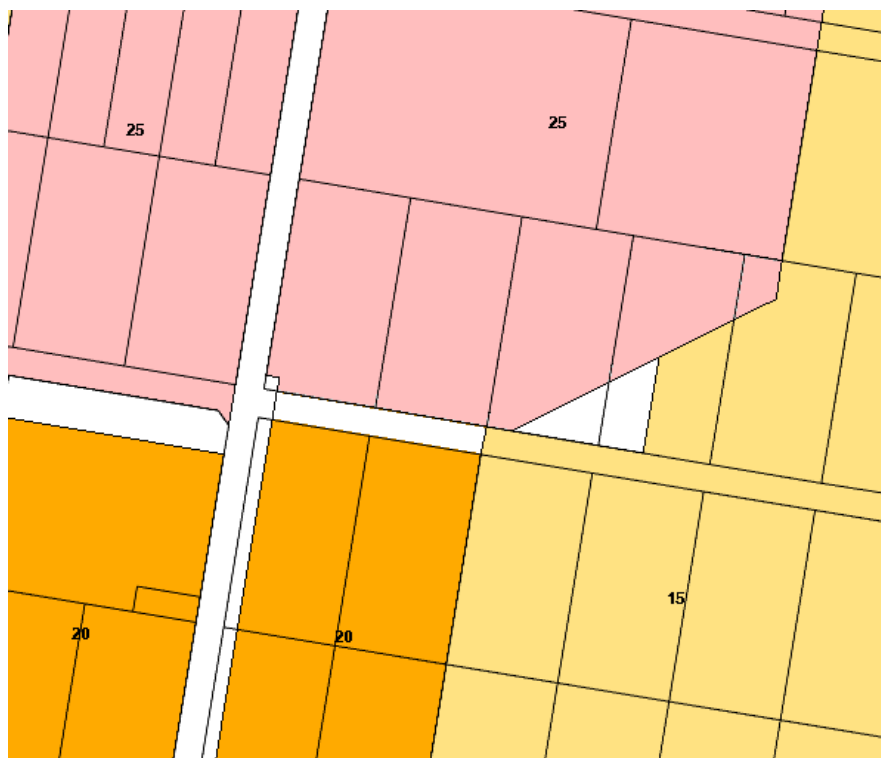


Figure 77: Proposed Minimum Dwelling Density at 75-105 Thirteenth Avenue and 365 Edmondson Avenue
Amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Austral
and Leppington North Precincts

75-105 Thirteenth Avenue and 365 Edmondson Avenue Land Acquisition Maps



Figure 78: Existing Land Reservation Acquisition at 75-105 Thirteenth Avenue and 365 Edmondson Avenue

Legend

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Figure 79: Proposed Land Reservation Acquisition at 75-105 Thirteenth Avenue and 365 Edmondson Avenue

480 & 510 Fifteenth Avenue, 404 Fourth Avenue and 246 Fourteenth Avenue Zoning Maps

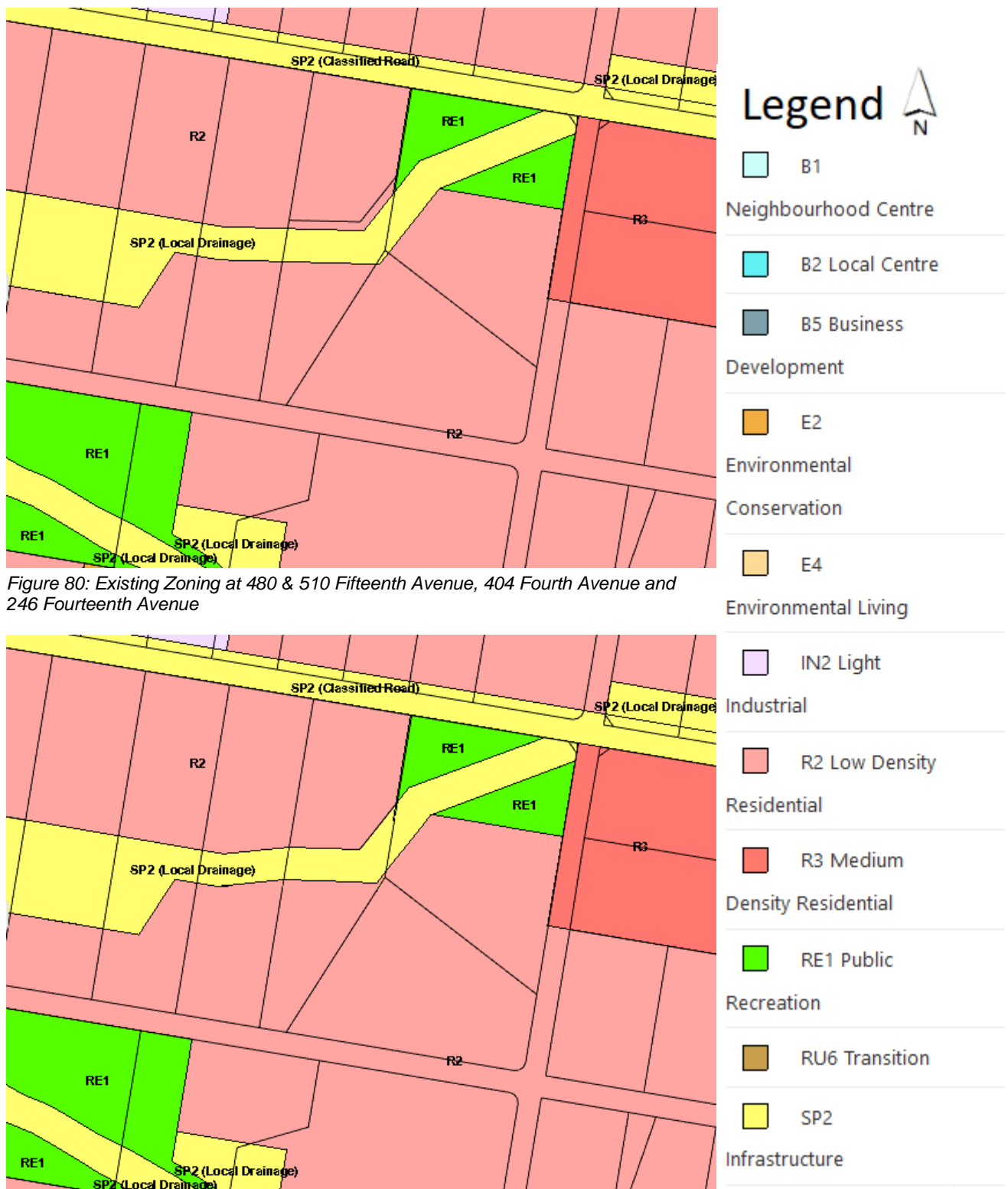




Figure 82: Existing Maximum Building Height at 480 & 510 Fifteenth Avenue, 404 Fourth Avenue and 246 Fourteenth Avenue



Figure 83: Proposed Maximum Building Height at 480 & 510 Fifteenth Avenue, 404 Fourth Avenue and 246 Fourteenth Avenue

480 & 510 Fifteenth Avenue, 404 Fourth Avenue and 246 Fourteenth Avenue Minimum Dwelling Density Maps

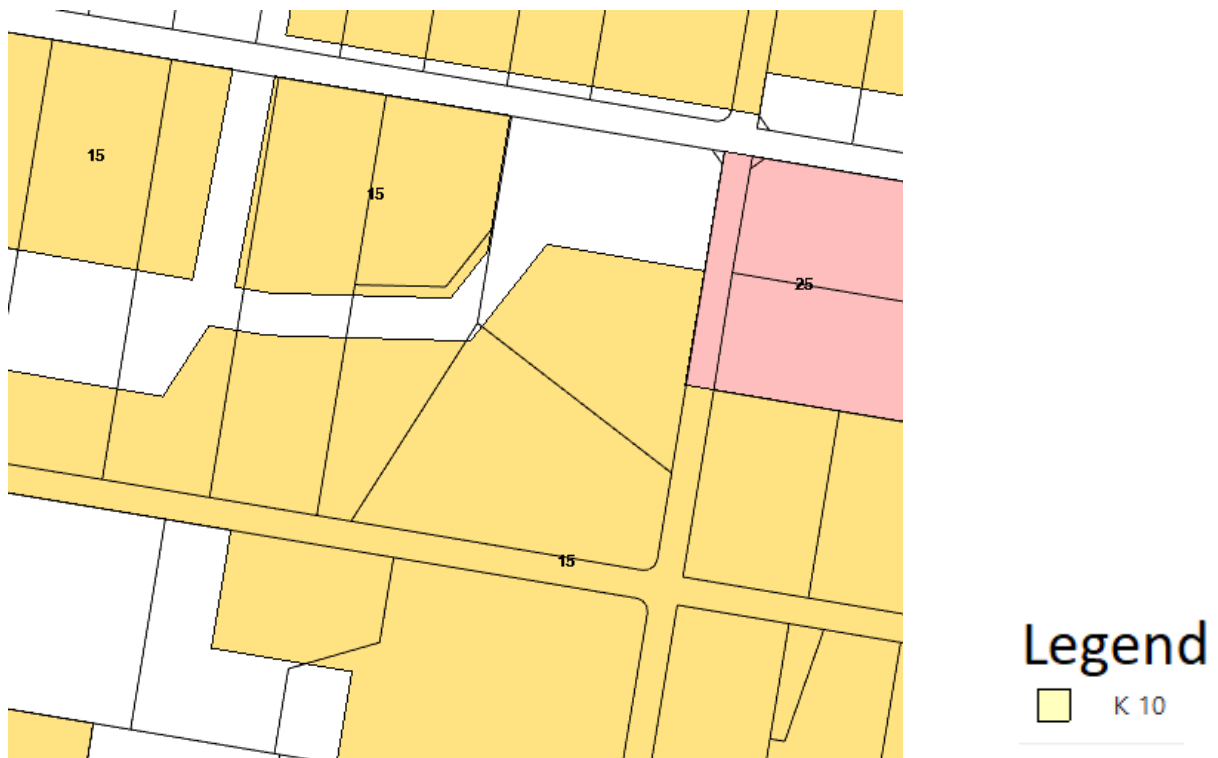


Figure 84: Existing Minimum Dwelling Density at 480 & 510 Fifteenth Avenue, 404 Fourth Avenue and 246 Fourteenth Avenue

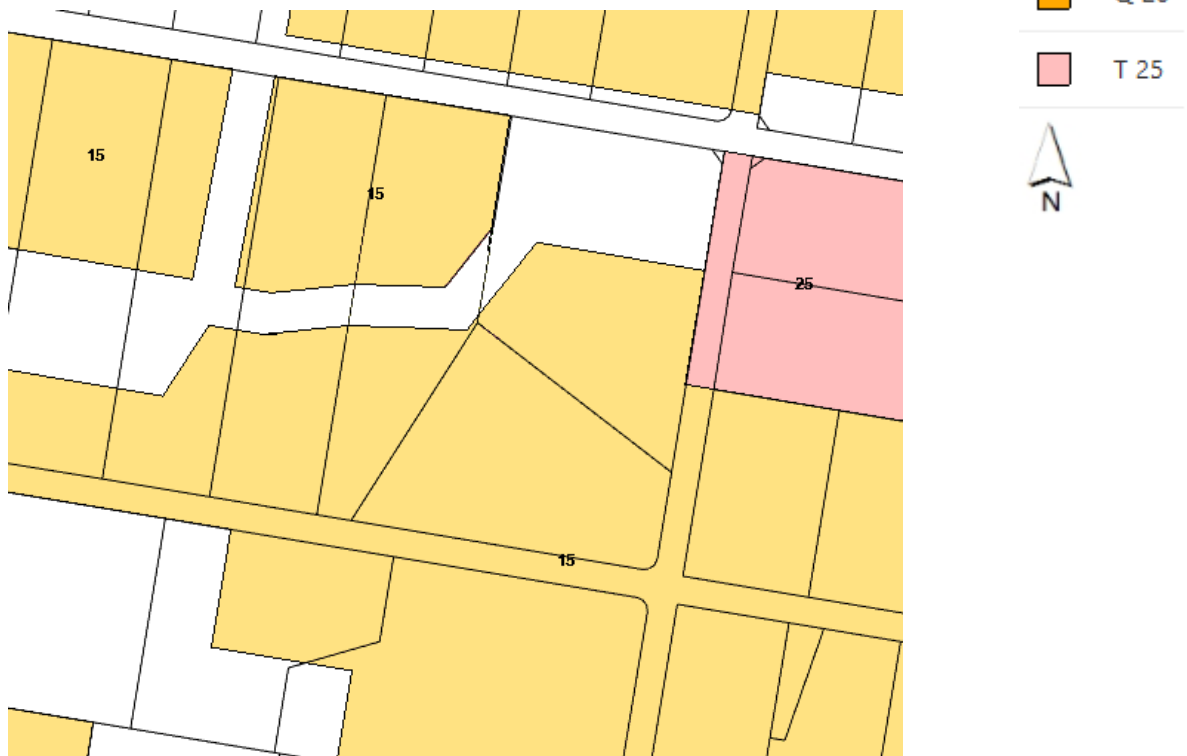


Figure 85: Proposed Minimum Dwelling Density at 480 & 510 Fifteenth Avenue, 404 Fourth Avenue and 246 Fourteenth Avenue

480 & 510 Fifteenth Avenue, 404 Fourth Avenue and 246 Fourteenth Avenue Land Acquisition Maps

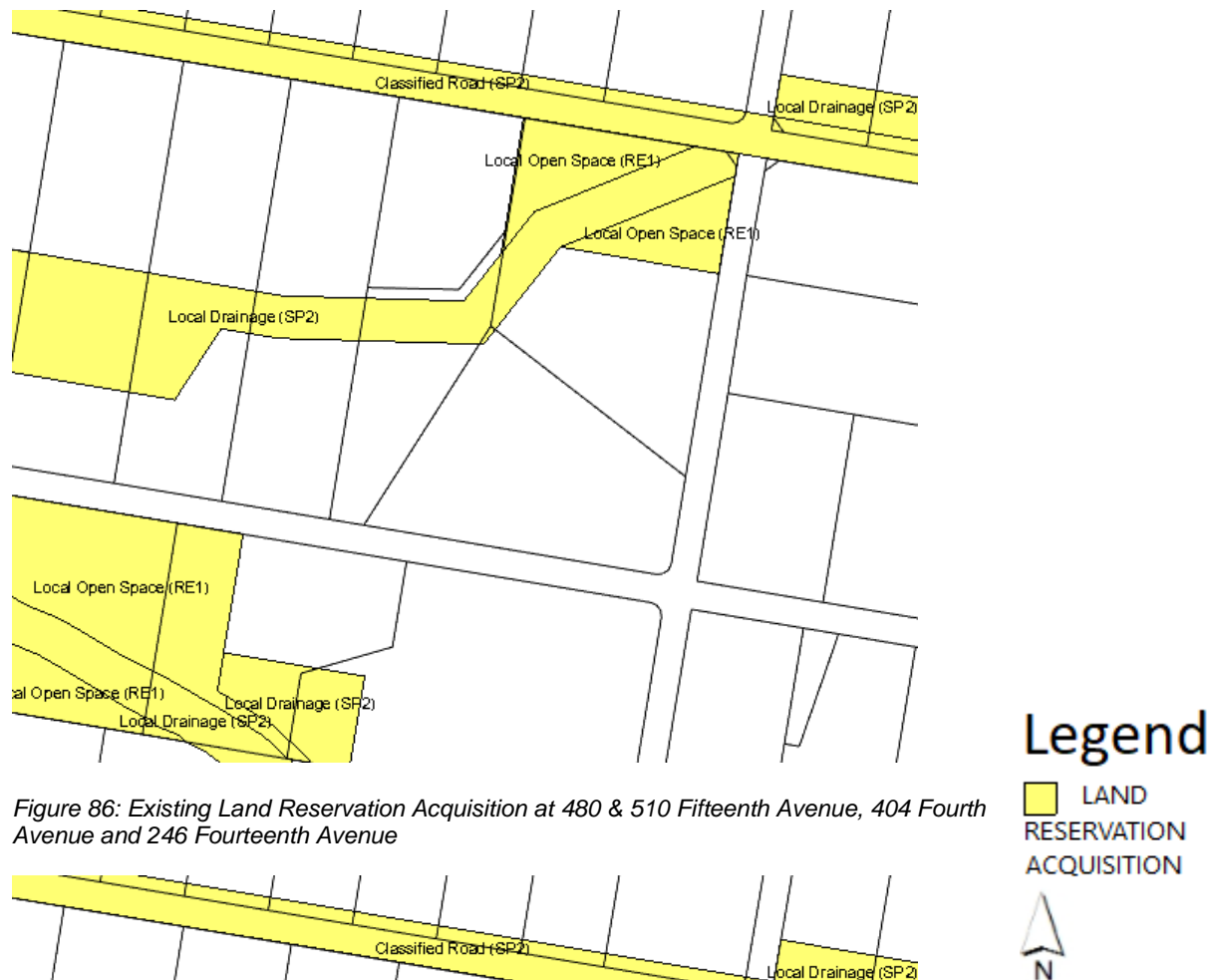


Figure 86: Existing Land Reservation Acquisition at 480 & 510 Fifteenth Avenue, 404 Fourth Avenue and 246 Fourteenth Avenue

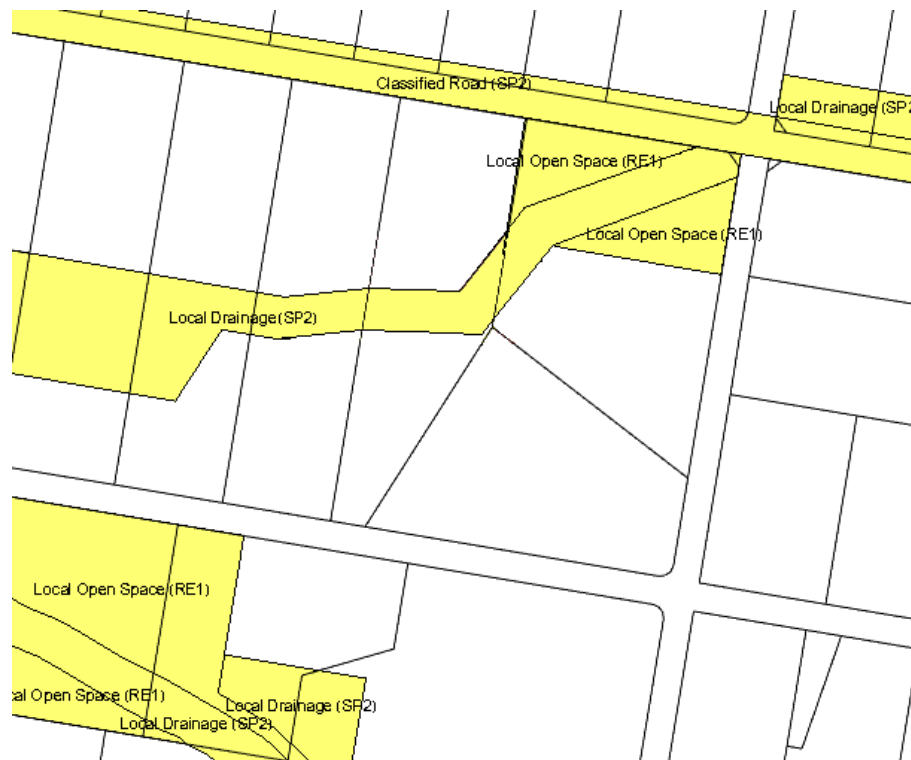


Figure 87: Proposed Land Reservation Acquisition at 480 & 510 Fifteenth Avenue, 404 Fourth Avenue and 246 Fourteenth Avenue

18-30 Kelly Street Zoning Maps



Figure 88: Existing Zoning at 18-30 Kelly Street

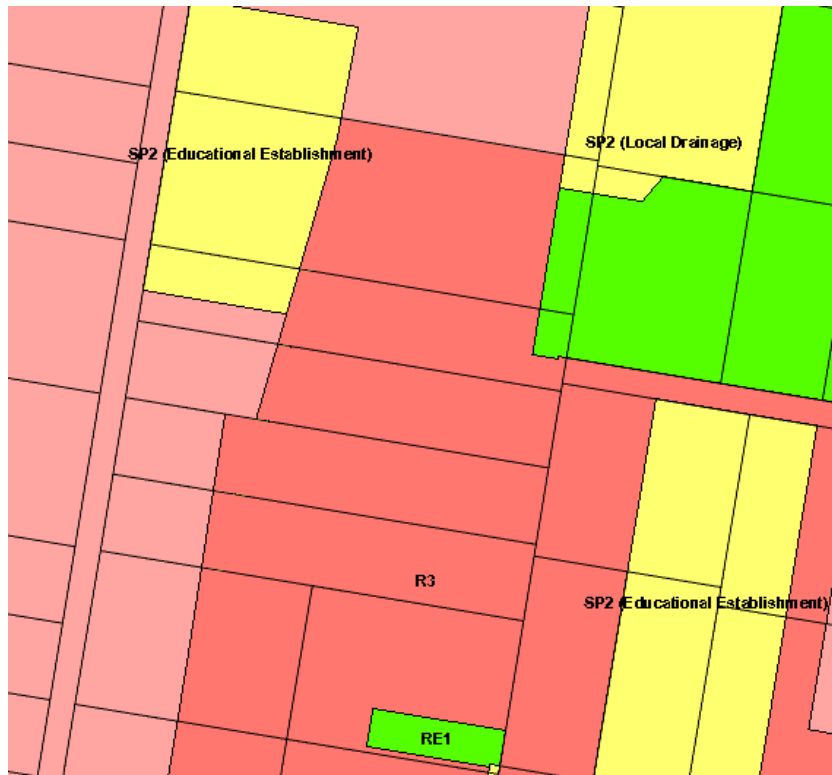


Figure 89: Proposed zoning at 18-30 Kelly Street



18-30 Kelly Street Maximum Height of Buildings Maps

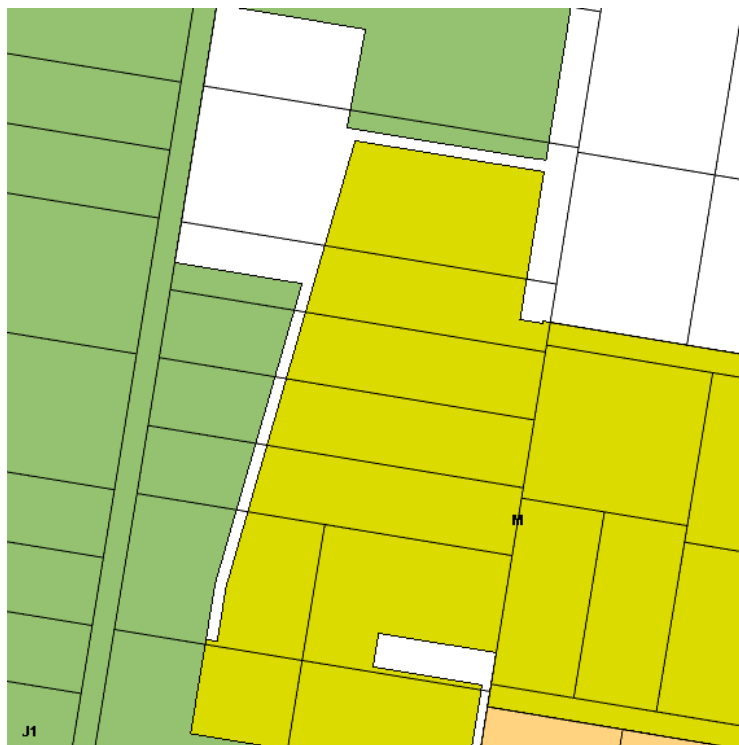


Figure 90: Existing Maximum Building Height at 18-30 Kelly Street

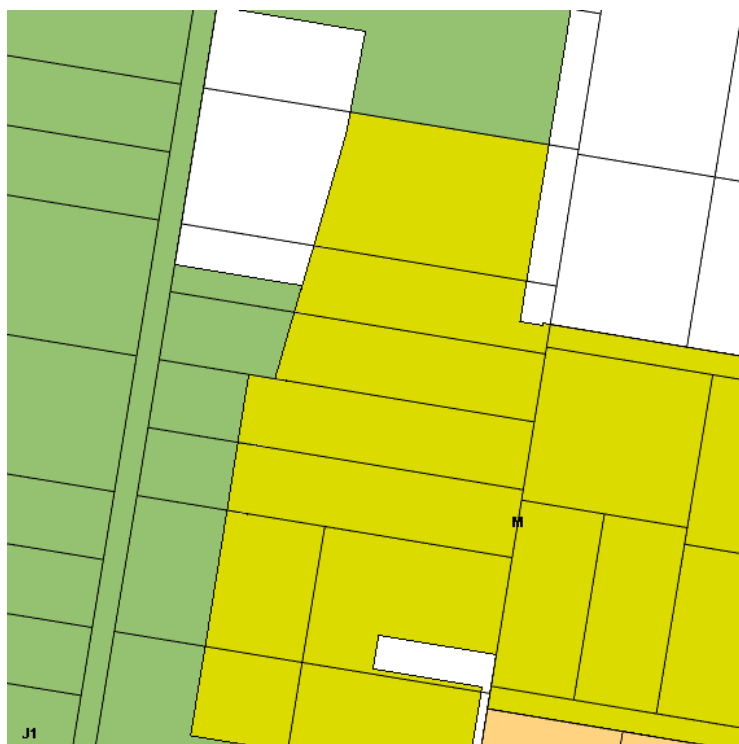







Figure 91: Proposed Maximum Building Height at 18-30 Kelly Street

Legend

	J1 9m
	M 12m
	N 13m
	O 15m
	P1 17m



18-30 Kelly Street Minimum Dwelling Density Maps

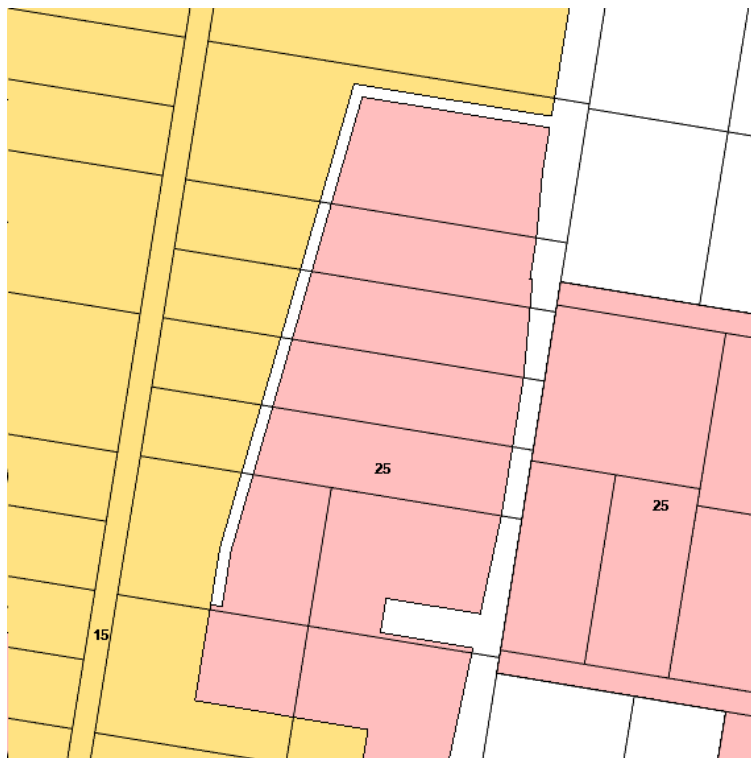


Figure 92: Existing Minimum Dwelling Density at 18-30 Kelly Street

Legend

K 10

O 15

Q 20

T 25

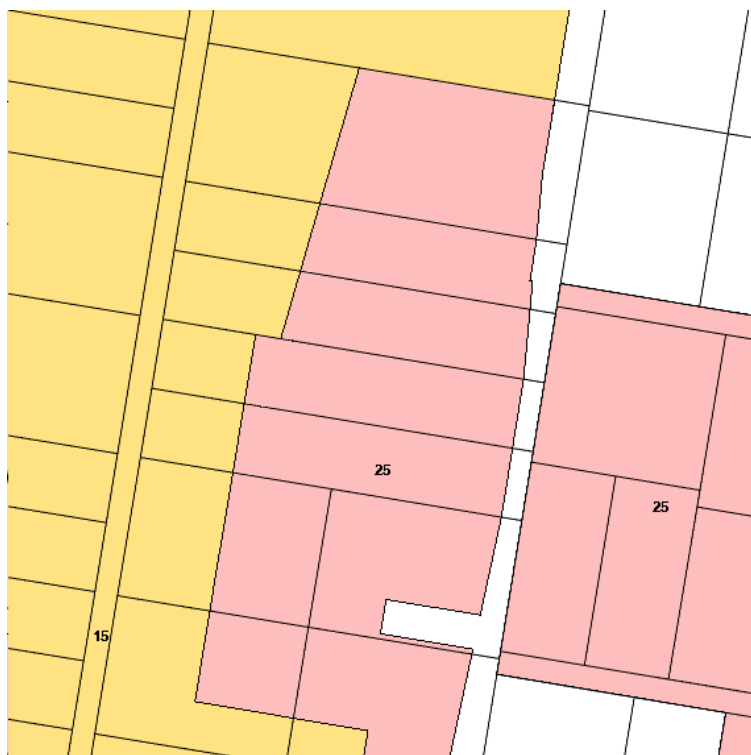


Figure 93: Proposed Minimum Dwelling Density at 18-30 Kelly Street

18-30 Kelly Street Land Acquisition Maps



Figure 94: Existing Land Reservation Acquisition at 18-30 Kelly Street

Legend

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Figure 95: Proposed Land Reservation Acquisition at 18-30 Kelly Street

140 Edmondson Avenue Zoning Maps



Figure 96: Existing Zoning at 140 Edmondson Avenue

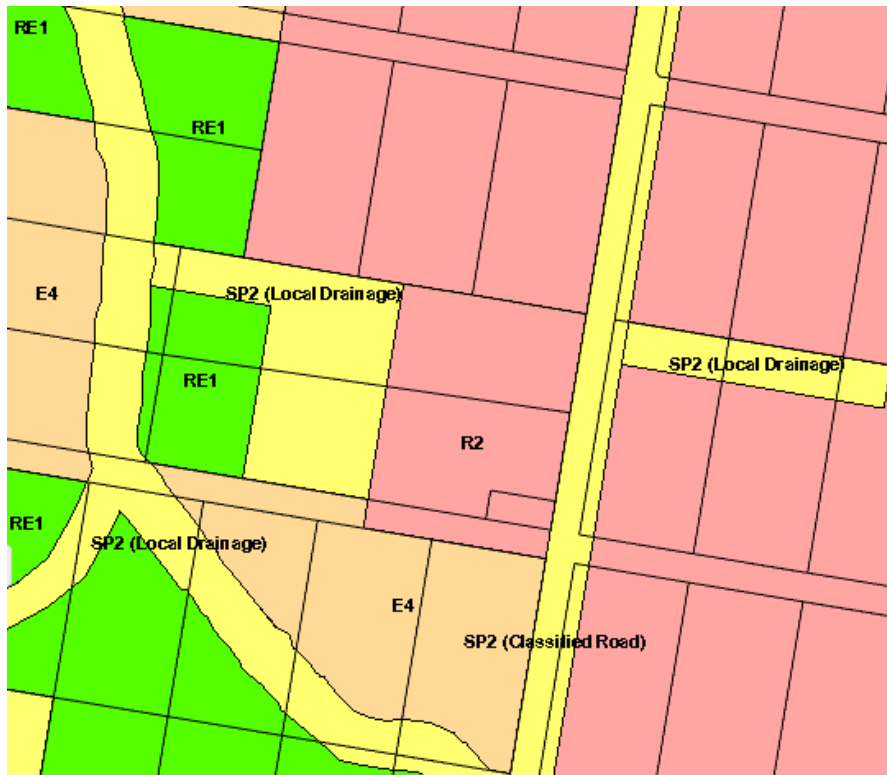


Figure 97: Proposed zoning at 140 Edmondson Avenue



135-175 Gurners Avenue Maximum Height of Buildings Maps



Figure 98: Existing Maximum Building Height at 140 Edmondson Avenue



Figure 99: Proposed Maximum Building Height at 140 Edmondson Avenue

Legend

- J1 9m
- M 12m
- N 13m
- O 15m
- P1 17m



140 Edmondson Avenue Minimum Dwelling Density Maps

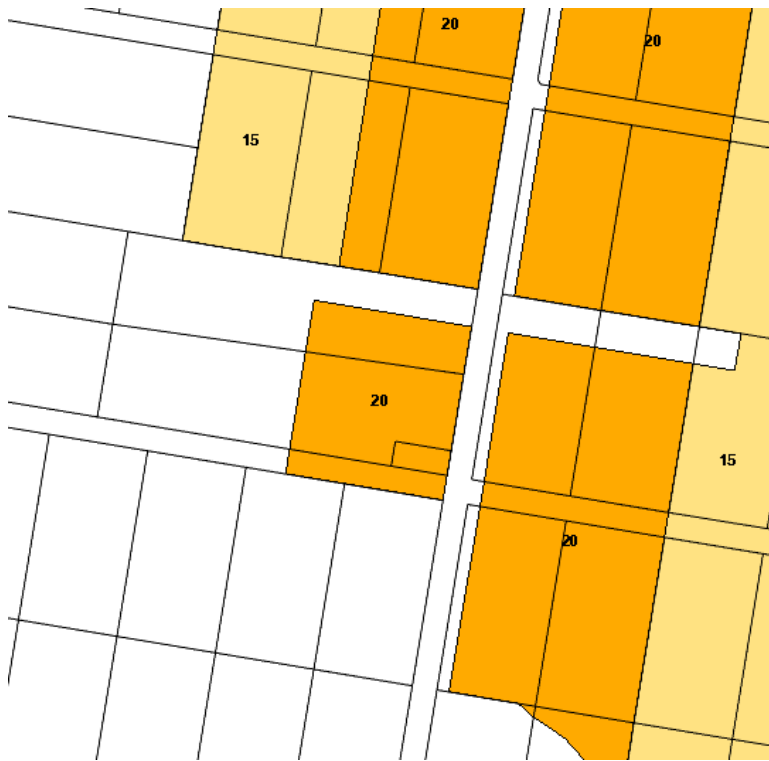


Figure 100: Existing Minimum Dwelling Density at 140 Edmondson Avenue

Legend

K 10

O 15

Q 20

T 25

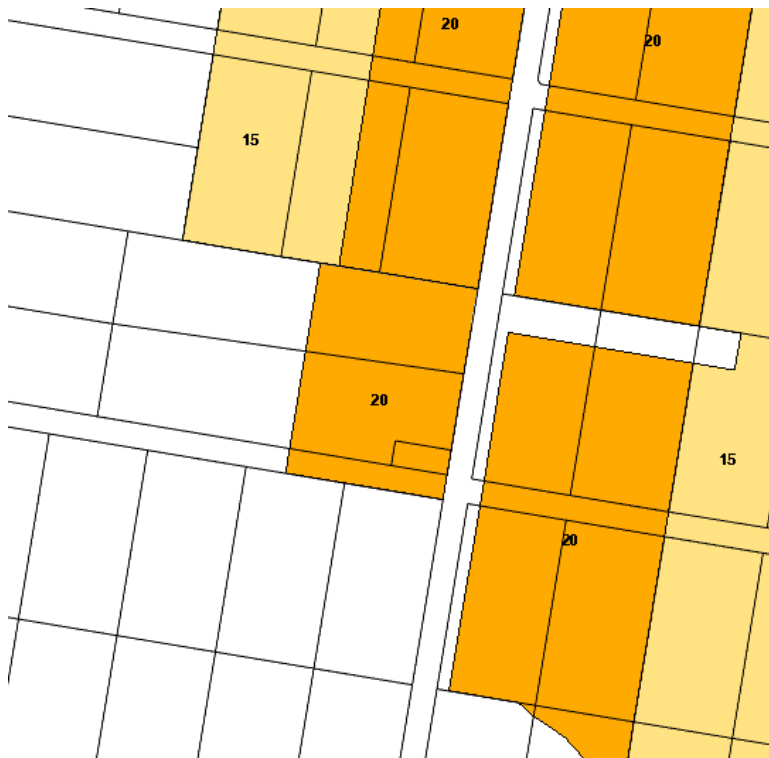


Figure 101: Proposed Minimum Dwelling Density at 140 Edmondson Avenue

140 Edmondson Avenue Land Acquisition Maps



Figure 102: Existing Land Reservation Acquisition at 140 Edmondson Avenue

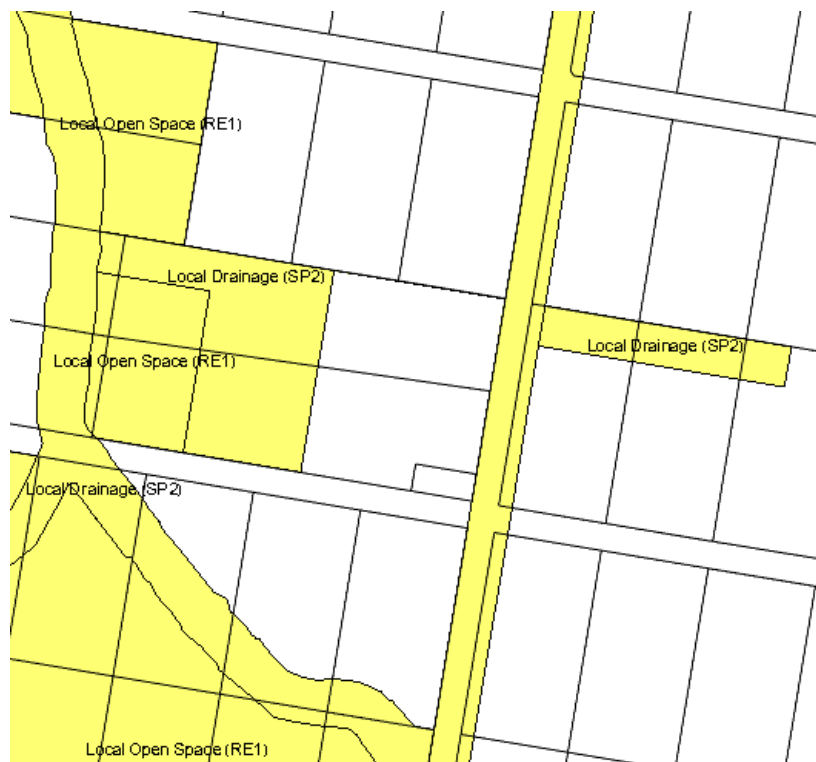


Figure 103: Proposed Land Reservation Acquisition at 140 Edmondson Avenue

Legend

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62 Kelly Street and 542 Bringelly Road Zoning Maps

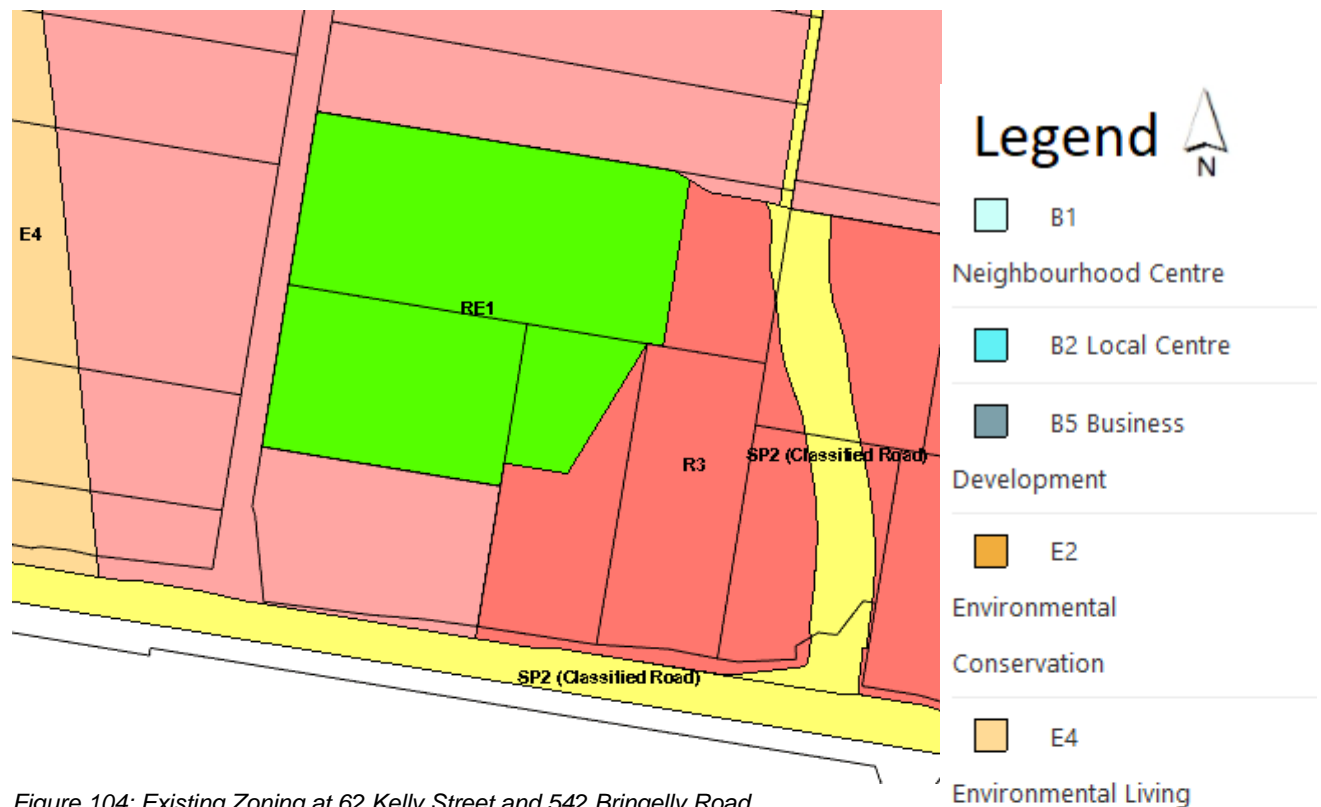


Figure 104: Existing Zoning at 62 Kelly Street and 542 Bringelly Road

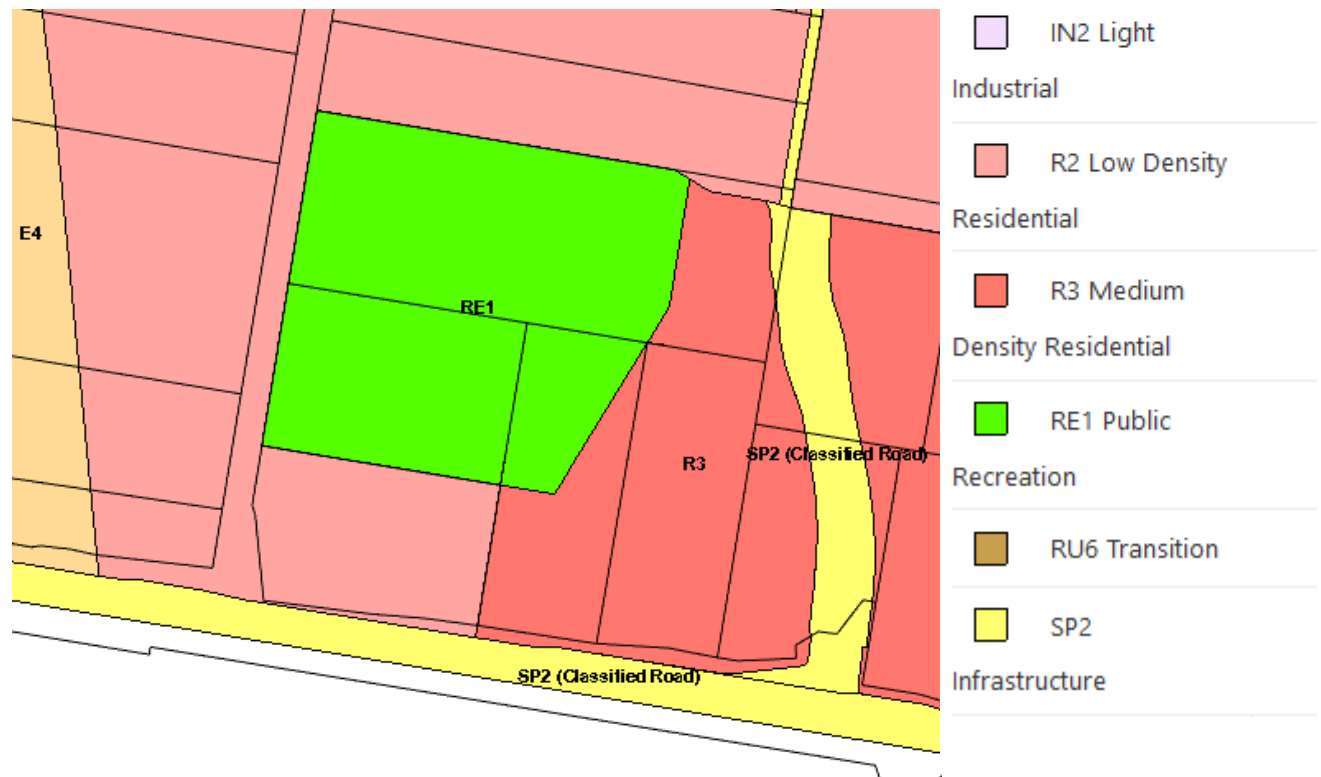


Figure 105: Proposed zoning at 62 Kelly Street and 542 Bringelly Road

62 Kelly Street and 542 Bringelly Road Maximum Height of Buildings Maps



Figure 106: Existing Maximum Building Height at 62 Kelly Street and 542 Bringelly Road



Figure 107: Proposed Maximum Building Height at 62 Kelly Street and 542 Bringelly Road

62 Kelly Street and 542 Bringelly Road Minimum Dwelling Density Maps

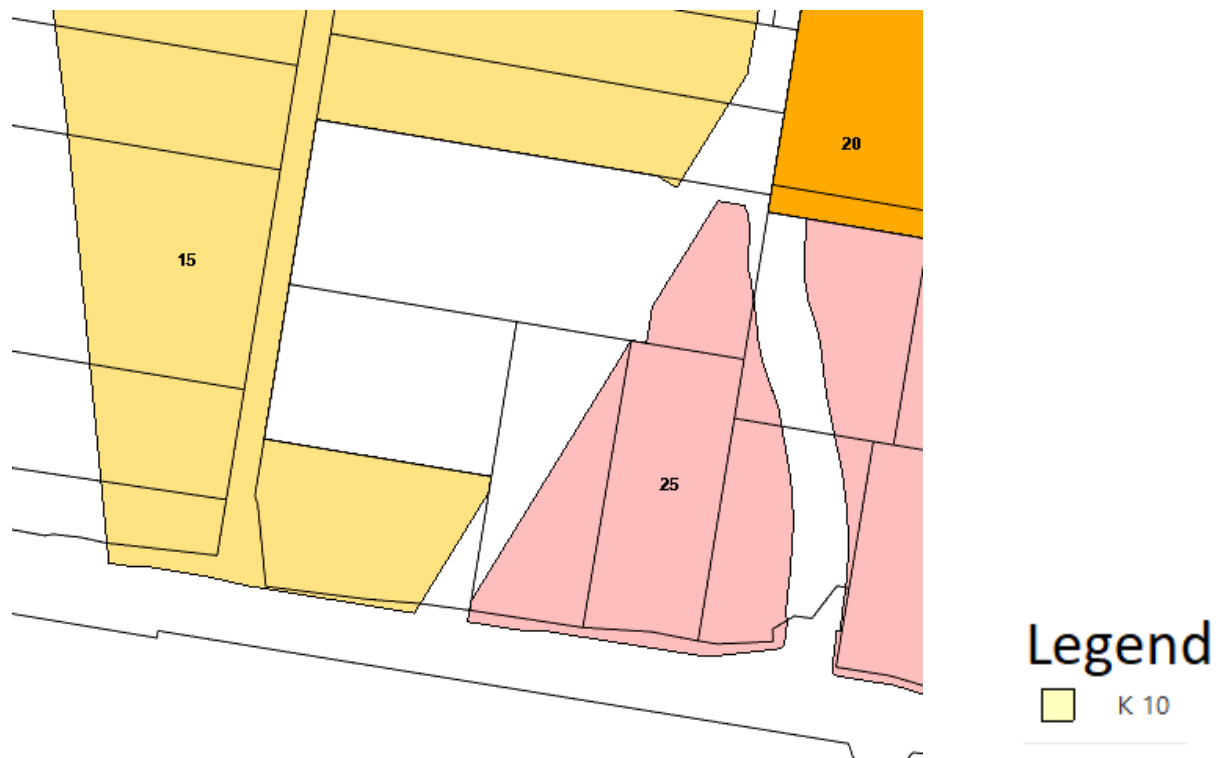


Figure 108: Existing Minimum Dwelling Density at 62 Kelly Street and 542 Bringelly Road

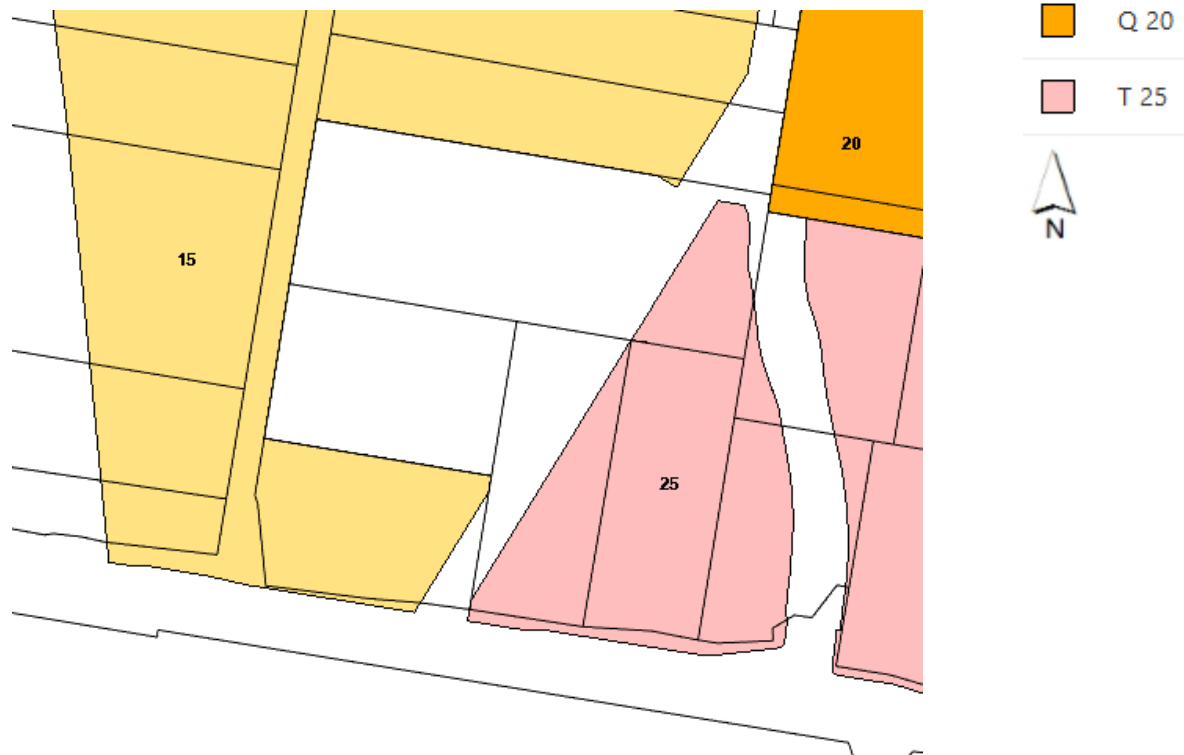


Figure 109: Proposed Minimum Dwelling Density at 62 Kelly Street and 542 Bringelly Road

62 Kelly Street and 542 Bringelly Road Land Acquisition Maps

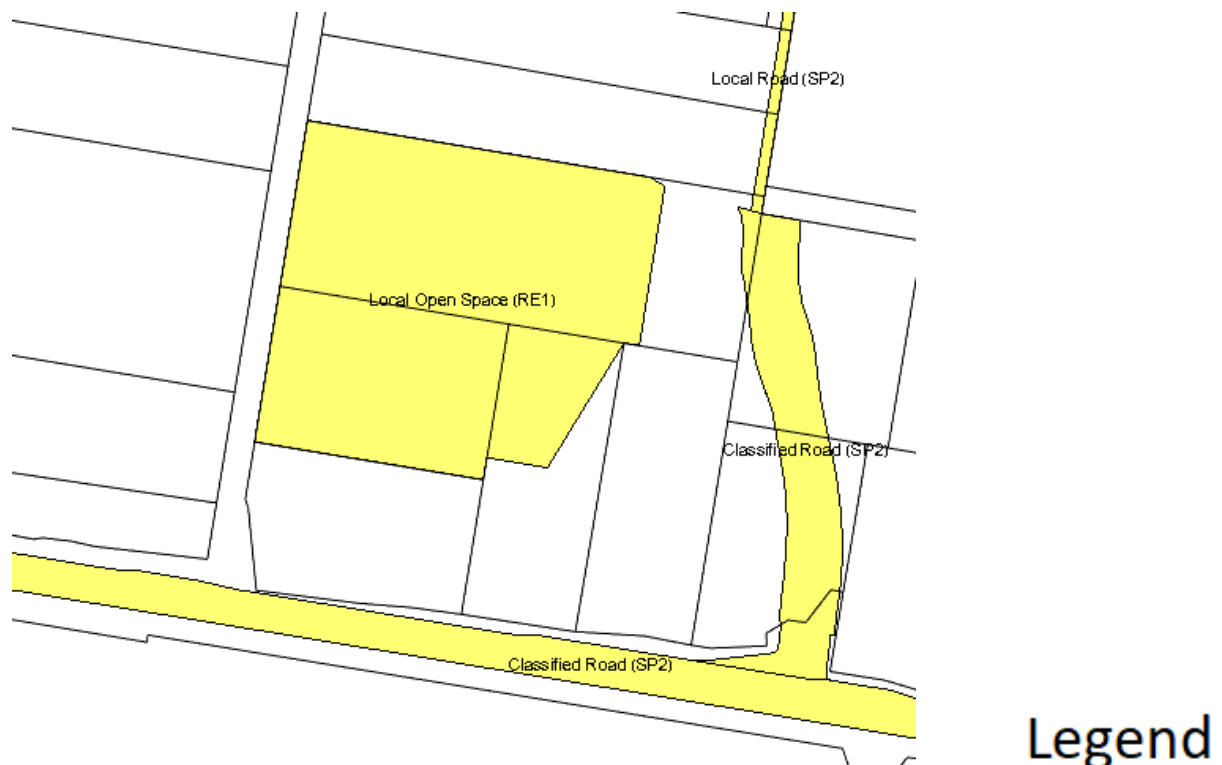


Figure 110: Existing Land Reservation Acquisition at 62 Kelly Street and 542 Bringelly Road

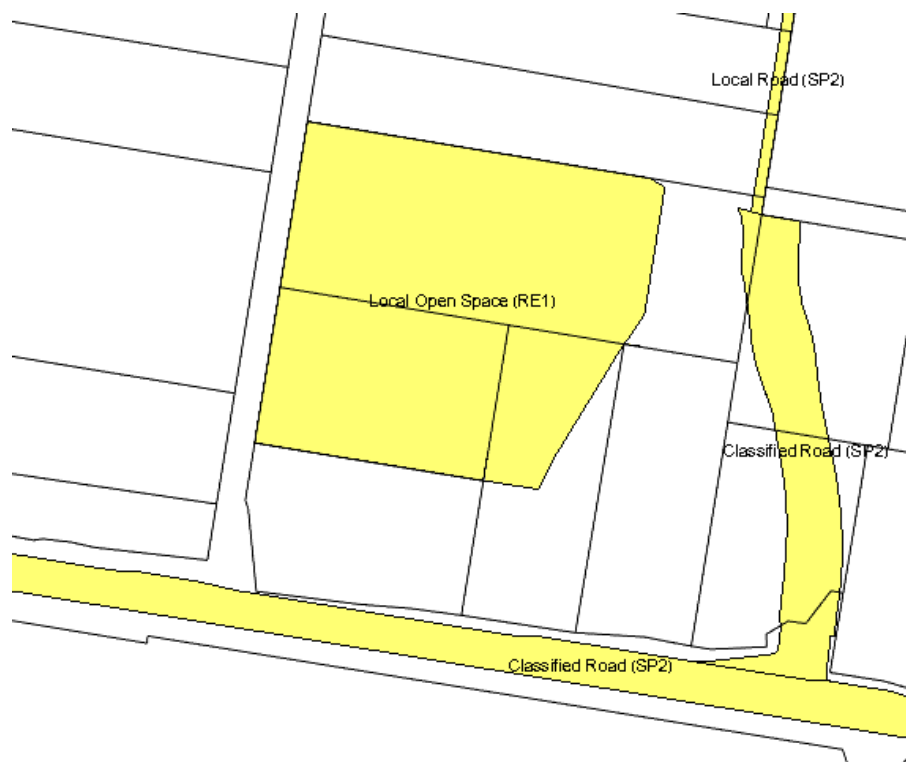


Figure 111: Proposed Land Reservation Acquisition at 62 Kelly Street and 542 Bringelly Road

Part 5 – Community Consultation

Community consultation will be undertaken in accordance with the Gateway Determination and Clause 18 of the *Environmental Planning and Assessment Regulation 2000*. It is anticipated that the proposal will be exhibited a period of at least 28 days through:

- Newspaper advertisements in the Liverpool Leader;
- Notification on Liverpool City Council's public exhibition website; and
- Letters to the affected landowners.

Part 6 – Project Timeline

An anticipated project timeline is shown in Table 4.

Table 4: Anticipated project timeline

Timeframe	Action
March 2019	Submission of Planning Proposal to DP&E
April 2019	Gateway Determination issued
June 2019	Completion of required technical information
July 2019	State agency consultation
August 2019	Community consultation
September 2019	Public hearing if required
October 2019	Consideration of submissions and proposal post-exhibition
November 2019	Post-exhibition report to Council
December 2019	Drafting and making of the plan