

CARNES HILL MARKETPLACE PLANNING PROPOSAL

LIVERPOOL LOCAL ENVIRONMENTAL PLAN 2008

October 2017

Revision B



LIVERPOOL LEP 2008 – PLANNING PROPOSAL CARNES HILL MARKETPLACE

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1 INTRODUCTION

This Planning Proposal seeks to amend the *Liverpool Local Environmental Plan 2008* (Liverpool LEP 2008) to rezone a small parcel of land located within the Carnes Hill Marketplace from RE1 Public Recreation to B2 Local Centre. The RE1 land (the subject site) currently incorporates a turfed area with basic landscaping embellishment and is located in the south-western portion of the Carnes Hill Marketplace.

The subject site is located along the southern boundary of existing Lot 104 in DP 1105443 which comprises the Carnes Hill Marketplace. Lot 104 DP 1105443 is privately owned by Bieson Pty Ltd and the Carnes Hill Marketplace is currently managed by Charter Hall.

The subject site is approximately 2,000m² and comprises mostly turf with a small number of trees, low hedging and some mass planting scattered around the perimeter. A concrete path leading to some seating is located within the north eastern portion of the park and a pedestrian path is located along the southern edge.

The subject site does not relate well to the surrounding land uses. As a landscaped open space area, the subject site is not orientated towards any areas of activity and faces the opposite direction to the Carnes Hill Market Place, compromising usability and accessibility.

The Liverpool Standard Instrument LEP was gazetted in 2008, establishing the subject site as RE1. The subject site is not owned by Council and does not represent an accessible or strategically valuable open space area. The zoning of this small area of open space is possibly the result of implementation of the standard instrument LEP in 2008. Being one of the first Local Government Areas to transition to the standard instrument, a suitable alternative for identification of the open space area may not have been available.

The subject site is not identified in any Council strategic plan or policy. Part 2.2 of the Liverpool Development Control Plan 2008 which incorporates site specific objectives and controls for Carnes Hill does not identify the subject site.

The RE1 zoning across the subject site restricts redevelopment of the Marketplace and prevents a holistic design approach that responds to the surrounding land uses and road network, especially in relation to the Carnes Hill Community and Recreation Centre.

As outlined within this report, the Carnes Hill Marketplace is a strongly performing Town Centre in an area experiencing growth. Adoption of the B2 zone across the subject site will achieve a consistent zoning for the Carnes Hill Marketplace. This will ensure that any future development of the Marketplace can achieve a site responsive design outcome that revitalises an existing popular retail destination and responds to the surrounding land uses which have evolved substantially since the Marketplace opened.

This Planning Proposal provides the basis for the proposed amendment to the Liverpool LEP 2008. The Adoption of the B2 zone across the entirety of the Marketplace accommodates the future provision of civic space, as recreational areas are a permissible use within the B2 zone.

Consistent with the DP&E 's 'Guide to Preparing Planning Proposals', this report is structured as follows:

- Section 2, outlines the site description and context relevant to the Planning Proposal
- Section 3, outlines the objectives and intended outcomes of the Planning Proposal and an explanation of the provisions
 that are to be included in the proposed amending instrument
- Section 4, provides justification for those objectives and outcomes
- Section 5, addresses questions to be considered when demonstrating justification
- Section 6, outlines mapping changes required as a result of the Planning Proposal
- Section 7, addressing community consultation to be undertaken
- Section 8, provides a suggested project timeline
- Section 9, provides a summary and conclusion

2 SITE LOCATION AND CONTEXT

The subject site forms part of the Carnes Hill Marketplace which is located within the Liverpool Local Government area within the Carnes Hill locality. The Carnes Hill Marketplace is located approximately 38 km south west of the Sydney City Centre and 7 km south west from the Liverpool CBD.

The Carnes Hill Marketplace is primarily accessed via the signalised intersection at the corner or Cowpasture Road and Kurrajong Road. The Marketplace can also be accessed from the M7 via Kurrajong Road and is located 4km north east of Leppington Train Station.

The residential locality of Hoxten Park is located to the north, West Hoxton to the west and Horningsea Park to the south.

The Carnes Hill Marketplace is located at the corner of Cowpasture Road and Kurrajong Road. Kurrajong Road extends along the northern boundary of the Marketplace, with the Carnes Hill Community and Recreation Centre located on the northern side of Kurrajong Road.

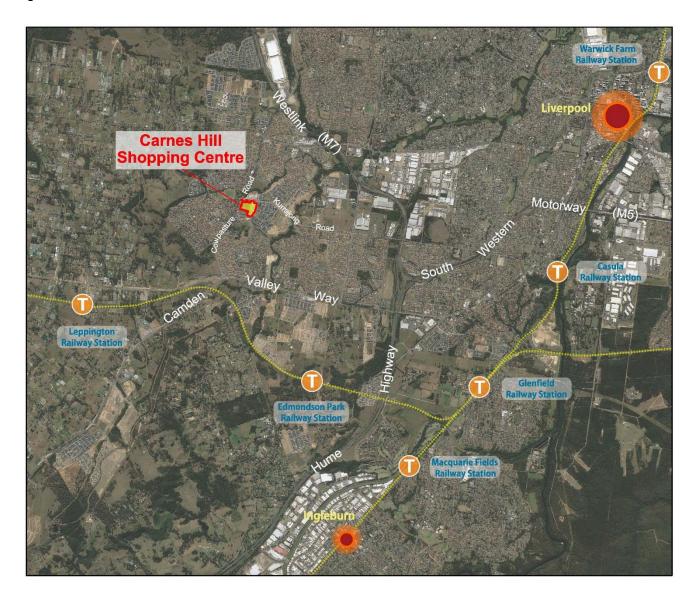
The Carnes Hill Community and Recreation Centre caters for residents living in Carnes Hill, Hoxton Park, West Hoxton, Prestons, Middleton Grange, Edmondson Park and the broader Liverpool catchment. Once completed, the Carnes Hill Community and Recreation Centre will incorporate an indoor recreation centre (including a gym), Library, Skate park, Playground, Café, Half-court basketball courts, Cycling and walking paths, Parking, and Public plaza with a water feature and public art.

A substantial portion of the Carnes Hill Community and Recreation Centre is now complete, including the Public plaza which adjoins Kurrajong Road.

To the south east of the main Marketplace is an Aldi and associated car park. Directly to the south is the Holy Spirit Catholic Primary School and to the south west is a McDonalds. The Freemans Ridge residential development is located to the east.

The Carnes Hill Marketplace currently comprises a large at grade car park, speciality retail premises, a Big W, Woolworths and Dan Murphy's.

Figure 1 – District Context



The subject site forms an isolated landscaped area located at the southern edge of the Carnes Hill Marketplace. The subject site is approximately 2,000m² and comprises mostly turf with a small number of trees scattered around the perimeter. The perimeter also incorporates low hedging and some mass planting as well as pedestrian path between the verge and turf. A concrete path leading to some seating is located within the north eastern portion of the space.

The subject site is orientated towards a vacant lot located to the south, being Lot 3 in DP 1012921. To the south west is a McDonalds located within Lot 1 in DP 1149664 which fronts Cowpasture Road and incorporates a carpark that faces the subject site. The subject site has frontage to a local road which provides left in and left out access to Cowpasture Road. This road provides the secondary access for the Carnes Hill Marketplace, the McDonalds and the Holy Spirit Catholic Primary School. The primary access for these services is the signalised intersection located to the north at the corner of Kurrajong Road and Cowpasture Road.

The Carnes Hill Marketplace car park forms the eastern and northern boundary of the subject site, with vacant land located to the west between the subject site and Cowpasture Road. The northern and eastern edges of the subject site incorporate a steel fence which separates the landscaped area from a significant level difference between the subject site and the Marketplace car park. A retaining wall approximately 2 - 4 metres in height is located between the subject site and car park/entry road into the car park.

Figure 2 - Subject Site Aerial



As shown in Figure 3 below and discussed in detail throughout this report, the subject site is a rectangular piece of land approximately 2,000m² zoned RE1 Public Recreation. The subject site is surrounded by a large area of land zoned B2 Local Centre which incorporates the Carnes Hill Marketplace as well as the McDonalds and Aldi.

The subject site is not identified as containing any heritage value, or being of environmental significance and is not identified as being on flood prone land under the Liverpool Local Environmental Plan 2008.

The subject site is identified on the Land Reservation Acquisition Map as local open space. Historical versions of the Liverpool LEP 2008 show that the site has been identified for acquisition since the standard instrument LEP was introduced in 2008. Notwithstanding this, the subject site remains in private ownership and no plan of management applies.

Figure 3 - Subject Site Zoning



2.1 Development of Carnes Hill Marketplace

Charter Hall are currently managing the Carnes Hill Marketplace located within Lot 104 in DP 1105443 and are undertaking feasibility assessments and preparing design options for the redevelopment of the Marketplace. Charter Hall intend to submit a development application to Liverpool City Council in early 2018 for redevelopment of the Marketplace.

The redevelopment will incorporate retrofitting and refurbishing the existing services as well as making additions including an additional supermarket, additional speciality retail, improved access and movement network, rooftop parking and a town square.

The redevelopment will have a strong focus on improving civic spaces for the Market Place, ensuring that landscaping, pedestrian areas and public spaces for respite and visual relief complement activity associated with the Marketplace and the surrounding land uses. The development will refine the existing movement network to ensure more permeable and legible access is delivered that accommodates the increase in retail floor space.

The draft design for the redevelopment has identified the frontage to Kurrajong Road as the most suitable location to focus activity, with the Carnes Hill Community and Recreation Centre providing a favourable interface. The draft design incorporates a town square adjacent to Kurrajong Road, which will provide a civic space that complements the activity associated with a Marketplace and responds to the Carnes Hill Community and Recreation Centre public plaza on the northern side of Kurrajong Road.

The subject site, being the 2,000m² landscaped area located along the southern edge of Lot 104 in DP 1105443 represents a civic space that does not complement the existing Carnes Hill Marketplace and prevents the redevelopment from achieving a holistic design outcome that considers the surrounding land uses and delivers an integrated outcome.

This Planning Proposal provides the basis for rezoning of the 2,000m² RE1 land to B2, allowing for a holistic design approach to redevelopment of the Marketplace that incorporates new public space which is a permissible use in the B2 zone.

2.2 Social and Economic Impacts

The social and economic impacts resulting from the proposed rezoning are minimal. The proposed rezoning will allow for the redevelopment of the Carnes Hill Marketplace to be considered holistically at the development application phase, ensuring that provision of public space complements the surrounding land uses and delivers a more functional civic precinct for the community, creating a safer and healthier place. Achieving a high quality urban design outcome will also encourage business, create local jobs and generally strengthen the local economy.

Social Impact

The existing social value of the subject site has been considered in its capacity to provide a safe and useable passive open space area. The subject site is not orientated towards any areas of activity and has a disconnected relationship to the existing Carnes Hill Marketplace and Holy Spirit Catholic Public School. The closest activated space is the McDonalds carpark, which has a specific purpose and does not encourage connectivity outside of the premises.

The left in left out access road that adjoins the subject site does not encourage pedestrian activity. Cowpasture road is a significant pedestrian barrier for residents to the west and the vacant lots surrounding the subject site do not provide a high amenity or land use that attracts residents to the east or visitors to the Marketplace.

The subject site faces away from the main Marketplace area, with the retaining wall along the eastern and northern edge of the park shielding the space from the Marketplace and associated car park and providing limited opportunity for physical respite or visual relief. The orientation of the subject site towards the vacant Lot 3 in DP 1012921 does not foster use of the park and the relationship to the McDonalds is poor.

The social value of the subject site is considered to be minimal. The poor orientation of the landscaped area and its disjointed location to areas of activity within the Carnes Hill Marketplace comprise usability and accessibility.

The subject site represents a civic space that does not complement the Carnes Hill Marketplace and is isolated from the surrounding residential areas. A town square or plaza that is connected to the main Marketplace would provide a more accessible and useable civic space within the context of a Marketplace that is primarily accessed by car. The Carnes Hill Community and Recreation Centre provides an opportunity to orientate public space within the Marketplace towards the public domain established adjacent to Kurrajong Road as part of the Community and Recreation Centre.

The surrounding residential areas are adequately serviced by more useable open space areas including Greenway Park to the west of Cowpasture Road and open space areas planned as part of the Freemans Ridge residential development. Additionally, the Carnes Hill Community and Recreation Centre public plaza provides civic open space for the local community.

It is noted that Liverpool Council has a social impact policy. This policy is addressed under Section 5.2 of this report. It is also noted that the subject site is not included in Council's general plan of management for parks.

Economic Impact

The economic impacts associated with the proposed rezoning generally relate to the increased area of land zoned B2 Local Centre. The proposed rezoning will result in an increase in the B2 zone of approximately 2,000m³. This increase in B2 land will not result in a significant increase in retail floors space for the Carnes Hill Market Place.

The proposed rezoning will not impact on the Carnes Hill Marketplace role and function as a town centre or impact on the hierarchy of centres within Liverpool LGA as outlined in the Liverpool Business Centres and Corridors Strategy (2013). The minor increase in land zoned for B2 will ensure that any future development within the Carnes Hill Marketplace precinct can enhance the amenity of the place, ensuring it is an attractive place for business and that positive social and economic outcomes are achieved for the community.

As outlined under Section 5.2 of this report, the Planning Proposal is consistent with the Liverpool Business Centres and Corridors Strategy (2013).

Application of the B2 zone to the subject site is the most suitable zone for land surrounded by existing land zoned as B2 Local Centre and will allow for the Carnes Hill Marketplace to be considered holistically as a commercial precinct.

Any future development associated with the Marketplace and incorporating the subject site will address traffic impacts and other environmental impacts associated with the development as well as the provision of functional and accessible civic spaces that respond to surrounding land uses.

3 OBJECTIVES OR INTENDED OUTCOMES

The primary objective of this planning proposal is to amend the *Liverpool Local Environmental Plan 2008* to rezone an isolated landscaped area of approximately 2,000m² within the Carnes Hill Marketplace from RE1 Public Recreation to B2 Local Centre. The proposed amendment will deliver a consistent zoning outcome for the Carnes Hill Market Place.

The intended outcome of this Planning Proposal is to achieve a land use mapping outcome that allows for the Carnes Hill Marketplace to be considered holistically as a commercial precinct at the development application phase. The difference in zoning between the subject site, which is not identified as containing any significant social or environmental value, and the surrounding B2 area encompassing the Marketplace prevents development that can introduce improvements to the Marketplace holistically and therefore compromises delivery of the best outcome.

The B2 zone includes recreation areas as a permissible use and therefore the provision of civic space that complements the function and design of the Marketplace can be addressed at the development application phase.

The outcome of this Planning Proposal, being rezoning of the land, will be facilitated through an amendment to the Liverpool LEP 2008. An explanation of the amended mapping, including comparisons between the existing and proposed LEP mapping is provided under Section 4 of this report.

The proposed amendment to the Liverpool LEP 2008 is a minor amendment to achieve the most suitable zoning outcome across the entirety of the Carnes Hill Marketplace.

4 EXPLANATION OF PROVISIONS

To achieve the rezoning of the subject land as outlined under this Planning Proposal, the following maps in the Liverpool LEP 2008 will require amendment:

Land Zoning Map: Sheet LZN_008

Floor Space Ration Map: Sheet FSR_008

Height of Building Map: Sheet HOB_008

• Minimum Lot Size Map: Sheet LSZ_008

Land Reservation Acquisition Map: Sheet LRA 008

This Planning Proposal provides the basis for the proposed amendment to the Liverpool LEP 2008. Adoption of the B2 zone across the subject site, being the 2,000m² landscaped area located along the southern edge of Lot 104 in DP 1105443, will ensure that any future development application can deliver a high quality design outcome that responds to the existing land uses surrounding the Marketplace, delivers a functional movement network and civic space that is in a more useable and accessible location.

The objectives of the B2 Local Centre zone are as follows:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- · To maximise public transport patronage and encourage walking and cycling.
- To allow for residential and other accommodation while maintaining active retail, business or other non-residential uses at street level.
- To facilitate a high standard of urban design and a unique character that contributes to achieving a sense of place for the local community.

Application of the B2 zone across the entirety of the Carnes Hill Marketplace will allow for the objectives of the zone to be meet. Any future development application will ensure that high quality community spaces are delivered in meeting the objectives of the zone.

Adoption of the B2 zone across the subject site will not result in uncoordinated or isolated development. In isolation, the subject site does not provide an opportunity for an extension of the Marketplace or other land uses permissible within the B2 zone. However, once amalgamated with the surrounding B2 zone, the subject site can be considered as part of a large site with considerable development potential and place making opportunities.

To ensure that the rezoning of the subject site maintains consistency with the surrounding land, amendments to the Floor Space Ratio Map, Height of Building Map, Land Reservation Acquisition Map and Lot Size Map will be required.

Figures 3 to 7 demonstrate the proposed change to the required map under Liverpool LEP 2008.

Figure 3: Land Zoning Comparison - Existing and Proposed

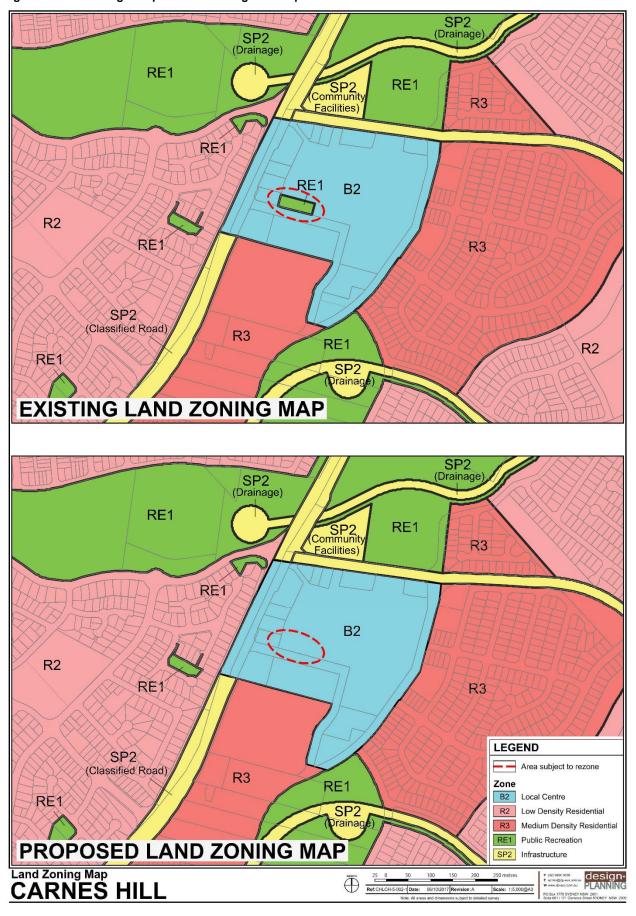


Figure 4: Floor Space Ration Comparison - Existing and Proposed

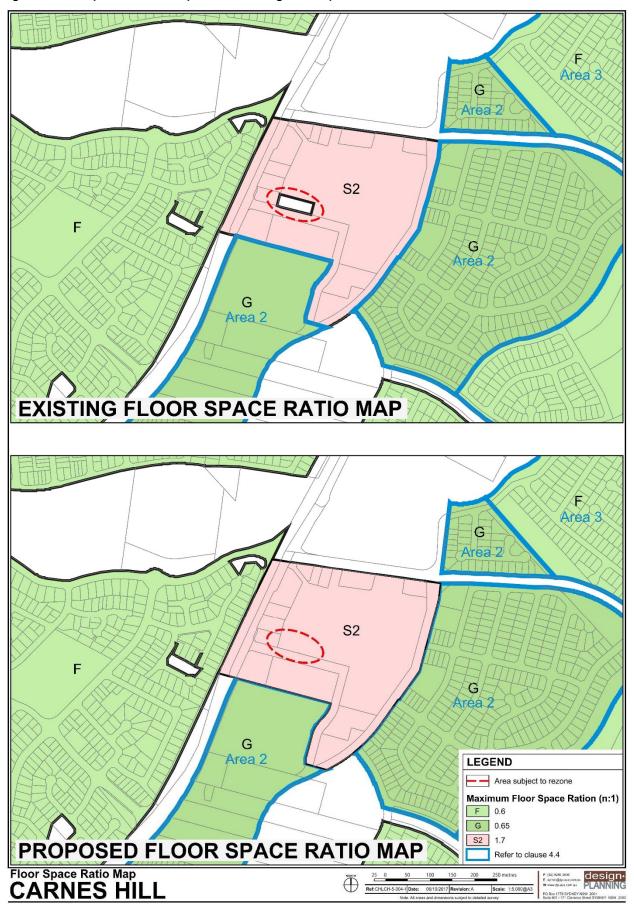


Figure 5: Height of Building Comparison - Existing and Proposed

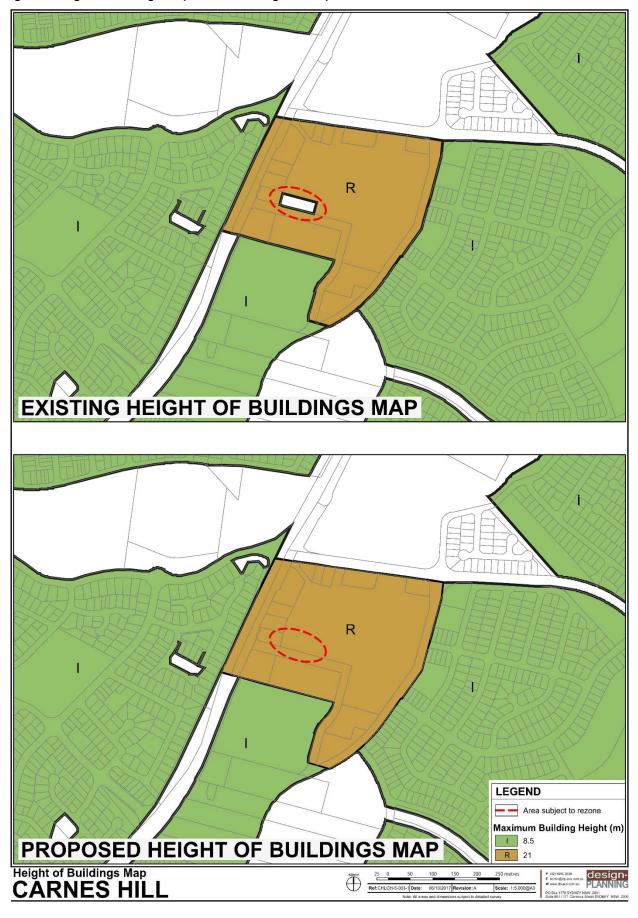


Figure 6: Minimum Lot Size Comparison - Existing and Proposed

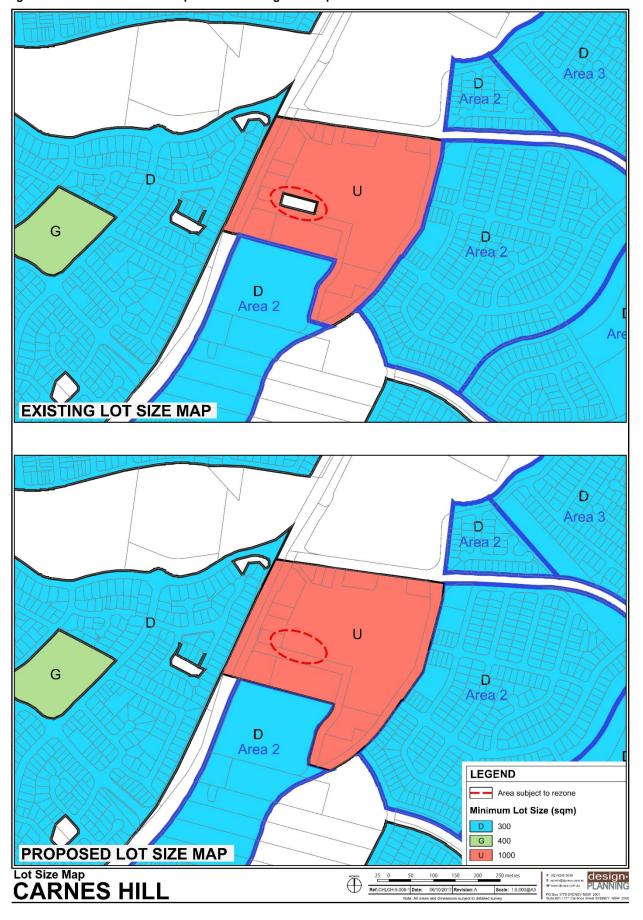
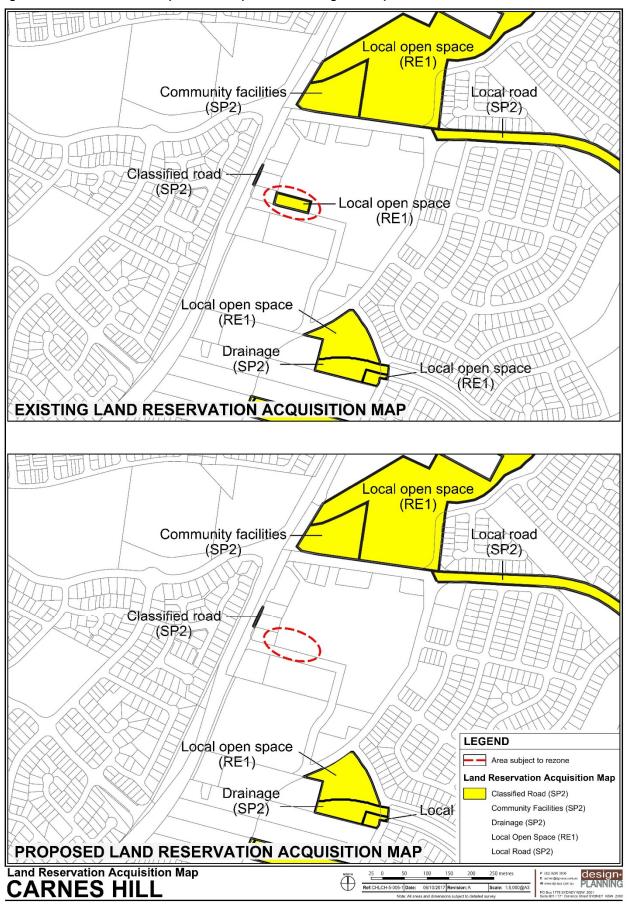


Figure 7: Land Reservation Acquisition Comparison - Existing and Proposed



5 JUSTIFICATION OF PLANNING PROPOSAL

5.1 Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is not directly related to a strategic study or report. However, the intent of the proposed rezoning is supported by the strategic planning framework applicable to the subject site.

Adoption of the B2 zone across the subject site will ensure that any future development application seeking approval for redevelopment of the Marketplace can deliver a design that achieves a site responsive and functional outcome, responding to key surrounding land uses including the Carnes Hill Community and Recreation Centre.

The proposal is consistent with A Plan for Growing Sydney and the Draft South West District Plan as well as Our Home, Liverpool 2027 which is the 10-year Community Strategic Plan for Liverpool.

In addition, the proposal is consistent with the outcomes of the Liverpool Business Centres and Corridors Strategy and Council's Social Impact Assessment Policy.

The applicable policies and strategic planning documents are discussed in further detail under Section 5.2 of this report.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The amendments to the Liverpool LEP 2008 outlined under this Planning Proposal are the most appropriate and best means of achieving the objectives and intended outcomes. The proposed rezoning will deliver a consistent zoning across the Carnes Hill Market Place.

Adoption of the B2 zone across the subject site, being the 2,000m² landscaped area located along the southern edge of Lot 104 in DP 1105443, will ensure that any future development application associated with the Carnes Hill Marketplace can deliver a design outcome that achieves the best use of the land and responds to the existing land uses surrounding the Market Place, delivers a functional movement network and public space that is useable.

5.2 Section B - Need for the Planning Proposal

1. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or subregional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

A Plan for Growing Sydney

In December 2014 the NSW Government released A Plan for Growing Sydney, which provides the NSW Government's plan for the future of the Sydney Metropolitan Area over the next 20 years. The Plan provides key directions and actions to guide Sydney's productivity, environmental management, and liveability including the delivery of housing, employment, infrastructure and open space.

A Plan for Growing Sydney incorporates priorities for each district within Sydney, the subject site being located within the South West District. District Plans are currently being developed and will apply A Plan for Growing Sydney at a local level, outlining how the Government will make decisions on public spaces, community facilities, housing, jobs, transport options, schools and hospitals to meet the needs of communities across Sydney.

The Planning Proposal is consistent with the objectives and actions of A Plan For Growing Sydney.

The proposed amendments to Liverpool LEP 2008 are relatively minor in nature, and will not adversely impact on the objectives and actions of any strategy within *A Plan For Growing Sydney*.

Draft South West District Plan

The South West District is Sydney's fastest growing District where urban and rural living meet and residents can enjoy the best of both worlds if planned properly.

The Draft District Plan outlines a 20-year vision for the South West District of Greater Sydney, which is as follows:

South West District is a place where opportunity, success and prosperity are forged from humble beginnings, where innovation thrives, smart jobs are created, international business connections are established and global investment is supported. Local people form the basis of a highly skilled and educated workforce that continues to grow and invest in itself and its future. (P1 Draft South West District Plan)

The Draft South West District Plan identifies South West Sydney as 'a global innovation gateway and a destination of choice for existing and new communities, local residential development and visitors' which will 'offer a greater range of distinct and authentic precincts with culturally diverse food, inspiring stories and genuine experiences.'

The role of the Draft South West District Plan is to guide the preparation of planning proposals under Part 3 of the Act. District Priorities, which are under Productivity, Liveability or Sustainability groupings, establish clear directions for considering planning proposals. It is necessary to address every priority where relevant in each case by detailing how they relate to a planning proposal.

Table 1 below outlines how this proposal meets the relevant District Priorities.

Table 1: Response to Draft South West District Plan District Priorities

South West District Plan Priority	Response
Productivity Priority 1: Create high quality urban amenity across the Western City	The proposed rezoning will deliver a consistent zoning across the Carnes Hill Market Place. Adoption of the B2 zone across the subject site will ensure that any future development application can deliver a design outcome that responds to the existing land uses surrounding the Marketplace including the Carnes Hill Community and Recreation Centre public plaza and delivers a functional movement network and public space that is useable. Application of the B2 zone to the subject site will ensure the best use of the subject site is achieved, as well as the best use of the surrounding land currently zoned B2. This planning proposal will allow for enhancements to the amenity of the Carnes Hill Marketplace as part of future development
	applications within an area that is identified as a strongly performing Town Centre under Liverpool Business Centres and Corridors Strategy.
Productivity Priority 2: Manage growth and change in strategic and district centres, and, as relevant, local centres	In addressing Productivity Priority 2, consideration is to be given to opportunities for existing centres to grow. This proposal will enable the Carnes Hill Marketplace to be revitalised as part of a future development which can consider the site holistically to enhance the experience for business and the public.

	Any future development will be required to address the increase in retail floor space as it relates to increased demand. Notwithstanding, the area has experienced growth since the Carnes Hill Marketplace was opened and the Marketplace is identified as a strongly performing Town Centre under Liverpool Business Centres and Corridors Strategy. Therefore, it is anticipated that increase to the retail floor space and enhancements to the general amenity of the Marketplace are warranted.
Productivity Priority 3: Prioritise the provision of retail floor space in centres	The proposal will allow for future development applications to enhance the viability and vitality of an existing centre which is identified as performing strongly in the hierarchy of centres within Liverpool. Since the Marketplace was established, the area has undergone considerable growth, with residential areas such as the Freemans Ridge continuing to deliver housing in the area.
	The proposal will allow for future development within the Marketplace to revitalise and enhance the public domain in consideration of the surrounding development, including the Carnes Hill Community and Recreation Centre.
Productivity Priority 4: Protect and support employment and urban services land	The proposed rezoning will enhance the role and function of the Carnes Hill Marketplace by allowing for future development of the underutilised town centre to be considered holistically and deliver an outcome that responds to the surrounding land uses.
Liveability Priority 5: Facilitate the delivery of safe and healthy places	This planning proposal will allow for enhancements to the amenity of the Carnes Hill Marketplace as part of future development. Introduction of the B2 zone within the subject site will ensure that future development can deliver a more functional and revitalised Marketplace that provides useable and activated public space that complements the surrounding land uses and movement network.
Sustainability Priority 4: Align strategic planning to the vision for the Green Grid	The subject site is not identified as part of the green grid within Liverpool LGA. The subject site makes an insignificant contribution to the tree canopy and heat relief within the locality. The subject site is isolated from activity associated with the Carnes Hill Market Place, with the orientation of the space and retaining wall on the northern side shielding sight lines and discouraging access or usage.
	More appropriate open space and public domain works that provide shade and complement the function of the Marketplace such as spaces between the car park and shops can be achieved as part of future development, with this proposal allowing for flexibility in the design process.
Sustainability Priority 5: Protect, enhance and extend the urban canopy	The green cover within the subject site is underutilised due to poor orientation and isolation from areas of activity within the Market Place.
	The subject site does not provide shade along pedestrian pathways and is not located along a pedestrian corridor with good connectivity.

	The proposal will facilitate revitalisation of the Marketplace and future development should incorporate the provision of landscaping that complements the function of the Marketplace to provide physical and visual relief and contribute to reducing the urban heat island effect within Liverpool.
Sustainability Priority 10: Mitigate the urban heat island effect	As outlined above, the planning proposal will allow for future development applications to tailor landscaping within the Marketplace to areas of activity and complement surrounding open spaces such as the public plaza within the Carnes Hill Community and Recreation Centre, enhancing the experience for visitors.

The subject site is therefore consistent with objectives and actions contained within the State Government strategic planning policies.

2. Is the Planning Proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

2.1. Liverpool 2027

Our Home, Liverpool 2027 is the 10-year Community Strategic Plan (CSP) for Liverpool City Council and is the overarching plan that sets future directions for Liverpool.

The CSP incorporates four directions that address the quadruple bottom line; social, economic, environmental and civic leadership. These directions, along with the social justice principles (equity, access, participation and rights), will help Council to lead Liverpool into the future

The proposal is consistent with the objectives of *Our Home, Liverpool 2027*, as demonstrated below in Table 2.

Table 2: Liverpool Community Strategic Plan

Directions	Response
Direction 1 – Creating Connection (This direction emphasises the importance of connections within Liverpool to create a harmonious community).	The planning Proposal relates to land within the Carnes Hill Market Place, which is located adjacent to the Holy Spirt Catholic Primary School and Carnes Hill Community and Recreation Centre. The Planning Proposal will allow for future development applications to revitalise the Marketplace and deliver a commercial centre that responds to the surrounding land uses, enhancing opportunities for community interaction and social cohesion.
Direction 2 – Strengthening and Protecting our Environment (This direction is about planning high-quality, sustainable, urban environments to create a great place to live, work and play).	This Planning Proposal seeks to rezone a small area of land zoned RE1 to B2. The subject site is an isolated landscaped area that provides minimal social value due to poor orientation and surrounding vacant lots. The planning proposal will enable future development applications to revitalise the Marketplace and deliver public spaces that are accessible, useable and complement the activity associated with the Market Place.
Direction 3 – Generating Opportunity (This direction underlines the need for Council to support economic growth, including employment and investment options).	The Planning Proposal will facilitate revitalisation of the Market Place, attracting more jobs and business to an established town centre in an area experiencing growth.

Direction 4 – Leading Through Collaboration (This direction highlights the importance of a Council proactively leading the community, while continually engaging the community to ensure an aligned vision).

Community consultation will be undertaken consistent with Liverpool Council requirements and The DP&E's Gateway Determination conditions should the Planning Proposal proceed.

2.2. Liverpool Council Social Impact Assessment Policy

The Liverpool Social Impact Assessment Policy identifies the importance and rationale for Social Impact Assessment (SIA) and provides a framework for ensuring that SIA is effectively integrated into the decision-making processes. SIA aims to identify and manage the positive and negative consequences of proposed developments, policies, plans and planning instruments to optimise social outcomes and community wellbeing.

It is noted that the Policy requires that a change to strategic land use plans require SIA consideration unless deemed to be of minor impact by the Community Planning or Strategic Planning Units.

Based on the criteria for determining levels of impact significance provided in Appendix D of the Policy, this Planning Proposal will have a neutral social impact and therefore no action is required.

Any future development seeking to develop the subject site and broader Marketplace will require the completion of a Social Impact Comment Initial Assessment.

2.3. Liverpool Business Centres and Corridors Strategy 2013

The Liverpool Business Centres and Corridors Strategy was produced following the analysis and recommendations of Hill PDA in the Liverpool Retail Centres Hierarchy Review 2012. The strategy guides future planning and policy decisions regarding the role and function of centres within the Liverpool LGA. The strategy encourages consistent and responsive decision making and supports Liverpool Council's vision of sustainable growth of existing centres. The Strategy contributes to providing greater certainty for investment and ensures positive social and economic outcomes are achieved for the community.

The Strategy provides a retail hierarchy identifying the role and function of existing and planned centres, providing a basis for the identification of opportunities to enhance the amenity of centres, ensuring that they are attractive places for business and the community. The Carnes Hill Marketplace is identified as an established Town Centre, servicing a trade catchment of approximately 22,500 residents of Carnes Hill and adjacent suburbs which include West Hoxton, Hoxton Park and Horningsea Park together and part of Prestons.

The Hill PDA Liverpool Retail Centres Hierarchy Review 2012 outlines that the Carnes Hill Marketplace clearly functions as a Town Centre given the strong retail offer which it provides and that the centre is performing strongly. The Town Centre is identified as the focal point for shopping in the trade area which it serves.

The Carnes Hill Locality has undergone considerable change since 2012, with the Carnes Hill Community and Recreation Centre increasing the appeal of the area and the Freemans Ridge residential development continuing to release additional residential areas.

The proposed rezoning will deliver a consistent zoning outcome for the Carnes Hill Market Place, allowing for the Carnes Hill Marketplace to be considered holistically as a commercial precinct at the development application phase, achieving the highest and best use of the subject site and surrounding land currently zoned B2.

The discrepancy in zoning between the small pocket park and the broader B2 area encompassing the Marketplace prevents future development from addressing improvements to the Marketplace holistically.

Notwithstanding the above, the proposed rezoning will not result in a significant increase in retail floors space for the Carnes Hill Market Place.

The proposed rezoning will not impact on the Carnes Hill Marketplace role and function as a Town Centre or impact on the hierarchy of centres within Liverpool LGA as outlined in the Liverpool Business Centres and Corridors Strategy (2013). The minor increase in land zoned for B2 will ensure that any future development application within the Carnes Hill Marketplace precinct can enhance the amenity of the place, ensuring it is an attractive place for business and that positive social and economic outcomes are achieved for the community.

3. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The consistency of the Planning Proposal with applicable State Environmental Planning Policies (SEPPs) is outlined in Table 3 below. Former Regional Environmental Plans (REPs) for the Sydney and Greater Metropolitan Regions, which are deemed to have the weight of SEPPs have also been addressed in Table 4.

Table 3: SEPP Review

SEPP	Comment
State Environmental Planning Policy No 1—Development Standards	Not applicable.
State Environmental Planning Policy No 14—Coastal Wetlands	Not Applicable. The area is not within an identified coastal wetland area.
State Environmental Planning Policy No 15—Rural Land	Not applicable.
sharing Communities	тот аррисавте.
State Environmental Planning Policy No 19—Bushland in	Not Applicable as there are no identified areas of urban
Urban Areas	bushland within the subject site.
State Environmental Planning Policy No 21—Caravan Parks	Not Applicable.
State Environmental Planning Policy No 26—Littoral	Not Applicable as there are no Littoral Rainforests within the
Rainforests	subject site.
State Environmental Planning Policy No 29—Western	Not Applicable as the site is not within the Western Sydney
Sydney Recreation Area	Recreation Area.
State Environmental Planning Policy No 30—Intensive	Not Applicable as this Planning Proposal does not seek to
Agriculture	convert the land from rural to urban use.
State Environmental Planning Policy No 32—Urban	Not Applicable. However, the Planning Proposal will not
Consolidation (Redevelopment of Urban Land)	prevent the future application of the SEPP.
State Environmental Planning Policy No 33—Hazardous	Not Applicable. However, the Planning Proposal will not
and Offensive Development	prevent either the future application of the SEPP.
State Environmental Planning Policy No 36—Manufactured	Not Applicable.
Home Estates	
State Environmental Planning Policy No 39—Spit Island Bird	Not Applicable. The site is not within the vicinity of Spit
Habitat	Island.
State Environmental Planning Policy No 44—Koala Habitat	Not Applicable as the site does not incorporate any identified
Protection	areas of Koala habitat and is not greater than 1 hectare.
State Environmental Planning Policy No 47—Moore Park	Not Applicable as the site is not within the Moore Park
Showground	Showground area.
State Environmental Planning Policy No 50—Canal Estate	Not Applicable. The site is not within an area where canal
Development	development could occur.
State Environmental Planning Policy No 52—Farm Dams	Not Applicable.
and Other Works in Land and Water Management Plan	
Areas	
State Environmental Planning Policy No 55—Remediation of	Not Applicable. However, the Planning Proposal will not
Land	prevent either the future application of the SEPP.
State Environmental Planning Policy No 59—Central	Not Applicable as the subject site is not within the specified
Western Sydney Regional Open Space and Residential	land area.
State Environmental Planning Policy No 62—Sustainable	Not Applicable as the site is proposed to be rezoned for
Aquaculture	urban land use purposes.

SEPP	Comment
State Environmental Planning Policy No 64—Advertising	Not Applicable. However, the proposal will continue to
and Signage	enable signage to be assessed consistent with SEPP 64.
State Environmental Planning Policy No 65—Design Quality	Not Applicable.
of Residential Flat Development	
State Environmental Planning Policy No 70—Affordable	Not Applicable.
Housing (Revised Schemes)	
State Environmental Planning Policy No 71—Coastal	Not applicable as the site is not within a coastal zone.
Protection	
State Environmental Planning Policy (Affordable Rental	Not Applicable.
Housing) 2009	
State Environmental Planning Policy (Building Sustainability	Not Applicable.
Index: BASIX) 2004	
State Environmental Planning Policy (Exempt and	Not Applicable.
Complying Development Codes) 2008	
State Environmental Planning Policy (Housing for Seniors or	Not Applicable.
People with a Disability) 2004	
State Environmental Planning Policy (Infrastructure) 2007	Consistent. Infrastructure can be provided consistent with
	the intent of this SEPP.
State Environmental Planning Policy (Kosciuszko National	Not Applicable as the site is not within the Kosciusko
Park—Alpine Resorts) 2007	National Park area.
State Environmental Planning Policy (Kurnell Peninsula)	Not Applicable as the site is not at the Kurnell Peninsula.
1989	
State Environmental Planning Policy (Major Development)	Not Applicable as there is currently no major development
2005	envisaged under this SEPP within the Study Area.
State Environmental Planning Policy (Mining, Petroleum	Not Applicable, however, the Planning Proposal does not
Production and Extractive Industries) 2007	prevent the application of this SEPP.
State Environmental Planning Policy (Penrith Lakes	Not Applicable as the subject site is not within the specified
Scheme) 1989	land area.
State Environmental Planning Policy (Port Botany and Port	Not Applicable as the site has no relevance to the areas
Kembla) 2013	identified in the SEPP.
State Environmental Planning Policy (Rural Lands) 2008	Not Applicable as the SEPP does not apply to the study area.
State Environmental Planning Policy (SEPP 53 Transitional	Not Applicable. This SEPP no longer applies.
Provisions) 2011	
State Environmental Planning Policy (State and Regional	Not Applicable. However, the Planning Proposal does not
Development) 2011	prevent the application of this SEPP for state significant or
	critical infrastructure projects.
State Environmental Planning Policy (Sydney Drinking	Consistent. The proposal does not contain any provision that
Water Catchment) 2011	would prevent the application of this SEPP.
State Environmental Planning Policy (Sydney Region	Not Applicable. The site is not located within the Growth
Growth Centres) 2006	Centres.
State Environmental Planning Policy (Three Ports) 2013	Not Applicable as the land has no relationship to the three
	ports covered by the SEPP.
State Environmental Planning Policy (Urban Renewal) 2010	Not Applicable as the site is not identified as an Urban Renewal Precinct.
State Environmental Planning Policy (Western Sydney	Not Applicable. The site is not within the Western Sydney
Employment Area) 2009	Employment Area.
State Environmental Planning Policy (Western Sydney	Not Applicable as the subject site is not within the specified
Parklands) 2009	land area.
::)	

Table 4: Deemed SEPP Review

Deemed SEPPs	Comment
Sydney Regional Environmental Plan No 8	Not Applicable as the subject site is not within the specified land area.
(Central Coast Plateau Areas)	
Sydney Regional Environmental Plan No 9—	Not Applicable. Nothing in this Planning Proposal prevents the application
Extractive Industry (No 2—1995)	of this SEPP to relevant development applications.
Sydney Regional Environmental Plan No 16— Walsh Bay	Not Applicable as the subject site is not within the specified land area.
Sydney Regional Environmental Plan No 18—	Not Applicable as the site is not within an identified public transport
Public Transport Corridors	corridor.
Sydney Regional Environmental Plan No 19—	Not Applicable as the subject site is not within the specified land area.
Rouse Hill Development Area	
Sydney Regional Environmental Plan No 20—	Consistent. The Planning Proposal has considered the heads of
Hawkesbury-Nepean River (No 2—1997)	considerations under this deemed SEPP. Future development is able to
	occur in a manner in keeping with the requirements of this deemed SEPP.
Sydney Regional Environmental Plan No 24—	Not Applicable as the subject site is not within the specified land area.
Homebush Bay Area	
Sydney Regional Environmental Plan No 25—	Not Applicable as the subject site is not within the specified land area.
Orchard Hills	
Sydney Regional Environmental Plan No 26—	Not Applicable as the subject site is not within the specified land area.
City West	
Sydney Regional Environmental Plan No 30—	Not Applicable as the subject site is not within the specified land area.
St Marys	
Sydney Regional Environmental Plan No 33—	Not Applicable as the subject site is not within the specified land area.
Cooks Cove	
Sydney Regional Environmental Plan (Sydney	Not Applicable as the subject site is not within the specified land area.
Harbour Catchment) 2005	

4. Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal has been assessed against each Section 117 direction as shown in Table 5 below.

Table 5: Section 117 Direction Review

Direction			Comment	
1.	Employment and Resources			
1.1 Zones	Business	and	Industrial	This Planning Proposal seeks to amend the <i>Liverpool Local Environmental Plan 2008</i> to rezone a small landscaped area within the Carnes Hill Marketplace from RE1 Public Recreation to B2 Local Centre. The proposed amendment will deliver a consistent zoning outcome for the Carnes Hill Marketplace ensuring future development can achieve a design outcome that enhances the amenity and accessibility of the Marketplace by considering the Marketplace holistically.

Direction		Comment
		The subject site is a privately owned 2,000m² turfed area with a small number of trees, fencing, and seating. The subject site is underutilised due to its isolated location and orientation.
		The proposal is minor in nature and therefore consistent with the Ministerial Direction. Notwithstanding, the proposal is also consistent with the applicable strategic documents as outlined under Section 5.2 of this report.
1.2	Rural Zones	Not Applicable. The Planning Proposal is not within a Rural Zone.
1.3 Product	Mining, Petroleum ion and Extractive Industries	The Planning Proposal can be consistent with this direction. The Proposal will not prohibit or restrict the mining of development of resources.
1.4	Oyster Aquaculture	Not Applicable as the proposal will not impact on an oyster aquaculture area.
1.5	Rural Lands	Not Applicable as the land is not subject to a rural zone.
2.	Environment and Heritage	
2.1 Zones	Environment Protection	The proposal is consistent with this direction as it is not located within an area which has been identified as having ecological value or as being biodiversity constrained.
2.2	Coastal Protection	Not Applicable as the land is not within a coastal protection zone.
2.3	Heritage Conservation	Not Applicable as the land is not identified as containing any heritage conservation value.
2.4	Recreation Vehicle Areas	Not Applicable, the proposal does not seek to introduce any recreational vehicle areas.
3.	Housing, Infrastructure an	d Urban Development
3.1	Residential Zones	Not Applicable as the land is not within a residential zone.
3.2 Manufac	Caravan Parks and ctured Home Estates	Not Applicable as no caravan or manufactured home estates are proposed.
3.3	Home Occupations	The proposal is consistent with this direction as it does not seek to alter the existing provisions within the current planning controls relating to home occupations.
3.4 Integrating Land Use and Transport		The Planning Proposal is consistent with this Ministerial Direction. The Planning Proposal will introduce the B2 zone to a small parcel of land zoned RE1 in an area that contains an existing Marketplace zoned B2.
		The proposal is generally consistent with Improving Transport Choice – Guidelines for planning and development (DUAP 2001) and The Right Place for Business and Services – Planning Policy (DUAP 2001).
3.5 License	Development Near d Aerodromes	Not Applicable as the proposal is not within the vicinity of an existing licensed aerodrome.
3.6	Shooting Ranges	Not Applicable as there is no shooting range on the subject site.
4.	Hazard and Risk	

Direction	Comment
4.2 Mine Subsidence and Unstable Land	Not Applicable as the land is not within a mine subsidence area.
4.3 Flood Prone Land	Not applicable as the subject site is not identified as flood prone land under the Liverpool LEP 2008 Maps.
4.4 Planning for Bushfire Protection	The Planning Proposal is consistent with the principles of this direction. Detailed comprehensive bushfire assessments will be undertaken as part of any future development application.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not Applicable as the land is not within an area subject to a Regional Strategy.
5.2 Sydney Drinking Water Catchments	The Planning Proposal is consistent with this direction as future development will be required to achieve relevant water quality targets.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable as the land is not within the specified area.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable as the land is not within the specified area.
5.8 Second Sydney Airport: Badgerys Creek	The Planning Proposal is consistent with this direction. The proposal seeks to amend the zoning, height of build, FSR and other relevant controls to be consistent with the surrounding B2 zone. Future development outcomes resulting from this proposal will not hinder the potential for development of a Second Sydney Airport.
5.9 North West Rail Link Corridor Strategy	Not applicable.
5.10 Implementation of Regional Plans	Not applicable.
6. Local Plan Making	
6.1 Approval and Referral Requirements	The Planning Proposal is consistent with this direction as it does not introduce any additional or new referral requirements.
6.2 Reserving Land for Public Purposes	The Planning Proposal seeks to remove land identified for a public purpose, being the subject site zoned RE1 and identified on the Land Reservation Acquisition Map under Liverpool LEP 2008. The Planning Proposal is consistent with this direction as it will not reduce or alter land for public purposes without the relevant authority's consent, which is sought as part of this planning proposal.
6.3 Site Specific Provisions	The Planning Proposal is consistent with this direction as it does not introduce any site specific provisions.
6. Metropolitan Planning	
7.1 Implementation of the Metropolitan Plan for Sydney 2036	The Planning Proposal is consistent with this Ministerial Direction.

5.3 Section C – Environmental, social and economic impact

1. 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?

The subject site comprises a landscaped area incorporating mostly turf, with hedging and fences around the permitter and a sparse number of tress of varying heights.

The subject site is not identified as containing any heritage value, or being of environmental significance and is not identified as being on flood prone land under the Liverpool Local Environmental Plan 2008.

No critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal.

2. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The proposed amendments relate to land that is not identified as containing any heritage value, or being of environmental significance and is not identified as being on flood prone land under the Liverpool Local Environmental Plan 2008.

Any future development applications for works within the subject site will provide details on the appropriate environmental management requirements.

3. How has the Planning Proposal adequately addressed any social and economic effects?

The social and economic impacts resulting from this Planning Proposal have been addressed in detail under Section 5.2 of this report.

The proposed rezoning will allow for the redevelopment of the Carnes Hill Marketplace to be considered holistically at the development application phase, ensuring that provision of public space complements the existing surrounding land uses and delivers a more functional civic precinct for the community.

The social value of the subject site is considered to be minimal. The poor orientation of the park and disjointed location to areas of activity within the Carnes Hill Marketplace comprise usability and accessibility. The subject site is isolated from surrounding residential areas, with Cowpasture Road separating residential areas to the east and Sarah Holland Drive as well as the existing Woolworths, Big W and Aldi separating residences within the Freemans Ridge residential area.

With regard to Council's Social Impact Assessment Policy this Planning Proposal will have a neutral social impact and therefore no action is required. Any future development seeking to develop the subject site and broader Marketplace will require the completion of a Social Impact Comment Initial Assessment.

The economic impacts associated with the proposed rezoning generally relate to the increased area of land zoned B2 Local Centre. The proposed rezoning will result in an increase in the B2 zone of approximately 2,000m². This increase in B2 land will not result in a significant increase in retail floors space for the Carnes Hill Market Place.

The proposed rezoning will not impact on the Carnes Hill Marketplace role and function as a town centre or impact on the hierarchy of centres within Liverpool LGA as outlined in the Liverpool Business Centres and Corridors Strategy (2013).

The Planning Proposal will facilitate a holistic redevelopment process at the development application phase and it is anticipated additions and enhancements to the Marketplace are viable. In this regard, the Hill PDA Liverpool Retail Centres Hierarchy Review 2012 outlines that the Carnes Hill Marketplace clearly functions as a Town Centre given the strong retail offer which it provides and that the centre is performing strongly.

5.4 Section D – State and Commonwealth Interests

1. Is there adequate public infrastructure for the Planning Proposal?

The subject site is located within an existing town centre. The Planning Proposal will not create any additional needs for public infrastructure for the locality.

Any future development application relating to the subject site will be required to address the provision of infrastructure including road capacity and design requirements.

2. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Given the minor nature of this Planning Proposal there is no necessity for State or Commonwealth public authorities to be consulted.

5.5 Community Consultation

Community consultation will be undertaken consistent with Liverpool Council requirements and The DP&E's Gateway Determination conditions should the Planning Proposal proceed.

6 PROJECT TIMELINE

Below is a suggested project timeline for the Proposal:

Table 6 - Project Timeline

Project Milestone	Timeline
Anticipated commencement date (Gateway Determination)	February 2018
Anticipated timeframe for the completion of required supporting information – post-gateway	March 2018
Commencement and completion dates for public exhibition period & government agency consultation – after amending Planning Proposal, if required	April 2018
Dates for public hearing, if required	May 2018
Timeframe for consideration of submissions	June 2018
Timeframe for the consideration of proposal post-exhibition, including amendments and report to Council	July 2018
Date of submission to the Department to finalise the LEP	August 2018

7 CONCLUSION

This Planning Proposal seeks to amend the Liverpool LEP 2008 to rezone a small landscaped area within the Carnes Hill Marketplace from RE1 Public Recreation to B2 Local Centre. The proposed amendment will deliver a consistent zoning outcome for the Carnes Hill Marketplace ensuring future development can achieve a high quality urban design outcome that enhances the amenity and accessibility of the Market Place.

The subject site incorporates an existing landscaped area that provides minimal social value due to the poor location and orientation of the space. A significant retaining wall shields the space from the principal area of activity within the Carnes Hill Marketplace and the space has frontage to a vacant lot and road with low pedestrian activity.

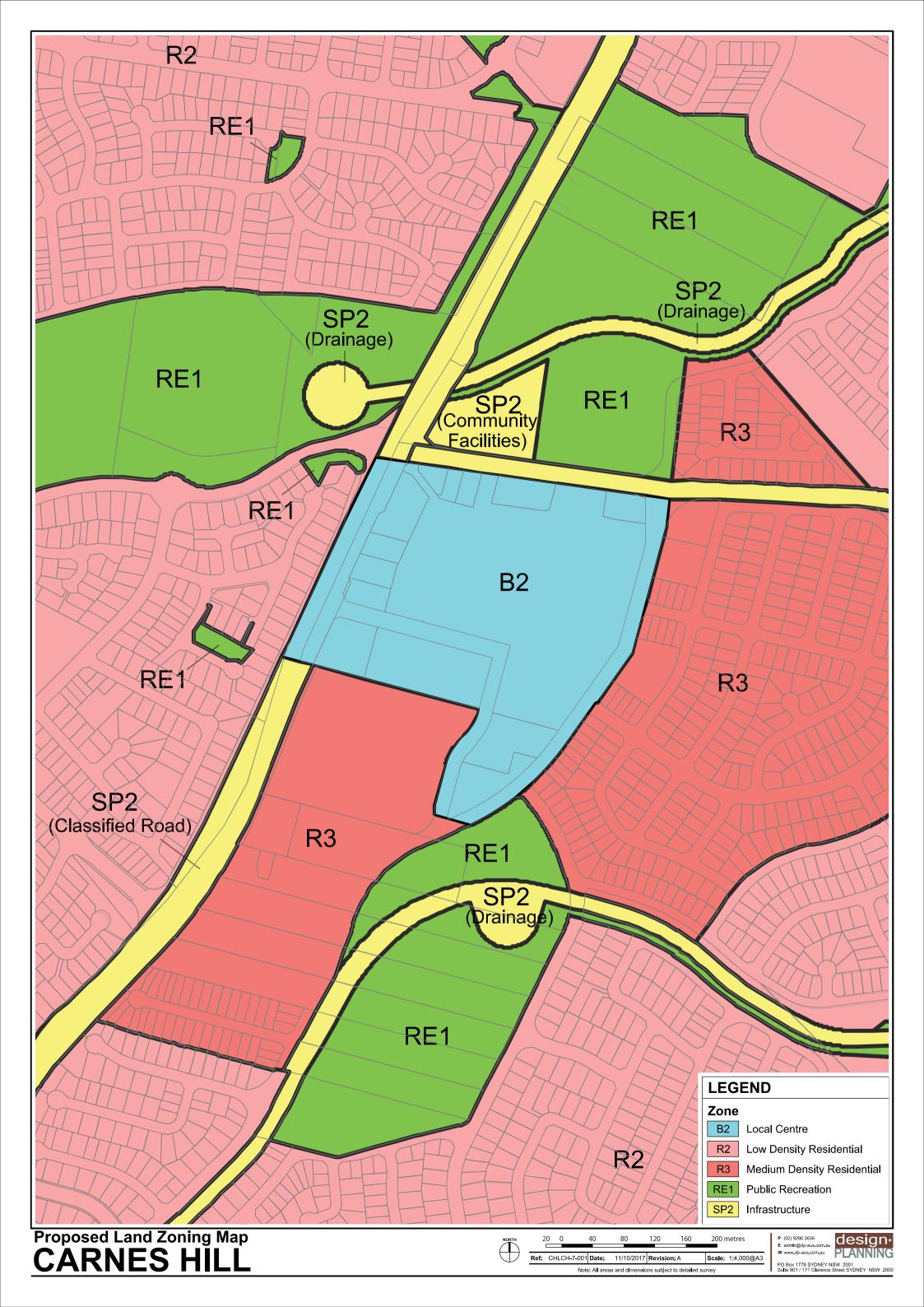
This report has demonstrated the proposed amendments are consistent with the applicable state and local strategic planning documents. The social and economic impacts resulting from this Planning Proposal have been addressed in detail under Section 5.2 of this report, outlining consistency with Council's Social Impact Assessment Policy and the Liverpool Business Centres and Corridors Strategy (2013).

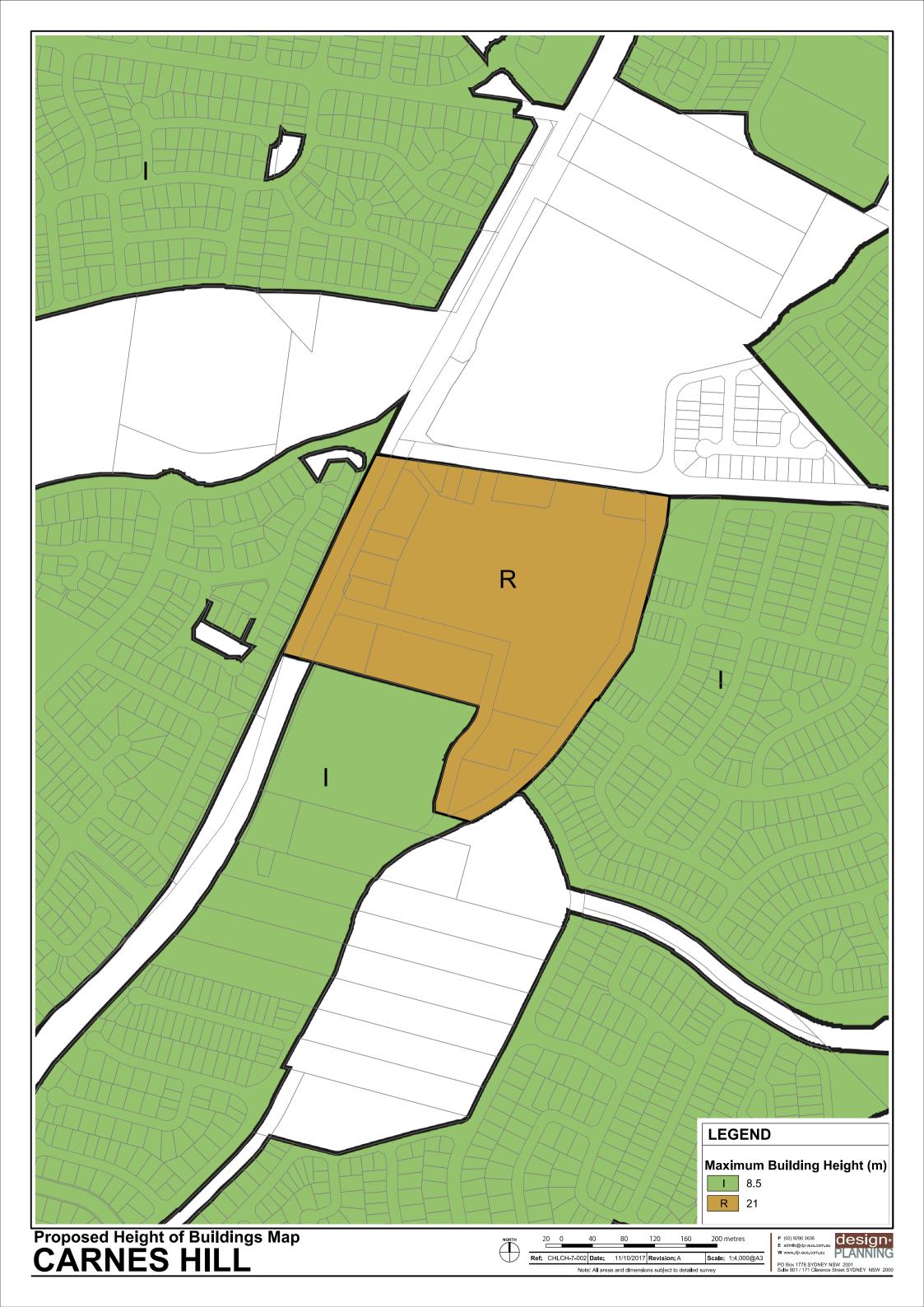
In consideration of the justification provided in this report and the minor nature of the proposed amendments, this Planning Proposal seeks Council support for amendments to the Liverpool LEP 2008 as described within Section 3 of this report.

Accordingly, we seek Council consideration and support for this proposal and to forward the Planning Proposal to the DP&E for Gateway Determination.

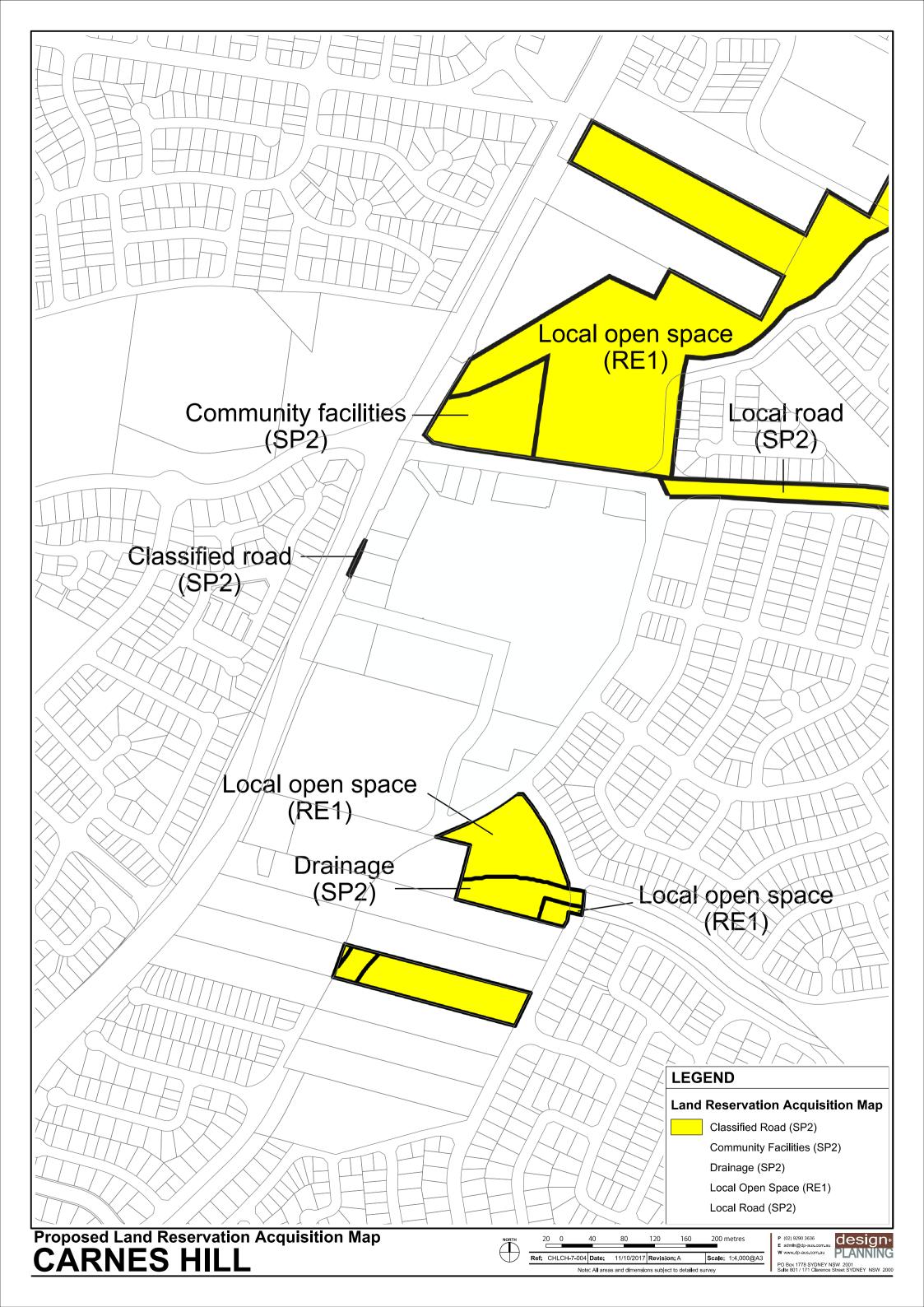
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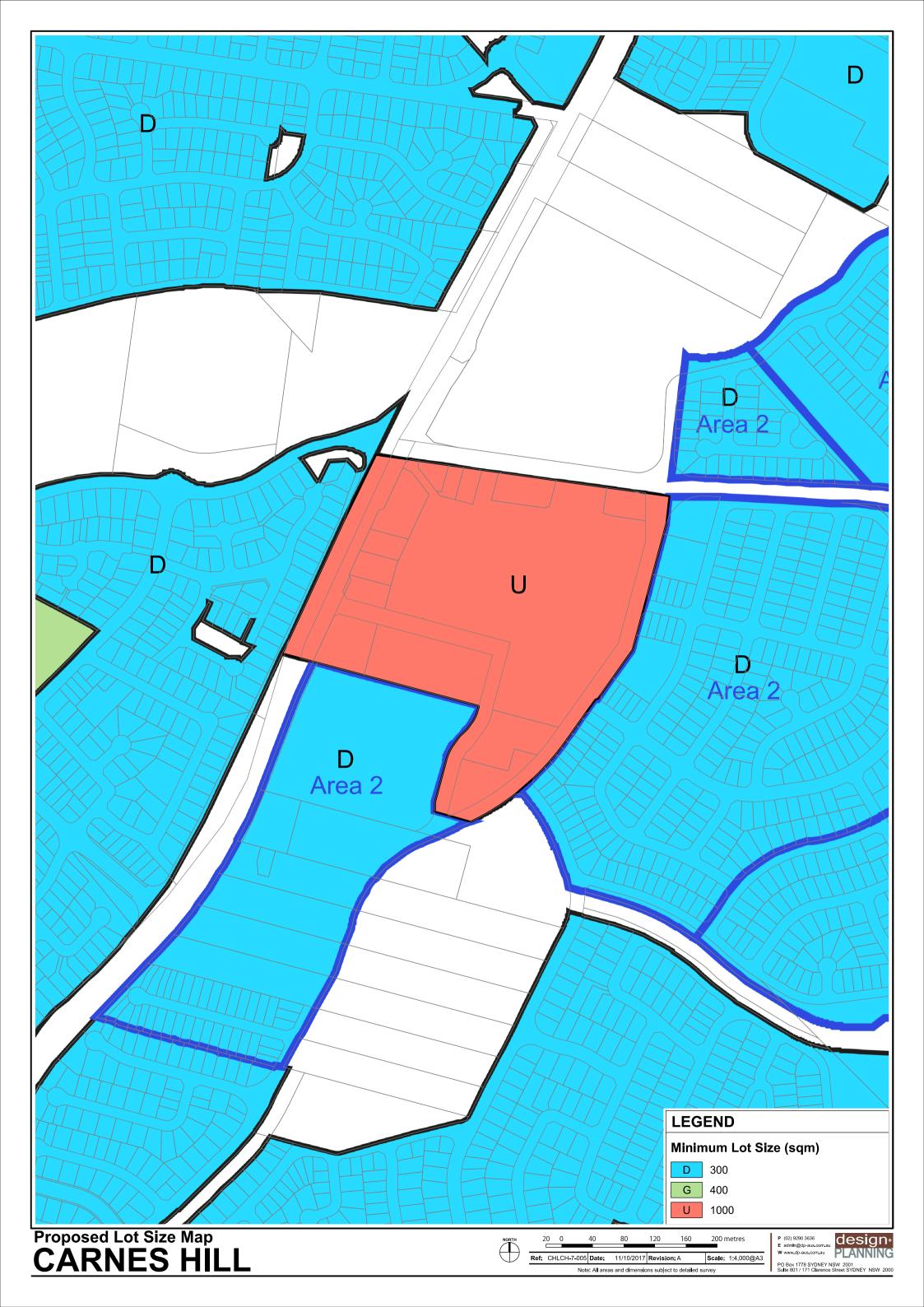
Amended Liverpool LEP 2008 Mapping













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