

Planning Proposal

Liverpool Local Environmental Plan 2020

SEPTEMBER 2019

Table of Contents

Executive Summary	4
Background and Context.....	5
Legislative Changes to the <i>Environmental Planning and Assessment Act 1979</i>	5
Liverpool Local Strategic Planning Statement.....	5
Review of Liverpool Local Environmental Plan 2008	6
Site Identification.....	7
Part 1 – Objectives or intended outcomes.....	12
Part 2 – Explanation of provisions	12
Liverpool LGA.....	12
Moorebank	13
Crossroads Casula Industrial Precinct.....	14
Sydney Water Sites	15
Part 3 – Justification.....	20
Section A – Need for the planning proposal.....	20
Section B – Relationship to strategic planning framework.....	20
Section C – Environmental, social, and economic impact.....	52
Section D – State and Commonwealth interests.....	55
Part 4 – Mapping.....	56
Moorebank Town Centre	57
Crossroads Casula Industrial Precinct.....	61
Sydney Water Sites	61
Key Sites Map	74
Schedule 5 – Environmental Heritage	76
Urban Release Areas	82
Mapping Anomalies	86
Part 5 – Community Consultation.....	95
Part 6 – Project Timeline.....	95
Attachment A – Proposed LEP Amendments	
Attachment B – Proposed Amendments to Schedule 5	
Attachment C – Draft Liverpool LSPS, Connected Liverpool 2050	
Attachment D – SGS Moorebank Rezoning Advice	
Attachment E – Liverpool Housing Study (SGS)	
Attachment F – Industrial Employment Lands Study (Knight Frank)	
Attachment G – Supplement to Industrial Employment Lands Study (Knight Frank)	
Attachment H – Industrial Lands Snapshot (Mecone & JLL)	
Attachment I – Liverpool Industrial Development Lands Study (APP)	
Attachment J – Sydney Water Correspondence	
Attachment K – Moorebank schedule of lots to be rezoned	

List of tables

Table 1: Sydney Water rezoning sites	9
Table 2: Proposed changes to planning controls in the Moorebank Town Centre	14
Table 3: Proposed changes to planning controls in the Crossroads Casula Industrial Precinct	14

Table 4: Schedule of Sydney Water rezoning sites	15
Table 5: Summary of proposed changes	15
Table 6: Assessment of the planning proposal against the actions of the Region Plan and District Plan ..	22
Table 7: Assessment of the planning proposal against the actions of the Draft Liverpool LSPS	31
Table 8: Assessment of the planning proposal against the directions of the Liverpool CSP	35
Table 9: Assessment against relevant state environmental planning policies.....	37
Table 10: Compliance with s.9.1 Directions	41
Table 11: Anticipated project timeline	95

List of figures

Figure 1: Liverpool LGA land application map	7
Figure 2: Moorebank Town Centre	8
Figure 3: Crossroads Casula Industrial Precinct.....	8
Figure 4: Chipping Norton Sydney Water sites.....	9
Figure 5: Moorebank Sydney Water sites.....	10
Figure 6: Hammondville Sydney Water sites.....	10
Figure 7: Prestons Sydney Water sites.....	11
Figure 8: Moorebank Town Centre	13
Figure 9: Casula Crossroads Industrial Precinct.....	14
Figure 10: Existing Moorebank town centre land use zoning map	57
Figure 11: Proposed Moorebank town centre land use zoning map	57
Figure 12: Existing Moorebank town centre minimum lot size map.....	58
Figure 13: Proposed Moorebank town centre minimum lot size map.....	58
Figure 14: Existing Moorebank town centre maximum height of buildings map.....	59
Figure 15: Proposed Moorebank town centre maximum height of buildings map.....	59
Figure 16: Existing Moorebank town centre maximum FSR map.....	60
Figure 17: Proposed Moorebank town centre maximum FSR map.....	60
Figure 18: Existing Crossroads Casula land use zoning map	61
Figure 19: Proposed Casula Crossroads land use zoning map	61
Figure 20: Existing 155 Epsom Road, Chipping Norton land use zoning map.....	62
Figure 21: Proposed 155 Epsom Road, Chipping Norton land use zoning map.....	62
Figure 22: Existing 179 Epsom Road, Chipping Norton land use zoning map.....	63
Figure 23: Proposed 179 Epsom Road, Chipping Norton land use zoning map.....	63
Figure 24: Existing Lot 1 Newbridge Road, Chipping Norton land use zoning map.....	64
Figure 25: Proposed Lot 1 Newbridge Road, Chipping Norton land use zoning map.....	64
Figure 26: Existing Lot 201 Newbridge Road, Moorebank land use zoning map.....	65
Figure 27: Proposed Lot 201 Newbridge Road, Moorebank land use zoning map.....	65
Figure 28: Existing Lot 1 Bridges Road, Moorebank land use zoning map	66
Figure 29: Proposed Lot 1 Bridges Road, Moorebank land use zoning map	66
Figure 30: Existing Lot 8 Shepherd Street, Liverpool land use zoning map.....	67
Figure 31: Proposed Existing Lot 8 Shepherd Street, Liverpool land use zoning map	67
Figure 32: Existing Lot 982 Woodbrook Road, Casula land use zoning map	68
Figure 33: Proposed Lot 982 Woodbrook Road, Casula land use zoning map.....	68
Figure 34: Existing Lot 10 Timbara Circuit, Wattle Grove land use zoning map	69
Figure 35: Proposed Lot 10 Timbara Circuit, Wattle Grove land use zoning map	69
Figure 36: Existing Lot 1 Fitzgerald Avenue, Hammondville land use zoning map.....	70
Figure 37: Proposed Lot 1 Fitzgerald Avenue, Hammondville land use zoning map	70
Figure 38: Existing Lot 1 Stewart Avenue, Hammondville land use zoning map	71
Figure 39: Proposed Lot 1 Stewart Avenue, Hammondville land use zoning map.....	71
Figure 40: Existing Lot 106 Parkers Farm Place, Casula land use zoning map.....	72
Figure 41: Proposed Lot 106 Parkers Farm Place, Casula land use zoning map.....	72
Figure 42: Existing Lot 10 Kurrajong Road, Prestons land use zoning map	73

Figure 43: Proposed Lot 10 Kurrajong Road, Prestons land use zoning map	73
Figure 44: Existing Moorebank Town Centre key sites map	74
Figure 45: Proposed Moorebank Town Centre key sites map.....	74
Figure 46: Existing key sites map	75
Figure 47: Proposed Elizabeth/Bigge/Lachlan/Forbes Street block key sites map	75
Figure 48: Existing Bigge Park heritage conservation area map.....	76
Figure 49: Proposed Bigge Park heritage conservation area map	76
Figure 50: Existing Bents Basin Inn Site heritage map.....	77
Figure 51: Proposed Bents Basin Inn Site heritage map	77
Figure 52: Existing Lawson's Inn Site heritage map	78
Figure 53: Proposed Lawson's Inn Site heritage map	78
Figure 54: Existing Pemberton former farm homestead heritage map	79
Figure 55: Proposed Pemberton former farm homestead heritage map	79
Figure 56: Existing Heritage Map for Items No. 2 & 3, Part Lot 1 DP 838361	80
Figure 57: Proposed Heritage Map for Part Lot 1 DP 838361	80
Figure 58: Existing Heritage Map for Item No. 51, Part Lot 1 DP 838361	81
Figure 59: Proposed Heritage Map for Part Lot 1 DP 838361	81
Figure 60: Existing Elizabeth Hills Urban Release Area Map	82
Figure 61: Proposed Elizabeth Hills Urban Release Area Map	82
Figure 62: Existing Elizabeth Hills Urban Release Area Map	83
Figure 63: Proposed Elizabeth Hills Urban Release Area Map	83
Figure 64: Existing Old Glenfield Road Urban Release Area Map	84
Figure 65: Proposed Old Glenfield Road Urban Release Area Map	84
Figure 66: Existing Voyager Point Urban Release Area Map	85
Figure 67: Proposed Voyager Point Urban Release Area Map	85
Figure 68: Existing Dalmeny Reserve land use zoning map	86
Figure 69: Proposed Dalmeny Reserve land use zoning map	86
Figure 70: Existing Dalmeny Reserve land reservation acquisition map.....	87
Figure 71: Proposed Dalmeny Reserve land reservation acquisition map	87
Figure 72: Existing Bigge Park land reservation acquisition map	88
Figure 73: Proposed Bigge Park land reservation acquisition map	88
Figure 74: Existing Fifteenth Avenue land reservation acquisition map	89
Figure 75: Proposed Fifteenth Avenue land reservation acquisition map	89
Figure 76: Existing 525, 535 and 545 Cowpasture Road, Len Waters Estate land zoning map	90
Figure 77: Proposed 525, 535 and 545 Cowpasture Road, Len Waters Estate land zoning map	90
Figure 78: Existing 525, 535 and 545 Cowpasture Road, Len Waters Estate minimum lot size map	91
Figure 79: Proposed 525, 535 and 545 Cowpasture Road, Len Waters Estate minimum lot size map	91
Figure 80: Existing 525, 535 and 545 Cowpasture Road, Len Waters Estate height of buildings map	92
Figure 81: Proposed 525, 535 and 545 Cowpasture Road, Len Waters Estate height of buildings map	92
Figure 82: Existing 525, 535 and 545 Cowpasture Road, Len Waters Estate floor space ratio map	93
Figure 83: Proposed 525, 535 and 545 Cowpasture Road, Len Waters Estate floor space ratio map	93
Figure 84: Existing 525, 535 and 545 Cowpasture Road, Len Waters Estate land reservation map	94
Figure 85: Proposed 525, 535 and 545 Cowpasture Road, Len Waters Estate land reservation map	94

Executive Summary

This planning proposal seeks to establish the *Liverpool Local Environmental Plan 2020* (LLEP 2020) and repeal the *Liverpool Local Environmental Plan 2008* (LLEP 2008). The proposal explains the intended effect of, and justification for proposed amendments to the LLEP 2008 to give effect to the Greater Sydney Region Plan, the Western City District Plan and particular objectives and actions in the Draft Liverpool Local Strategic Planning Statement (LSPS) – *Connected Liverpool 2050*.

The new LLEP 2020 instrument will begin to implement the actions of the LSPS, as well as strengthen the plan and correct anomalies. It has been prepared in accordance with Section 3.33 of the Act and the Department of Planning and Environment's *A Guide to Preparing Planning Proposals*.

Implement the actions of the LSPS

- ✓ Rezone and update development standards for certain R4 High Density Residential zoned land in Moorebank;
- ✓ Rezone land within the Casula Crossroads Industrial Precinct;
- ✓ Update the Schedule 5 Environmental Heritage inventory;
- ✓ Alterations to environmentally significant land mapping;
- ✓ Expand existing health and research uses in Liverpool CBD;
- ✓ Insert an exempt development provision for the use of Council land for community events; and
- ✓ Insert a waste management provision as part of design excellence considerations for development within the Liverpool CBD.

Strengthen the future LLEP 2020

- ✓ Update the overarching aims of the Plan;
- ✓ Rezone and amend development standards for land owned and operated by Sydney Water;
- ✓ Amend permissible uses in various zones and Schedule 1 Additional Permissible Uses;
- ✓ Update flood planning provisions to ensure residential accommodation is considered;
- ✓ Remove additional FSR provisions for dwelling houses in the R3 Medium Density Residential zone;
- ✓ Remove minimum street frontage requirements in the B6 Enterprise Corridor zone;
- ✓ Remove minimum lot width requirements for residential subdivision;
- ✓ Include a Standard Instrument LEP clause to ensure residential subdivision and development considers the existing locality and any sensitive land uses;
- ✓ Update the objectives of the B1 Neighbourhood Centre zone; and
- ✓ Amend additional local provisions requiring specific uses within business zones to ensure the outcome for these zones are achieved.

Correct anomalies within the written instrument and rectify mapping inconsistencies

- ✓ Update terminology and references to legislation and Australian Standards;
- ✓ Correct anomalies and errors in mapping and provisions;
- ✓ Remove provisions and mapping relating to completed urban release areas and land identified as having deferred zoning;
- ✓ Remove void references to height-based FSR controls in certain zones;
- ✓ Re-categorise and re-order provisions in the Plan; and
- ✓ Remove duplication between LEP clauses, the *State Environmental Planning Policy (Exempt and Complying Codes) 2008* and the *Liverpool Development Control Plan (DCP) 2008*.

Background and Context

The Liverpool Local Environmental Plan 2008 (LLEP 2008) was gazetted on 29 August 2008 and is applicable to all land within the Liverpool Local Government Area (LGA), with the exception of certain land specified under *State Environmental Planning Policy (Sydney Region Growth Centres) 2005*, *State Environmental Planning Policy (Western Sydney Parklands) 2009* and *State Environmental Planning Policy (State Significant Precincts) 2005*.

The LLEP 2008 was prepared to comply with the State Government requirement for a Standard Instrument Local Environmental Plan, thereby replacing the *Liverpool Local Environmental Plan 1997*. Since its gazettal, nearly 80 amendments have been proposed by Council and submitted for a Gateway determination. Notably, Amendment No. 52 which was gazetted on 5 September 2018 and rezoned land in the Liverpool City Centre from B3 Commercial Core to B4 Mixed Use. This amendment was the result of a comprehensive review of the Liverpool City Centre and occurred to facilitate the development of Sydney's third CBD, by encouraging the establishment and growth of new businesses and residential populations within the city centre. These amendments have ensured the LEP is current and in alignment with the District Plan, therefore a substantial overhaul of the LLEP 2008 is not required to ensure the LEP is fit for purpose.

This planning proposal seeks to repeal the *Liverpool Local Environmental Plan 2008* (LLEP 2008) and establish the *Liverpool Local Environmental Plan 2020* (LLEP 2020).

Legislative Changes to the *Environmental Planning and Assessment Act 1979*

In March 2018, amendments to the *Environmental Planning and Assessment Act 1979* (the Act) came into effect. These amendments required all Councils to review and update their Local Environmental Plans (LEPs) to give effect to the Greater Sydney Region Plan – *A Metropolis of Three Cities* (the Region Plan) and actions set out in the relevant district plan, being the Western City District Plan (the District Plan), for the Liverpool LGA.

Section 3.8 of the Act requires local environmental plans to give effect to the objectives and priorities identified in the Region Plan and District Plan. This involves councils:

- reviewing their strategic planning framework, including a review of the existing LEPs against the relevant District Plan; and
- undertaking necessary studies and strategies and preparing a Local Strategic Planning Statement (LSPS) which will guide the update of LEPs.

Section 3.9 of the Act requires Councils to prepare and make a LSPS and review the statement at least every 7 years. The role of the LSPS is to provide an alignment between regional and district plans and local strategic planning and delivery. The guiding principles for all LSPS documents are to set out:

- the 20-year vision for land use in the local area;
- the special characteristics which contribute to local identity;
- shared community values to be maintained and enhanced; and
- how growth and change will be managed into the future.

Liverpool Local Strategic Planning Statement

Liverpool's Draft LSPS, *Connected Liverpool 2050* (refer to **Attachment C**), was endorsed by Council on 26 June 2019 and placed on public exhibition between 28 June and 9 August 2019. It identifies four themes, 16 planning priorities and 80 actions which encompass Council's strategic planning priorities for the next 30 years and how they are to be achieved.

The four themes of the Draft LSPS are as follows:

- Connectivity: The Liverpool of 2050 is a fast, efficient and productive city connected by rapid frequent transport, high speed digital networks and strong collaboration between community, business and government.
- Liveability: Liverpool will become one of Australia's most liveable cities, capitalising on its youth, culturally diverse and harmonious population, proximity to Western Sydney International Airport, and a City Centre close to transport and the amenity of the Georges River.
- Productivity: Liverpool in 2050 will be the premier edge city to Western Sydney International Airport – a jobs-rich, attractive destination drawing in jobs, business, tourism and investment, supporting the operation of a successful 24-hour international airport.
- Sustainability: Liverpool is rich in nature and this will be protected into the future. Bordered by the Georges and Nepean Rivers, it has significant and unique bushland, biodiversity, and green and blue networks.

Given the timeframes enforced as part of the Western Sydney City Deal, the LSPS is anticipated to be finalised in December 2019 and the LEP review process is being separated into distinct phases. This will ensure that LEP amendments are well informed by the various studies that are underway, some of which are yet to be completed. This planning proposal is the first phase of implementation of the LSPS into the LLEP 2020, and primarily involves housekeeping amendments, along with amendments which have been well justified. There are various short, medium and long term LSPS actions that will be implemented into the LLEP 2020 by future planning proposals. These amendments will respond to the recommendations and actions of studies and updated strategies that require endorsement from Council.

Review of Liverpool Local Environmental Plan 2008

In accordance with section 3.21 of the Act, Council initiated a comprehensive review of its Liverpool LEP 2008. Council initiated a number of studies to inform the comprehensive LEP review, including:

- SGS Moorebank Rezoning Advice (SGS 2019; refer to **Attachment D**)
- Liverpool Housing Study (SGS 2019; refer to **Attachment E**); and
- A suite of industrial lands studies including:
 - Industrial Employment Lands Study (Knight Frank 2016; refer to **Attachment F**);
 - Supplement to Liverpool Industrial Employment Lands Study (2016; refer to **Attachment G**);
 - Industrial Lands Snapshot (Mecone & JLL 2018; refer to **Attachment H**);
 - Liverpool Industrial Development Lands Study (APP 2019; refer to **Attachment I**); and
- Correspondence with Sydney Water (refer to **Attachment J**).

The Western Sydney City Deal has provided 18 Councils, including Liverpool City Council, with funding to conduct an accelerated LEP review over a two-year period. The amended LEP is to be finalised and submitted to the Department of Planning by June 2020. The following work has been undertaken as part of the LEP Review and development of the LSPS:

- An LEP Health Check to test alignment of the current LEP and Council's broader strategic planning framework with the Western City District Plan;
- Councillor workshops on 24-26 November 2018 and 7 June 2019 to understand Councillors' broad strategic vision for the LGA;
- Review of Council's Community Strategic Plan (CSP), *Our Home, Liverpool 2027*;
- Review of other local strategies, including the Economic Development Strategy and Community Facilities Strategy to ensure alignment with current strategic direction and to set priorities;
- Input from relevant staff on a working draft to refine priorities and actions;
- Findings from current studies being conducted through the LEP Review process, including the draft Liverpool Housing Study 2019;
- Advice from external agencies, including the Department of Planning, Industry and Environment (DPIE), Greater Sydney Commission (GSC), South West Sydney Local Health District, the NSW Department of Primary Industries and Sydney Water; and
- Community feedback.

Site Identification

This planning proposal applies to all land within the Liverpool Local Government Area (LGA), with the exception of land specified under *State Environmental Planning Policy (Sydney Region Growth Centres) 2005*, *State Environmental Planning Policy (Western Sydney Parklands) 2009* and *State Environmental Planning Policy (State Significant Precincts) 2005*, (as indicated in Figure 1). Therefore, the proposed amendments will have implications upon land across the LGA.

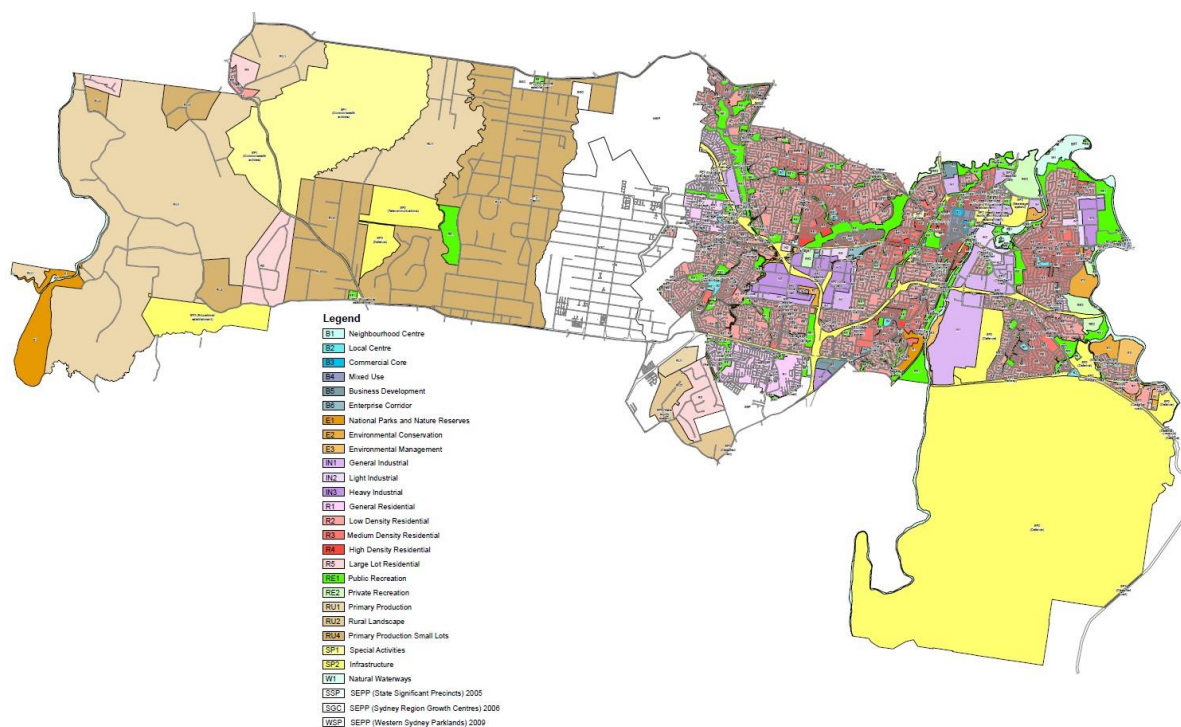


Figure 1: Liverpool LGA land application map

Site specific changes are also proposed, including amendments to certain land in Moorebank, Crossroads Casula and twelve sites (comprising of thirteen lots), under the ownership of Sydney Water. These are described further below:

Moorebank

The Moorebank town centre is located approximately 2.5 kilometres to the east of Liverpool City Centre, south of Newbridge Road (refer to Figure 2). The town centre is zoned B2 Local Centre, and contains Moorebank Shopping Centre, Nuwarra Road Public School, a hotel and service station. Land surrounding the town centre is currently zoned R4 High Density Residential under LLEP 2008. A number of dwelling houses on the western side of Stockton Avenue have been converted to office or medical uses. This planning proposal is applicable to certain R4 High Density Residential zoned land around the town centre.

Crossroads Casula

The Crossroads Industrial Precinct at Casula is a small (21 ha) industrial precinct positioned to the south of the Casula Bulky Goods Centre (refer to Figure 3). It adjoins the Hume Highway and Campbelltown Road and benefits from internal road access from Beech Road. It is currently zoned IN3 Heavy Industrial with a maximum height of 18 and 30 metres and a minimum lot size of 2,000m². The precinct is part of a new subdivision and is home to the AMP Crossroads Logistic Centre. It provides 79,000m² net leasable purpose-built and modern warehouse buildings housing a range of specialised manufacturing uses and logistics including Cosentino, Electrolux and WestTrac.

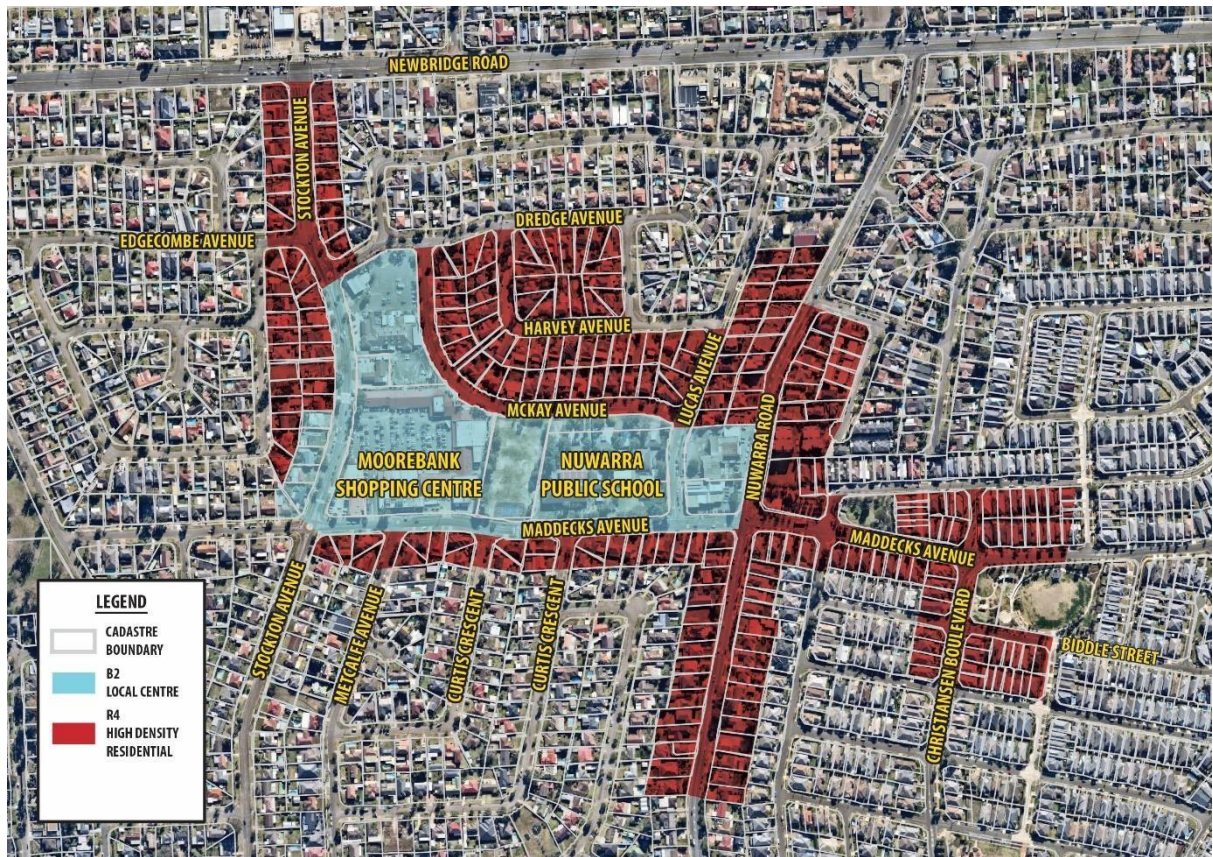


Figure 2: Moorebank Town Centre

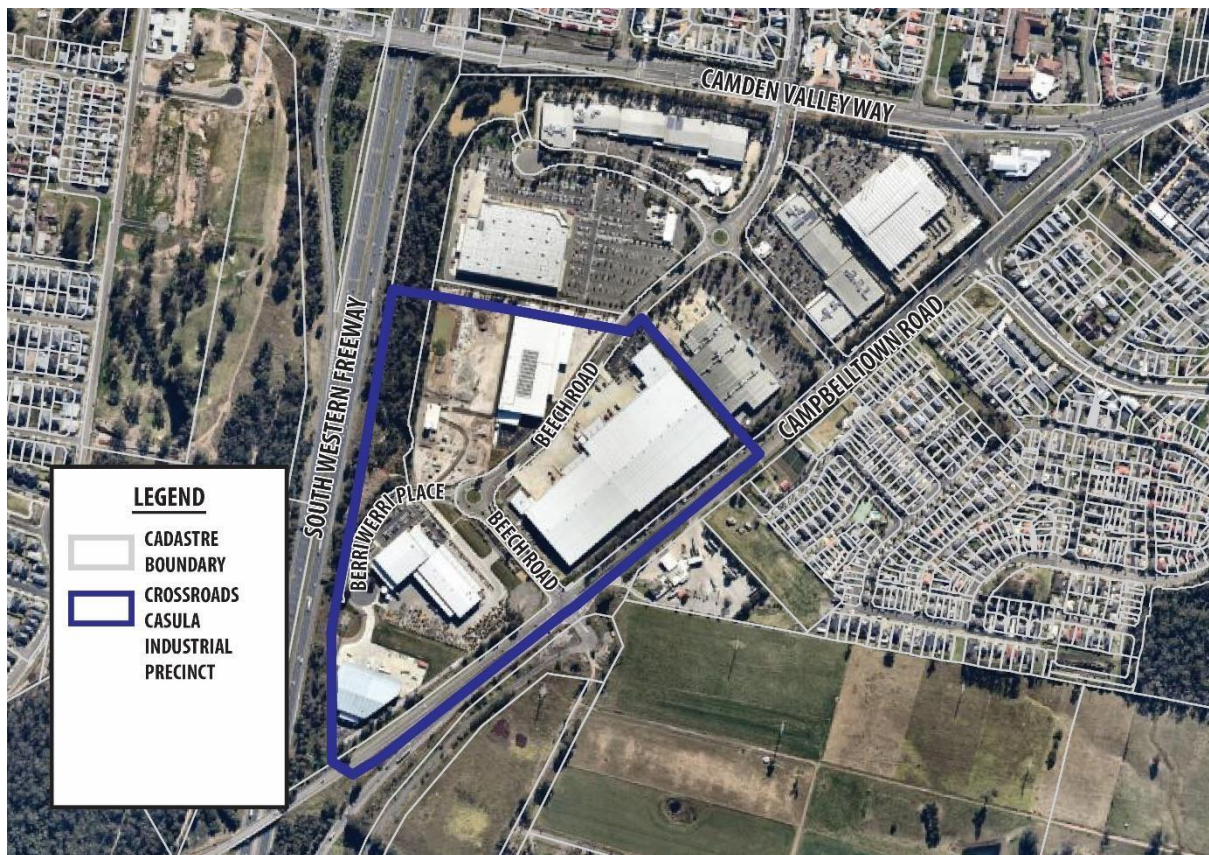


Figure 3: Crossroads Casula Industrial Precinct

Sydney Water Sites

Twelve (12) sites, comprising of thirteen (13) lots, under the ownership of Sydney Water, are amended as part of this planning proposal. The sites are of varying sizes and provide for sewage and water infrastructure. The location of the sites is outlined in Table 1 and shown in Figures 4-7 below.

Table 1: Sydney Water rezoning sites

SITE:	LOT:	DEPOSITED PLAN (DP):	ADDRESS:
A:	6	17316	155 Epsom Road, Chipping Norton
B:	1	1056116	179 Epsom Road, Chipping Norton
	1	584173	
C:	1	582009	Newbridge Road, Chipping Norton
D:	201	1117280	Newbridge Road, Moorebank
E:	1	564380	Bridges Road, Moorebank
F:	8	237845	Shepherd Street, Liverpool
G:	982	246753	3 Woodbrook Road, Casula
H:	354	840726	Bundarra Court, Wattle Grove
I:	1	606363	Fitzgerald Avenue, Hammondville
J:	1	606718	Stewart Avenue, Hammondville
K:	106	1033932	Parkers Farm Place Casula
L:	10	1171820	Kurrajong Road, Prestons

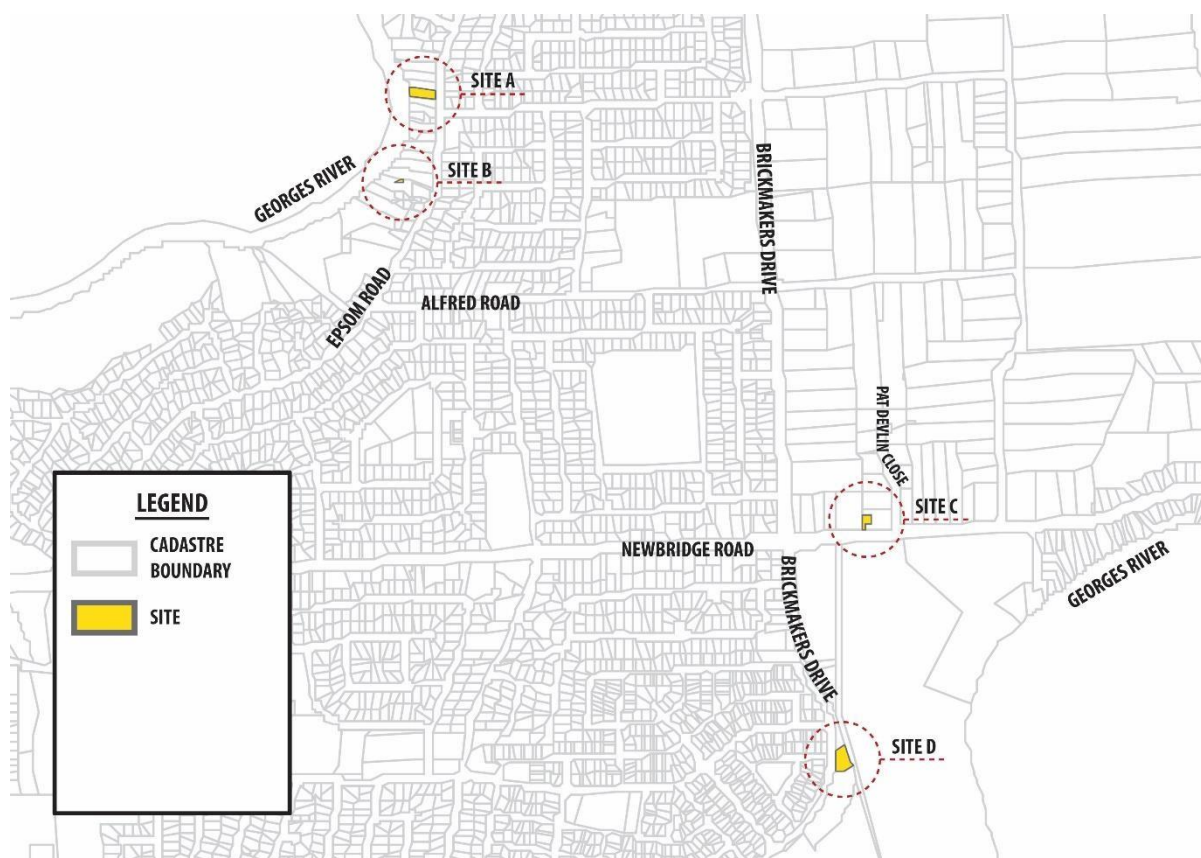


Figure 4: Chipping Norton Sydney Water sites

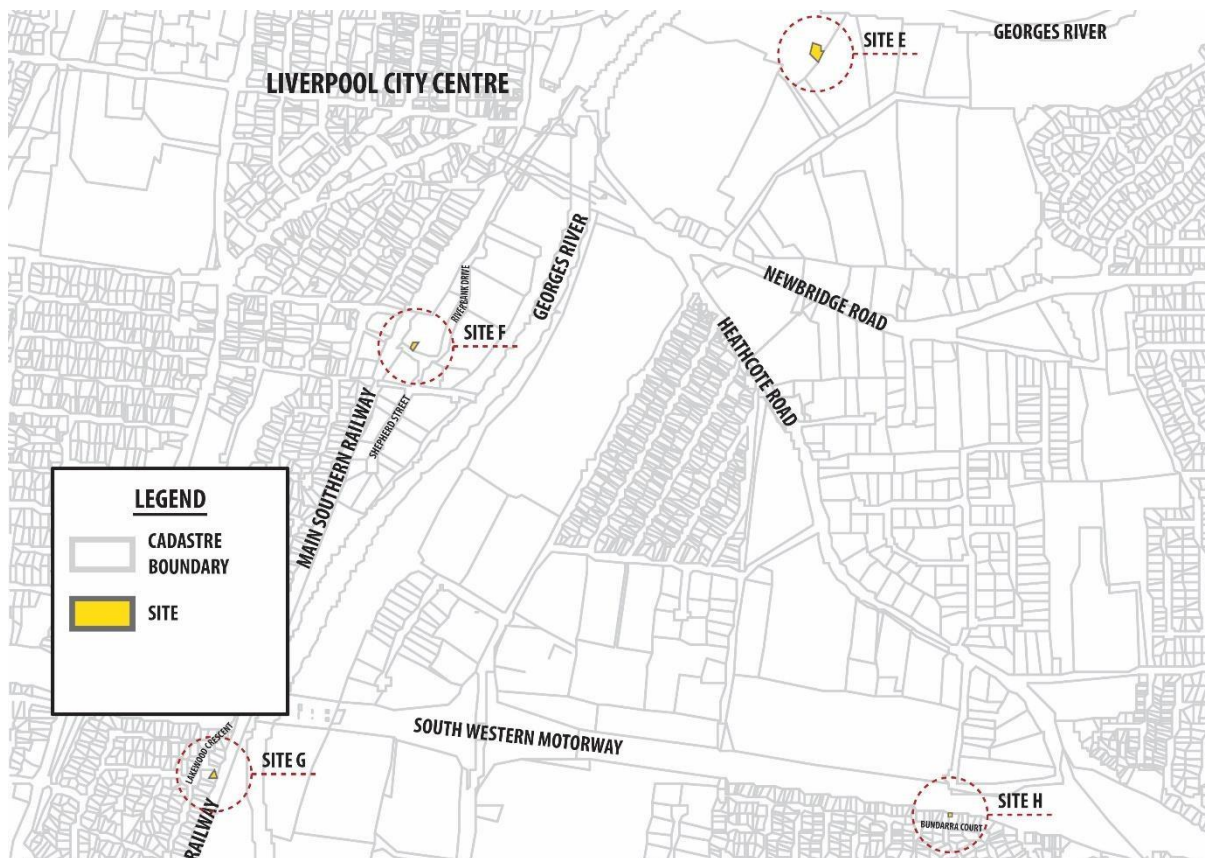


Figure 5: Moorebank Sydney Water sites

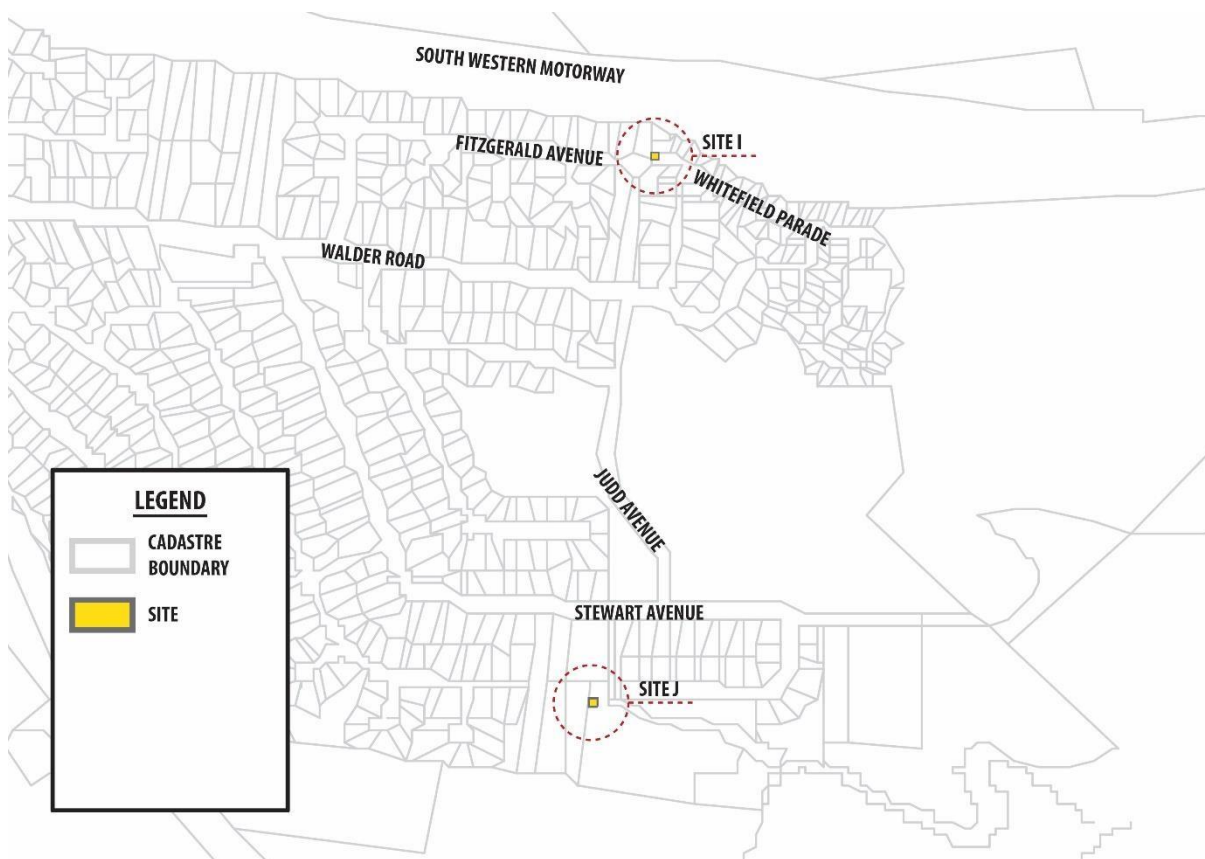


Figure 6: Hammondville Sydney Water sites

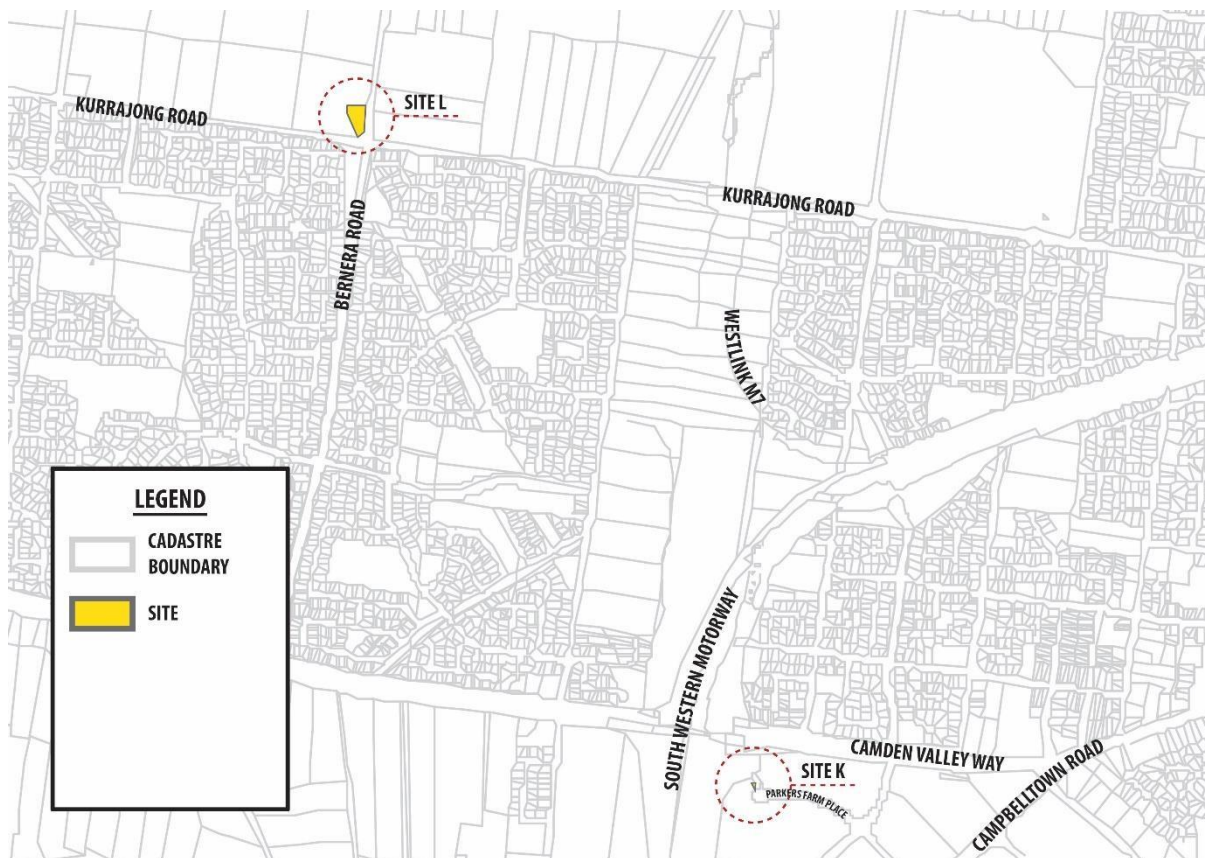


Figure 7: Prestons Sydney Water sites

Part 1 – Objectives or intended outcomes

The aim of this planning proposal is to establish the *Liverpool Local Environmental Plan 2020*, by:

1. Implementing the following relevant actions of the Draft LSPS:
 - a. Action 8.1: Amend LEP to implement findings of review of dwelling typologies and density around Moorebank Shopping Centre.
 - b. Action 8.3: Review and update heritage provision in LEP, and address anomalies.
 - c. Action 11.3: Expand existing health and research precinct in Liverpool CBD.
 - d. Action 11.5: Amend LEP to increase land-use flexibility for festival uses.
 - e. Action 12.2: Review LEP and DCP for employment lands to address a future transition to 'new industries' in appropriate locations.
 - f. Action 14.1: Review Environmentally Significant Land overlay in LEP to ensure protection of areas of high ecological conservation value.
 - g. Action 15.2: Review LEP and DCP to address sustainable waste outcomes.
2. Implement various amendments to:
 - a. Strengthen the operation, function and currency of LLEP 2008; and
 - b. Address anomalies within the written instrument and rectify mapping errors.

This planning proposal is the first phase of implementation of the LSPS actions. The above LSPS actions, and other short, medium and long term actions within the LSPS will continue to be further implemented into the LLEP 2020 via additional planning proposals in the future.

Part 2 – Explanation of provisions

The establishment of the LLEP 2020 will be achieved through amendments to, and the repeal of, the LLEP 2008. This new instrument will continue to apply to majority of land within the Liverpool LGA. Site specific amendments pertaining to certain land in Moorebank, the Crossroads Casula Industrial Precinct and various sites owned by Sydney Water are proposed as part of this planning proposal.

A summary of the proposed amendments is provided below and within Table 5. The comprehensive list of detailed LEP amendments is provided in **Attachment A**.

Liverpool LGA

The following amendments will apply generally across the LGA:

1. Updating the list of items within Schedule 5 Environmental Heritage of the LEP, by removing items to be demolished, rectifying address and description errors and, where appropriate, re-categorising certain items as archaeological rather than built heritage items. Corresponding mapping changes are also proposed;
2. Adding an exempt development clause for the use of Council land for community activities, events or functions (provided it takes place on land owned or under the control of Council, with Council's prior written consent and has also obtained other necessary approvals);
3. Relocation of environmentally significant land mapping from the LEP to Council's website, with an accompanying amendment to the written instrument, to refer the reader to Council's website. This will allow Council to update the mapping on an as-needed basis, circumventing the lengthy and complex process otherwise necessary to add or remove environmentally significant lands to or from the mapping;
4. Adding waste and recycling infrastructure as a matter for consideration under design excellence for all development within the Liverpool City Centre, to encourage innovative waste management solutions;

5. Amendments to land use tables in various zones, including industrial zones in accordance with recommendations from the suite of industrial studies attached to this planning proposal, as well as changes to rural and business land use zones;
6. Other minor amendments to the written instrument which are either:
 - a. Administrative in nature, such as updates to references to now outdated terminology and legislation, the deletion of clauses and alteration of maps where they are no longer relevant (e.g. urban release areas that are now complete), or removal of duplicate clauses within the LEP, or between the LEP, DCP and SEPPs; or
 - b. Strengthen the LEP, including new overarching Aims of Plan, updated objectives, introduction of miscellaneous permissible uses, addition of a standard instrument clause, the requirement for residential accommodation to be considered in relation to flood planning, and removal of additional FSR provisions for dwellings in the R3 Medium Density Residential zone.
7. Minor amendments to mapping, in particular zoning, floor space ratio, height, lot size, heritage, key sites, land acquisition, and urban release area maps, as well as the removal of delayed rezoning and environmentally significant land maps from the LEP.

Moorebank

Certain land within Moorebank is proposed to be rezoned from R4 High Density Residential to R3 Medium Density Residential (refer to Figure 8). The proposed rezoning is proposed to be accompanied by commensurate amendments to minimum lot size and maximum height and FSR standards, as detailed in Table 2 below. A schedule of the lots to which the proposed changes apply is provided in **Attachment K**.

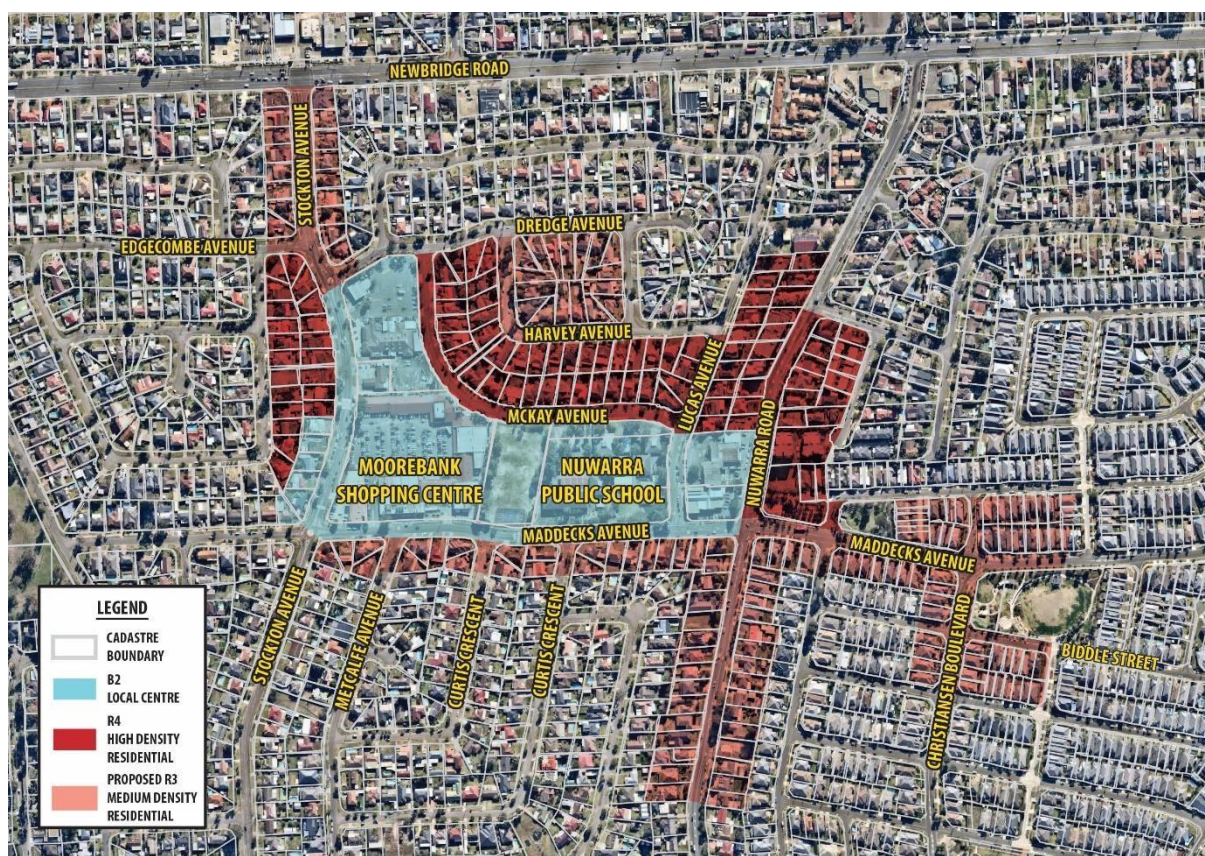


Figure 8: Moorebank Town Centre

Table 2: Proposed changes to planning controls in the Moorebank Town Centre

	LLEP 2008	LLEP 2020
Land Use Zone	R4 High Density Residential	R3 Medium Density Residential
Minimum Lot Size	U – 1,000m ² D – 300m ² (Area 1)* *Clause 4.1: allows 180m ² to 225m ² in certain circumstances	D – 300m ² (Area 2)** G – 450m ² **Clause 4.1: allows 200m ² to 250m ² in certain circumstances
Height of Building	M – 12m O – 15m	I – 8.5m
Floor Space Ratio	I – 0.75:1 N – 1.0:1	D – 0.5:1 and D – 0.5:1 (Area 2)^ G – 0.65:1 and G – 0.65:1 (Area 2)^ ^Clause 4.4: allows additional 0.05:1 to 0.1:1 in certain circumstances

Crossroads Casula Industrial Precinct

Land within the Crossroads Casula Industrial Precinct is proposed to be rezoned from IN3 Heavy Industrial to IN1 General Industrial (refer to Figure 9) as detailed in Table 3 below.

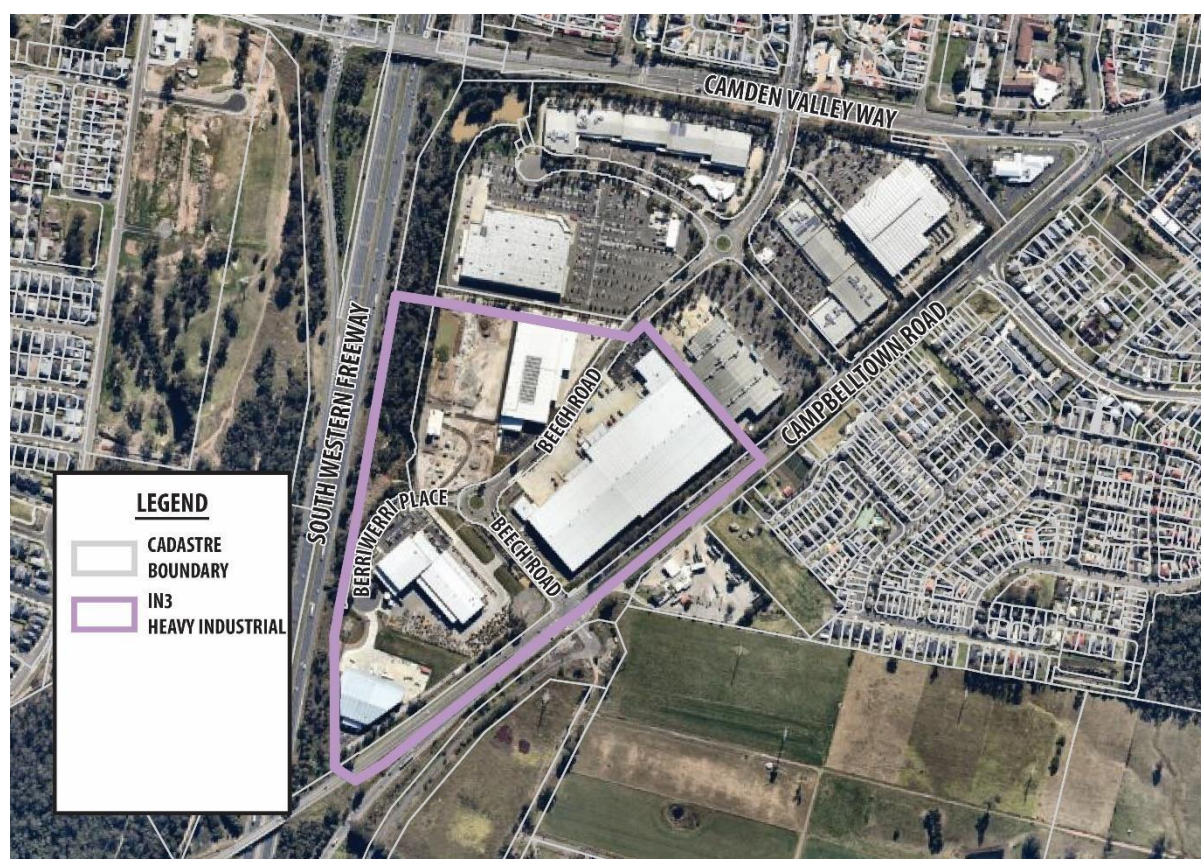


Figure 9: Casula Crossroads Industrial Precinct

Table 3: Proposed changes to planning controls in the Crossroads Casula Industrial Precinct

	LLEP 2008	LLEP 2020
Land Use Zone	IN3 Heavy Industrial	IN1 General Industrial
Minimum Lot Size	V – 2,000m ²	No change
Height of Building	Part P – 18m Part U – 30m	No change
Floor Space Ratio	Nil	No change

Sydney Water Sites

The twelve Sydney Water sites (comprising of thirteen lots), across the Liverpool LGA are proposed to be rezoned from their current zoning to SP2 (Sewerage System) and SP2 (Water Supply System), as detailed in Table 4. Development standards (floor space ratio and height) for these sites are to be removed accordingly. This approach aligns with correspondence from Sydney Water (refer to **Attachment J**).

Table 4: Schedule of Sydney Water rezoning sites

SITE	LOT	DP	ADDRESS	LLEP 2008	LLEP 2020
A	6	17316	155 Epsom Road, Chipping Norton	R3 Medium Density Residential	SP2 (Sewerage System)
B	1	1056116	179 Epsom Road, Chipping Norton	R3 Medium Density Residential	SP2 (Sewerage System)
C	1	584173 582009	Newbridge Road, Chipping Norton	IN3 Heavy Industrial	SP2 (Sewerage System)
D	201	1117280	Newbridge Road, Moorebank	R3 Medium Density Residential / E2 Environmental Conservation	SP2 (Sewerage System)
E	1	564380	Bridges Road, Moorebank	IN2 Light Industrial	SP2 (Sewerage System)
F	8	237845	Shepherd Street, Liverpool	R4 High Density Residential	SP2 (Sewerage System)
G	982	246753	3 Woodbrook Road, Casula	R2 Low Density Residential	SP2 (Sewerage System)
H	354	840726	Bundarra Court, Wattle Grove	R2 Low Density Residential	SP2 (Sewerage System)
I	1	606363	Fitzgerald Avenue, Hammondville	R2 Low Density Residential	SP2 (Sewerage System)
J	1	606718	Stewart Avenue, Hammondville	R2 Low Density Residential	SP2 (Sewerage System)
K	106	1033932	Parkers Farm Place Casula	B5 Business Development	SP2 (Sewerage System)
L	10	1171820	Kurrajong Road, Prestons	IN1 General Industrial	SP2 (Water Supply System)

Table 5: Summary of proposed changes

ITEM	CLAUSE	NATURE OF CHANGE
Part 1 Preliminary		
1.	1.1 Name of Plan	Administrative amendments to establish the <i>Liverpool Local Environmental Plan 2020</i>
2.	1.2 Aims of Plan	Update aims in accordance with Liverpool's LSPS
3.	1.8 Repeal of planning instruments applying to land	Repeal the LLEP 2008 to establish the LLEP 2020
4.	1.9A Suspension of covenants, agreements and instruments	Update references and hyperlinks to relevant legislation

Part 2 Permitted or prohibited development - Land Use Table

5.	RU1 Primary Production	Update reference to Western Sydney International Airport, and amend Land Use Table to specify 'Environmental protection works' as permitted with consent
6.	B1 Neighbourhood Centre	Add an objective to facilitate sense of place, and amend Land Use Table to add 'Car parks' as permitted with consent

ITEM	CLAUSE	NATURE OF CHANGE
7.	B2 Local Centre	Amend Land Use Table to add 'Car parks' as permitted with consent
8.	B3 Commercial Core	Amend Land Use Table to add 'Amusement centres' and 'Car parks' as permitted with consent
9.	B4 Mixed Use	Amend Land Use Table to add 'Amusement centres', 'Artisan food and drinks industries' and 'High technology industries' as permitted with consent
10.	B5 Business Development	Amend Land Use Table to add 'Kiosks' as permitted with consent
11.	B6 Enterprise Corridor	Amend Land Use Table to remove 'Multi dwelling housing' as permitted with consent
12.	IN1 General Industrial	Amend Land Use Table to remove 'Cemeteries' and add 'Vehicle sales or hire premises' as permitted with consent
13.	IN2 Light Industrial	Amend Land Use Table to remove 'Cemeteries' and 'Recreation facilities (major)' as permitted with consent
14.	IN3 Heavy Industrial	Amend Land Use Table to add 'Liquid fuel depots' and 'Vehicle sales or hire premises' and remove 'Cemeteries', 'Light industries', 'Recreation facilities (outdoor)', 'Sex services premises' and 'Storage premises' to and from permitted with consent

Part 4 Principal development standards

15.	4.4 Floor space ratio	Remove references to development standards that are no longer used in particular zones
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Part 5 Miscellaneous Provisions

16.	5.4 Controls relating to miscellaneous permissible uses	Implement clauses which limit 'Depots', 'Transport Depots' and 'Warehouse or distribution centres', to a maximum area of 2,000m ² in the IN2 Light Industrial zone, and introduce a size limit for 'Vehicle sales or hire premises' to 500m ² within industrial zones
17.	<i>New clause:</i> 5.16 Subdivision of, dwellings on, land in certain rural, residential or environment protection zones	potential conflict between residential, rural and environmental uses

Part 6 Urban Release Areas

18.	6.3 Application of this Part	Remove references to 'intensive urban development areas' within Part 6. These provisions apply to land identified within FSR maps as Areas 7-11, and are located within the Liverpool city centre
19.	6.4A Arrangements for designated State public infrastructure in intensive urban development areas	As above
20.	6.6 Development control plan	As above

Part 7 Additional Local Provisions - Division 1 Liverpool city centre provisions

ITEM	CLAUSE	NATURE OF CHANGE
21.	<i>New clause:</i> 7.1A designated State public infrastructure in intensive urban development areas	urban development areas' within this Division, as they have been removed from Part 6 Urban Release Areas
22.	7.5 Design Excellence in Liverpool City Centre	Amend sub-clause (3)(f)(vii) to include reference to the provision of waste and recycling infrastructure on site
23.	7.5A(2) Additional provisions relating to certain land at Liverpool city centre	Amend clause to use master term 'Commercial premises' rather than listing 'retail premises' and 'business premises', and include 'hotel or motel accommodation'
24.	7.5A(4) Additional provisions relating to certain land at Liverpool city centre	Amend clause to refer to sub-clause 7.5(3)(f) <i>Design excellence within Liverpool city centre</i> to reduce repetition between these two clauses
25.	7.6 Environmentally significant land	Add reference to Council ESL maps, which will be located on Councils website on completion of their development
26.	7.7 Acid sulfate soils	Remove reference to SEPP No. 4, as it no longer exists
Part 7 Additional Local Provisions - Division 2 Other provisions		
27.	7.8A Flood plain risk management	Addition of 'Residential accommodation' as a use that is to be considered by this clause
28.	7.13 Minimum lot R1, R2, R3 and R4	DCP
29.	7.15 Minimum building street frontage in B6	Remove clause as RMS approval is required at the DA stage
30.	7.16 Ground floor development in Zones B1, B2 and B4	Amend clause to specify that retail and business premises are to be provided at ground floor level in B4 zones
31.	7.17 Airspace operations	Correct hyperlink to the <i>Airports Act 1996</i>
32.	7.18 Development to potential airport noise	and update reference to Australian Standards
33.	7.21 Delayed rezoning of certain land	Remove clause as land is no longer deferred
34.	7.22 Development in Zone B6	Amend clause to reference correct land use terms
35.	7.26A Residential former New Brighton Golf Course	2015
36.	7.28 Minimum lot Georges Fair Moorebank	
37.	7.33 Dwelling houses in Zone R3 and Zone R4 - height and floor space ratio controls	Amend clause to remove reference to the R3 Medium Density Residential zone, so this clause only relates to land within the R4 High Density Residential zone

ITEM	CLAUSE	NATURE OF CHANGE
38.	7.34 Dwelling houses at Church and Campbelltown Roads, Denham Court and Greendale Road, Wallacia—amalgamation of lots	Update clause as amalgamation of certain lots has occurred
39.	7.37 Floor space ratio of buildings on certain land at Bigge, Elizabeth and George Streets	Update property address descriptions
40.	<i>New clause:</i> Entertainment facilities, restaurants or cafes for certain land in Zones R3 and R4 at Moorebank	Clause has been relocated from Schedule 1, as it is an additional local provision, not an additional permitted use. Also amend clause to include reference to R3 zoned land in accordance with proposed Moorebank rezoning
41.	<i>New clause:</i> for certain land in Zone RE1 in the Liverpool city centre	additional local provision, not an additional permitted use
42.	<i>New clause:</i> Medical research and development for certain land in Zone R4 in the Liverpool city centre	Clause moved from Schedule 1, as it is an additional local provision, not an additional permitted use. Also amend clause to extend precinct south to Elizabeth Street
Schedule 1 Additional Permitted Uses		
43.	Various	Amend schedule to remove clauses that are no longer required and alter clauses to achieve desired local outcomes
Schedule 2 Exempt Development		
44.	<i>New clause:</i> Community events and temporary use of Council land	Addition of <i>Community events and temporary use of Council land</i> clause within this Schedule
45.	Various	Remove overlap between SEPP and LEP Exempt Development controls
Schedule 5 Environmental heritage		
46.	Various	Amend schedule to remove items which are to be demolished, correctly identify archaeological heritage items and correct item name, address and property descriptions. Amend heritage maps accordingly
Schedule 6 Exempt Trees		
47.	Schedule 6	Change to Schedule 7 to correct numbering error
Dictionary		
48.	Environmentally significant land Environmentally significant land map	Alter definitions as the maps will no longer form part of the LEP. Council will place non-statutory ESL maps on Councils website
LLEP 2008 Maps		
49.	Moorebank	Amend zoning and development standards for certain land zoned R4 High Density Residential in proximity to Moorebank Town Centre
50.	Crossroads Casula Industrial Precinct	Amend zoning for land at Crossroads Casula Industrial Precinct, from IN3 Heavy Industrial to IN1 General Industrial

ITEM	CLAUSE	NATURE OF CHANGE
51.	Various sites owned by Sydney Water	Amend zoning and development standards of sites owned and used by Sydney Water to SP2 Infrastructure
52.	Urban Release Area Map	Amend map to remove areas which have already been developed
53.	Environmentally Significant Land Map	Remove ESL maps from LEP, as they will be located on Councils website
54.	Delayed Rezoning Map	Remove maps from LEP, as they are no longer required
55.	Heritage and Key Sites Maps	Amend maps in accordance with written instrument changes
56.	Various mapping anomalies	Correct mapping anomalies to reflect the intended use and/or completed acquisition of land
Miscellaneous Amendments		
57.	EP&A Act Numbering	Update numbering throughout the LEP to reflect the new EP&A Act numbering
58.	Repealed Clauses	Remove all references to 'Repealed' clauses as this will be a new LEP
59.	General wording	Correct other minor anomalies: <ul style="list-style-type: none"> - 'Director-General' to 'Secretary' - 'Department of Environment and Climate Change' to 'Department of Planning, Industry and Environment'

Part 3 – Justification

Section A – Need for the planning proposal

3.1 Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

Yes. This planning proposal seeks to establish the LLEP 2020 by amending and repealing the LLEP 2008. The proposed amendments are either the result of actions within the Draft LSPS, Connected Liverpool 2050 (endorsed 26 June 2019) or are administrative in nature, either to strengthen the operation and function of the LEP or correct errors.

The Draft LSPS is consistent with the objectives of the Greater Sydney Region Plan – *A Metropolis of Three Cities* (the Region Plan) and the planning priorities of the Western City District Plan (the District Plan). Studies which have been undertaken as part of the LSPS process have informed this planning proposal. This includes the Liverpool Housing Study prepared by SGS (Attachment E), advice received from SGS regarding the rezoning of Moorebank (Attachment D), and various industrial studies. These studies will be implemented into strategies during 2019 and 2020, and will inform further amendments to the LLEP 2020 via future planning proposals.

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

Yes. The planning proposal is the best means of achieving the intended outcome.

All the matters covered by the planning proposal relate to statutory issues under Part 3 of the Act. In this regard, the planning proposal is the only mechanism for achieving the objectives or intended outcomes relating to the lands, provisions and maps covered by the planning proposal.

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

A proposal is determined as having strategic merit if it:

- gives effect to the relevant regional plan outside of the Greater Sydney Region, district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site; or
- gives effect to a relevant local strategic planning statement or strategy; or
- responds to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing strategic plans.

This planning proposal responds to these first two points, as it aligns with the objectives and actions of the Greater Sydney Region Plan and the Western City District Plan as discussed in the following sections. The written instrument and mapping amendments proposed are consistent with these plans and will improve the operation of the LEP.

Greater Sydney Region Plan – A Metropolis of Three Cities and the Western City District Plan

The Greater Sydney Region Plan – *A Metropolis of Three Cities* (the Region Plan) establishes a vision for Greater Sydney as Australia's global city. The Region Plan is built on a vision of three cities, where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The three cities are the Eastern Harbour City, the River City and the Western Parkland City, where the Liverpool LGA is located.

The Western Parkland City is established on the strength of the new international Western Sydney (Nancy-Bird Walton) Airport and Aerotropolis, it will be a polycentric city capitalising on the established centres of Liverpool, Greater Penrith and Campbelltown-Macarthur. The airport and new city-shaping transport such as the North-South Rail Link will make the Western Parkland City the most connected place in Australia. A potential new east-west mass transit corridor will connect the Western Parkland City to the Central River City. In the long term, a potential Outer Sydney Orbital will provide the city with direct connections to Greater Newcastle, Wollongong and Canberra. The city will include housing diversity around centres and transit nodes. The Greater Sydney Green Grid will be a core element of the amenity of the Western Parkland City.

The implementation of the Region Plan is to be achieved in accordance with forty objectives, set out across ten directions, all of which are set out within the four themes of Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Similarly, the Western City District Plan (the District Plan) in which the Liverpool LGA is located, sets out twenty-two planning priorities under the same ten directions and four themes. An assessment against both the Region Plan and the District Plan is provided in Table 6 below. The objectives of the Region Plan and the planning priorities of the District Plan are either achieved in this planning proposal or are capable of being achieved through future amendments to LLEP 2020.

Table 6: Assessment of the planning proposal against the objectives of the *Greater Sydney Region Plan* and *Western City District Plan*

GREATER SYDNEY REGION PLAN – A METROPOLIS OF THREE CITIES	WESTERN CITY DISTRICT PLAN	CONSISTENCY / RESPONSE:
INFRASTRUCTURE AND COLLABORATION		
<p>A city supported by infrastructure:</p> <ul style="list-style-type: none"> ✓ Objective 1: Infrastructure support the three cities ✓ Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact ✓ Objective 3: Infrastructure adapts to meet future needs ✓ Objective 4: Infrastructure use is optimised <p>A collaborative city:</p> <ul style="list-style-type: none"> ✓ Objective 5: Benefits of growth realised by collaboration of governments, community and business 	<p>A city supported by infrastructure:</p> <ul style="list-style-type: none"> ✓ Planning Priority W1: Planning for a city supported by infrastructure <p>A collaborative city:</p> <ul style="list-style-type: none"> ✓ Planning Priority W2: Working through collaboration 	<p>The proposed rezoning of the Crossroads Casula Industrial Precinct from IN3 Heavy Industrial to IN1 General Industrial and portions of Moorebank from R4 High Density Residential to R3 Medium Density Residential will not place any additional demands on infrastructure in terms of utilities, transport or the like. Any future DAs enabled by these rezoning's, or the additional land uses proposed across Liverpool's employment zones, are required to demonstrate that there are adequate services to support the development.</p> <p>The proposed rezoning of portions of the Moorebank from R4 High Density Residential to R3 Medium Density Residential will not require any additional infrastructure beyond that which was previously considered acceptable to support the high-density zone. The rezoning of Sydney Water sites to SP2 (Sewerage System) or (Water Supply System) will ensure that these sites are retained in perpetuity for the existing infrastructure purpose.</p> <p>The removal of certain land from the urban release area maps will have no implications regarding infrastructure, as these areas have already been developed and have adequate infrastructure in place. It is noted that the Edmondson Park urban release area has been retained on the Urban Release Area maps, as not all required infrastructure has been delivered in this precinct in accordance with Part 6 of the LEP.</p> <p>The removal of clause 7.15 regarding minimum building street frontage in B6 Enterprise Corridor zoned land will not have implications on road infrastructure as the site constraints are adequately assessed during the DA stage through consultation with RMS.</p>

LIVEABILITY

A city for people:

- ✓ **Objective 6:** Services and infrastructure meet communities' changing needs
- ✓ **Objective 7:** Communities are healthy, resilient and socially connected
- ✓ **Objective 8:** Greater Sydney's communities are culturally rich with diverse neighbourhoods
- ✓ **Objective 9:** Greater Sydney celebrates the arts and supports creative industries and innovation

Housing the city:

- ✓ **Objective 10:** Greater housing supply
- ✓ **Objective 11:** Housing is more diverse and affordable

A city of great places

- ✓ **Objective 12:** Great places that bring people together
- ✓ **Objective 13:** Environmental heritage is identified, conserved and enhanced

A city for people:

- ✓ **Planning Priority W3:** Providing services and social infrastructure to meet people's changing needs
- ✓ **Planning Priority W4:** Fostering healthy, creative, culturally rich and socially connected communities

Housing the city:

- ✓ **Planning Priority W5:** Providing housing supply, choice and affordability with access to jobs, services and public transport

A city of great places:

- ✓ **Planning Priority W6:** Creating and renewing great places and local centres, and respecting the District's heritage

This principal LEP amendment does not result in any additional residential densities. Accordingly, no additional services or social infrastructure is required. This planning proposal forms the first phase of the implementation of the Draft LSPS, by establishing the LLEP 2020. Further amendments to the LLEP 2020 are anticipated to implement further LSPS actions on completion of various studies, this will include the provision of social services and infrastructure.

The portions of the R4 High Density Residential zone to be rezoned to R3 Medium Density Residential in Moorebank has been determined to be economically or physically constrained and therefore unlikely to be redeveloped under the *SGS Moorebank Rezoning Advice* (SGS 2019; Attachment D) and the *Liverpool Housing Study* (SGS 2019; Attachment E). The Housing Study finds that there is sufficient capacity until 2036 without the need for rezoning to increase supply (p.166). The SGS Moorebank Rezoning Advice notes that there will be minimal overall impact to housing capacity within the LGA as a result of this proposal (p.9). This advice also states that redevelopment is more likely to occur within the proposed R3 zone, in comparison to the existing R4 zone, resulting in increased housing supply and choice within Moorebank (p.12). It is also noted that the rezoning to R3 will enable the use of the Medium Density Complying Development Code once introduced by the State Government. Those areas of the R4 High Density Residential zone which have experienced uplift and been the subject of redevelopments will retain their current zoning.

Certain amendments to land use tables as part of this planning proposal will improve liveability, as recreational uses are proposed to be excluded from industrial zoned land, and amusement centres, artisan food and drinks industries and kiosks are added as permissible with consent in certain business zones.

The planning proposal removes 'Multi dwelling housing' from permitted with consent within the B6 Enterprise Corridor zone, and is to become a prohibited use. Multi-dwelling housing is entirely residential in nature and is therefore inconsistent with the B6 zone objective to 'provide for residential uses, but only as part of a mixed use development', and is undesirable in terms of liveability given the zone's location along classified roads.

The planning proposal includes the addition of Standard Instrument Clause 5.16 to the LLEP 2020. This enables potential interface impacts between the proposed residential development and surrounding rural and agricultural uses to be considered during the DA process, which ensures existing surrounding uses will not negatively impact amenity of future residential development.

Community events are made exempt development, provided certain conditions are met, minimising obstacles for festivals which celebrate the diversity of the Liverpool LGA and contribute to its liveability.

The review of Schedule 5 Environmental Heritage ensures this inventory is correct and will effectively conserve and respect the Districts heritage.

The amendment to Clause 7.33 to remove additional FSR standards for houses within the R3 Medium Density Residential zone does not negatively affect housing supply. Dwelling houses are still permitted within this zone, and can be developed under their existing development standards. This will ensure an appropriate footprint of dwellings built within the R3 zone.

A well-connected city:

- ✓ **Objective 14:** A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities
- ✓ **Objective 15:** The Eastern, GOP and Western Economic Corridors are better connected and more competitive
- ✓ **Objective 16:** Freight and logistics network is competitive and efficient
- ✓ **Objective 17:** Regional connectivity is enhanced

Jobs and skills for the city:

- ✓ **Objective 18:** Harbour CBD is stronger and more competitive
- ✓ **Objective 19:** Greater Parramatta is stronger and better connected
- ✓ **Objective 20:** Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City
- ✓ **Objective 21:** Internationally competitive health, education, research and innovation precincts
- ✓ **Objective 22:** Investment and business activity in centres
- ✓ **Objective 23:** Industrial and urban services land is planned, retained and managed
- ✓ **Objective 24:** Economic sectors are targeted for success

A well-connected city:

- ✓ **Planning Priority W7:** Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City

Jobs and skills for the city:

- ✓ **Planning Priority W8:** Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis
- ✓ **Planning Priority W9:** Growing and strengthening the metropolitan cluster
- ✓ **Planning Priority W10:** Maximising freight and logistics opportunities and planning and managing industrial and urban services land
- ✓ **Planning Priority W11:** Growing investment, business opportunities and jobs in strategic centres

The proposed rezoning of the Casula Crossroads Industrial Precinct is in accordance with the suite of industrial studies informing this planning proposal. This amendment will ensure that the current and future uses within the precinct are aligned with the land use zone that applies.

The planning proposal introduces additional permissible land uses within various zones, which will expand business opportunities within the LGA. The amendment to Clause 7.5A uses the broad commercial use rather than listing individual terms and also includes hotel and motel accommodation. This expands opportunities to apply this clause allowing for increased FSR. The amendment to Clause 7.16 to specify retail and business premises uses at B4 ground level will promote active frontages and establish a liveable and productive city centre.

The addition of four items to Clause 5.4 Miscellaneous permissible uses are to control the development of industrial zoned land in a preferred manner. These amendments will ensure industrial and urban services are planned and managed.

The removal of certain permissible uses from land use zones will not impact upon the productivity of the LGA as the intent of each zone is achieved through other permissible uses.

The medical research and development precinct currently pertains to certain R4 land within the city centre. This planning proposal extends the area further south, so the precinct will encompass R4 and B4 land bound by Elizabeth Street, Bigge Street, Lachlan Street and Goulburn Street. The extended area already contains a womens medical centre, radiology centre, breast screening centre, and Sydney South West 'Park House for Child and Adolescent Mental Health Service'. Therefore, the extension of this precinct to formally cover this area will incorporate existing medical uses and also allow for

GREATER SYDNEY REGION PLAN – A METROPOLIS OF THREE CITIES	WESTERN CITY DISTRICT PLAN	CONSISTENCY / RESPONSE:
		<p>additional uses within the B4 zone, by permitting Light Industrial, as long as it is for medical research and development.</p> <p>The amendment to Schedule 1 Clause 7 proposes a reduction to the area to where entertainment facilities, restaurants and cafes are permitted with consent within residential areas at Moorebank. This amendment limits these additional uses to land surrounding the B2 Local Centre, which will concentrate commercial uses within the town centre, rather than encouraging peripheral developments.</p> <p>The implementation of LLEP 2020 will enable future amendments to respond to the growth of the Western Parkland City, leverage further opportunities from the Western Sydney International (Nancy-Bird Walton) Airport and grow investment, business opportunities and jobs in strategic centres.</p>
SUSTAINABILITY		
<p>A city in its landscape:</p> <ul style="list-style-type: none"> ✓ Objective 25: The coast and waterways are protected and healthier ✓ Objective 26: A cool and green parkland city in the South Creek corridor ✓ Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced ✓ Objective 28: Scenic and cultural landscapes are protected ✓ Objective 29: Environmental, social and economic values in rural areas are protected and enhanced 	<p>A city in its landscape:</p> <ul style="list-style-type: none"> ✓ Planning Priority W12: Protecting and improving the health and enjoyment of the District's waterways ✓ Planning Priority W13: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element ✓ Planning Priority W14: Protecting and enhancing bushland and biodiversity ✓ Planning Priority W15: Increasing urban tree canopy cover and delivering Green Grid connections 	<p>The planning proposal seeks to relocate environmentally significant land mapping from the LEP to Council's website, allowing Council to update the mapping on an as-needed basis, without the requirement to submit a planning proposal.</p> <p>Additionally, the LEP amendments include the rezoning of Dalmeny Reserve from R2 Low Density Residential to RE1 Public Recreation, ensures the current and future use of land is retained as public open space which is consistent with the planning priorities.</p> <p>The future LLEP 2020 will address sustainable waste outcomes through an amendment to Clause 7.5 to introduce waste and recycling infrastructure as a component of design excellence. It is anticipated that this will encourage proponents for development within the Liverpool City Centre to seek out innovative and sustainable waste management solutions.</p>

GREATER SYDNEY REGION PLAN – A METROPOLIS OF THREE CITIES	WESTERN CITY DISTRICT PLAN	CONSISTENCY / RESPONSE:
<ul style="list-style-type: none"> ✓ Objective 30: Urban tree canopy cover is increased ✓ Objective 31: Public open space is accessible, protected and enhanced ✓ Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths <p>An efficient city:</p> <ul style="list-style-type: none"> ✓ Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change ✓ Objective 34: Energy and water flows are captured, used and re-used ✓ Objective 35: More waste is re-used and recycled to support the development of a circular economy <p>A resilient city:</p> <ul style="list-style-type: none"> ✓ Objective 36: People and places adapt to climate change and future shocks and stresses ✓ Objective 37: Exposure to natural and urban hazards is reduced ✓ Objective 38: Heatwaves and extreme heat are managed 	<ul style="list-style-type: none"> ✓ Planning Priority W16: Protecting and enhancing scenic and cultural landscapes ✓ Planning Priority W17: Better managing rural areas ✓ Planning Priority W18: Delivering high quality open space <p>An efficient city:</p> <ul style="list-style-type: none"> ✓ Planning Priority W19: Reducing carbon emissions and managing energy, water and waste efficiently <p>A resilient city:</p> <p>Planning Priority W20: Adapting to the impacts of urban and natural hazards and climate change</p>	<p>Clause 7.8A is amended as part of this planning proposal to incorporate residential accommodation as a use that is considered in flood planning.</p>
IMPLEMENTATION		
<ul style="list-style-type: none"> ✓ Objective 39: A collaborative approach to city planning ✓ Objective 40: Plans refined by monitoring and reporting 	<ul style="list-style-type: none"> ✓ Planning Priority W21: Preparing local strategic planning statements informed by local strategic planning ✓ Planning Priority W22: Monitoring and reporting on the delivery of the plan 	<p>Liverpool City Council has prepared and exhibited the Draft Liverpool LSPS, <i>Connected Liverpool 2050</i> to ensure that its planning priorities are being achieved. Council will use the existing Integrated Planning and Reporting framework under the <i>Local Government Act 1993</i> for the purpose of monitoring implementation of the LSPS.</p> <p>Council will conduct a review of the LSPS in 2021 and again every four years to align the review period with Council's overarching Community Strategic Plan and existing Integrated</p>

**GREATER SYDNEY REGION PLAN – A
METROPOLIS OF THREE CITIES**

WESTERN CITY DISTRICT PLAN

CONSISTENCY / RESPONSE:

Planning and Reporting framework under the Local Government Act. Regular reviews will ensure that the LSPS continues to reflect the community's vision.

This is the first phase of the LEP review to establish LLEP 2020. The plan is to undergo further amendments in future to implement studies and LSPS actions. The establishment of this planning proposal will update and refine the planning legislation for the Liverpool LGA.

b. Site Specific Merit

The following considerations form the basis for site-specific merit:

- the natural environment (including known significant environmental values, resources or hazards);
- the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and
- the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

Each of the above items is considered in the following sections.

Natural Environment

All lands to be rezoned as part of this planning proposal are within established urban areas. Impacts to the natural environment arising from development enabled by this planning proposal are unlikely. If any development enabled by this proposal does have the potential to impact the natural environment, adequate protections are in place, including but not limited to:

- ✓ SEPP No 19 – Bushland in Urban Areas;
- ✓ SEPP No 33 – Hazardous and Offensive Development;
- ✓ SEPP No 44 – Koala Habitat Protection;
- ✓ SEPP No 55 – Remediation of Land;
- ✓ SEPP (Coastal Management) 2018;
- ✓ SEPP (Vegetation in Non-Rural Areas) 2017; and
- ✓ Environmentally significant land mapping (proposed to be relocated to Council's website as part of this planning proposal).

Existing, Approved and Likely Future Uses

It is proposed to rezone portions of R4 High Density Residential zoned land in Moorebank to R3 Medium Density Residential. The *Liverpool Housing Study* (SGS 2019; refer to **Attachment E**) identified that the delivery of high density housing in the centre was not likely to be feasible. Conversely, medium density development is more economically feasible and therefore more likely to generate additional housing capacity within Moorebank.

The rezoning of the Crossroads Casula Precinct is in accordance with the *Liverpool Industrial Development Lands Study* (APP 2019; refer to **Attachment I**). The current and anticipated future development within the precinct better reflects the objectives and intended outcomes of the IN1 General Industrial zoning as opposed to the IN3 Heavy Industrial zoning which supports hazardous or offensive industries and requires greater separation from other uses.

The rezoning of sites under the control of Sydney Water to SP2 (Sewerage System) and SP2 (Water Supply System) ensures that the essential services provided by this infrastructure is protected in perpetuity.

Services and Infrastructure availability

The proposed rezoning of the Crossroads Casula Industrial Precinct from IN3 Heavy Industrial to IN1 General Industrial and portions of Moorebank from R4 High Density Residential to R3 Medium Density Residential will not place any additional demands on infrastructure in terms of utilities, transport or the like. Any future development applications enabled by the rezoning of these precincts or the additional land uses proposed across Liverpool's employment zones are required to demonstrate that there are adequate services.

The proposed rezoning of land at Moorebank will not require any additional infrastructure beyond that previously considered sufficient to support high density residential development. The rezoning of Sydney Water sites to SP2 (Sewerage System) and SP2 (Water Supply System) will ensure that these sites are retained for their current infrastructure purpose.

It is expected that any additional infrastructure required by development enabled by the proposed rezoning of the Casula Crossroads Precinct or addition of land uses as permitted with consent in Liverpool's employment zones can be provided as part of the DA process.

3.4 Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Draft Liverpool LSPS, Connected Liverpool 2050

Liverpool's Draft LSPS, *Connected Liverpool 2050* (refer to **Attachment C**), was endorsed by Council on 26 June 2019 and placed on public exhibition between 28 June and 9 August 2019. It identifies four themes, 16 planning priorities and 80 actions that encompass Council's local planning priorities for the next 30 years and how they are to be achieved. A summary of how each of the actions of the Draft LSPS are addressed as part of this planning proposal is provided in Table 7 below.

This planning proposal is the first stage of implementation of the LSPS into the LEP. There are numerous short, medium and long term LSPS actions that have not been addressed by this planning proposal. These will be implemented through future amendments to LLEP 2020, following the completion of additional targeted studies.

Table 7: Assessment of the planning proposal against the actions of the Draft Liverpool LSPS

DRAFT CONNECTED LIVERPOOL 2050:		CONSISTENCY / RESPONSE:
LIVABILITY		
Planning Priority 8.	Action 8.1 Amend LEP to	It is proposed to rezone portions of Moorebank from R4 High Density Residential to R3 Medium Density Residential, as supported by the <i>Liverpool Housing Study</i> (SGS 2019; refer to Attachment E) on the following grounds:
Community-focused low-scale suburbs where our unique local character and heritage are respected.	implement findings of review of dwelling typologies and density around Moorebank Shopping Centre	<ul style="list-style-type: none"> There is adequate capacity in the broader LGA to accommodate housing demand to 2036; Whilst serviced by a retail centre and community facilities which contribute to suitability for additional housing capacity, Moorebank has limited public transport accessibility to justify additional housing density; Despite the construction of some high density residential developments in Moorebank, the Housing Study indicates that apartment development outside of the Liverpool City Centre is mostly unfeasible. Conversely, medium density development is more economically feasible and therefore may be more likely to generate additional housing capacity within the Moorebank; The uses enabled by the R3 Medium Density Residential zone are more compatible with the predominant low density residential character and are less likely to result in interface issues such as visual bulk and scale, overshadowing and loss of visual and acoustic privacy; The Housing Study (p.166) and SGS Moorebank Rezoning Advice (p.12) notes that land prices for properties zoned R4 are likely to be inflated by expectations of apartment development. The study notes that the R4 zone may be constraining rather than encouraging development. A transition to R3 may open up a potentially easier complying development pathway through the low rise medium density housing code (when implemented). This could make development more feasible in the area, as noted in the Liverpool Housing Study (p166). R4 High Density Residential zone has been retained in portions of the Moorebank town centre precinct where high density residential development has occurred; and There may be other areas within Moorebank may be better suited to high density residential uses, such as Moorebank East which is currently under preliminary investigation and subject to several planning proposals.
	Action 8.3 Review and update heritage provision in LEP, and address anomalies	It is proposed to update the heritage provisions in Schedule 5. The updates are primarily administrative. <u>Heritage items which are proposed to be removed from the schedule are proposed to be demolished</u> as part of the Western Sydney Airport development (Item Nos 2, 3 & 51). No new heritage items are proposed. A detailed list of the proposed amendments is provided in Attachment B .

PRODUCTIVITY		
Planning Priority 11. An attractive environment for local jobs, business, tourism and investment.	Action 11.3 Pursue LEP changes to support innovation/research/health/advanced manufacturing in the Liverpool Innovation precinct	<p>The medical research and development precinct applying to certain R4 land within the city centre has been extended further south as part of this planning proposal to now encompass land bounded by Elizabeth Street, Bigge Street, Lachlan Street and Goulburn Street. This will extend the precinct closer to the hospital.</p> <p>The extension of this boundary south will incorporate existing medical uses in this area, as well as allow for additional uses within the B4 Mixed Use zone, by permitting light industrial uses, provided they are for medical research and development purposes.</p>
	Action 11.5 Amend LEP to increase land-use flexibility for festival uses	<p>LLEP 2020 will enable greater land-use flexibility for festivals and community events by adding an exempt development clause for temporary use of Council land under Schedule 2 (Exempt Development). The following conditions will apply for community events and temporary use of council land as exempt development:</p> <ol style="list-style-type: none"> 1. <i>Must be a community activity, event or function;</i> 2. <i>Must take place with Council's written consent on public land owned or controlled by Council; and</i> 3. <i>Must have the necessary approvals to stage the event.</i> <p>Liverpool City Council currently operates an ongoing DA (DA-620/2015) to hold community events on seven sites across the LGA. This DA consent lapses and is renewed every 5 years, and the addition of this clause will remove the need for this ongoing DA. Despite the removal of the need for a DA, all events will still be assessed by Council officers in accordance with Councils <i>Public Events Manual 2019</i>.</p>
Planning Priority 12. Industrial and employment lands meet Liverpool's future needs.	Action 12.2 Review LEP and DCP for employment lands to address a future transition to 'new industries' in appropriate locations.	<p>It is proposed to rezone the Crossroads Casula Industrial Precinct from IN3 Heavy Industrial to IN1 General Industrial in accordance with the recommendations of the suite of industrial studies attached to this planning proposal. These find that the current and anticipated future development within the precinct better reflects the IN1 General Industrial zoning, as opposed to the IN3 Heavy Industrial zoning.</p> <p>Additionally, it is proposed to update the employment zone land use tables within the LEP in accordance with the recommendations of these reports to better align zoning objectives with intended land use outcomes.</p>

SUSTAINABILITY		
Planning Priority 14. Bushland and waterways are celebrated, connected, protected and enhanced.	Action 14.1 Review Environmentally Significant Land overlay in LEP to ensure protection of areas of high ecological conservation value	LEP 2020 will not include an environmentally significant land map. Instead, Clause 7.6 <i>Environmentally significant land</i> will direct proponents to the environmentally significant land maps on Council's website. This is deemed a better outcome as it allows Council to more regularly update the environmentally significant land mapping, without needing to regularly amend the local environmental plan.
Planning Priority 15. A green, sustainable, resilient and water-sensitive city.	Action 15.2 Review LEP and DCP to address sustainable waste outcomes	<p>Clause 7.5 of the existing LLEP 2008 currently requires Council to consider whether a development proposed within the Liverpool City Centre exhibits design excellence. In doing so, Council must have regard to a number of urban design matters such as the suitability of the site for development, land use mix, heritage and streetscape, tower location, bulk, massing and modulation, street frontage heights, environmental impacts (sustainable design, overshadowing, wind and reflectivity), achievement of ecologically sustainable development principles, access and circulation and impacts on the public domain.</p> <p>LLEP 2020 will address sustainable waste outcomes through the amendment of Clause 7.5 by introducing waste and recycling infrastructure as a component of design excellence. It is anticipated that this will encourage proponents for development within the Liverpool City Centre to seek out innovative and sustainable waste management solutions.</p>

Liverpool Council Community Strategic Plan, Our Home, Liverpool 2027

The Liverpool Council Community Strategic Plan (CSP), *Our Home, Liverpool 2027*, establishes a vision for Liverpool which is *Rich in nature, Rich in opportunity, Creating community; our place to share and grow*. The CSP is a ten-year plan that sets the overarching directions for Council and stakeholders including government, business, the not-for-profit sector and residents. The directions from the CSP provide a guide for stakeholders to work together and to capitalise on the opportunities which will keep Liverpool moving forward. This means Council has a custodial role in initiating, preparing and maintaining the plan on behalf of the community, and the delivery of the CSP is dependent upon contributions from all stakeholders.

The four directions, Creating Connection, Leading through Collaboration, Generating Opportunity and Strengthening and Protecting our Environment, form the structure for the community's priorities. The planning proposal is consistent with each of the directions, as outlined in Table 8 below.

Table 8: Assessment of the planning proposal against the directions of the Liverpool CSP

DIRECTION:	CONSISTENCY / RESPONSE:
<p>1. Creating connection:</p> <ul style="list-style-type: none"> ✓ Celebrate diversity, promote inclusion and recognise heritage ✓ Deliver a range of community events and activities ✓ Implement access and equity for all members of the community ✓ Provide community facilities which are accessible to all ✓ Create a dynamic, inclusive environment, including programs to support healthy living 	<p>The update of Schedule 5 Environmental Heritage correctly recognises heritage within the LGA.</p> <p>Community events are a critical component of celebrating diversity and creating a dynamic, inclusive environment. The proposed amendment to include an exempt development clause for community events will allow for community events to take place without the need for development approval where:</p> <ol style="list-style-type: none"> 1. It is a community event or function; 2. It takes place with Council's prior written consent, on public land owned by or under the control of Council; and 3. All necessary approvals have been obtained.
<p>2. Strengthening and protecting our environment:</p> <ul style="list-style-type: none"> ✓ Manage the community's disposal of rubbish ✓ Protect and enhance bushland, rivers and the visual landscape ✓ Encourage sustainability, energy efficiency and the use of renewable energy ✓ Exercise planning controls to create high-quality, inclusive, urban environments ✓ Develop, and advocate for, plans that support safe and friendly communities 	<p>This principal LEP amendment includes the removal of environmentally significant land mapping from the LEP. Instead, LLEP 2020 will refer to mapping on Council's website. Relocating the environmentally significant land mapping to Council's website allows Council to update the mapping on an as-needed basis, without the requirement to submit a planning proposal. This will ensure that environmentally significant land mapping better protects waterways, bushland and biodiversity.</p> <p>Additionally, this principal LEP amendment includes the rezoning of Dalmeny Reserve from R2 Low Density Residential to RE1 Public Recreation, ensuring the current and future use of the land as public open space.</p> <p>LLEP 2020 will address sustainable waste outcomes through the amendment of Clause 7.5 to introduce waste and recycling infrastructure as a component of design excellence. It is anticipated that this will encourage proponents for development within the Liverpool City Centre to seek out innovative and sustainable waste management solutions.</p> <p>Various amendments to planning controls within the LEP as part of this proposal, including the removal and alterations of clauses does not undermine the intent of this direction. Rather, the amendments will strengthen the operation of the LEP.</p>
<p>3. Generating opportunity:</p> <ul style="list-style-type: none"> ✓ Meet the challenges of Liverpool's growing population 	<p>This planning proposal seeks to rezone the Casula Crossroads Industrial Precinct from IN3 Heavy Industrial to IN1 General industrial, as well as enable various land uses across various employment zones. The amendments are made in accordance with the suite of industrial land use studies informing this planning</p>

<hr/> <ul style="list-style-type: none"> · <i>Attract businesses for economic growth and employment opportunities</i> · <i>Create an attractive environment for investment</i> · <i>Advocate for, and develop, transport networks to create an accessible city</i> 	<p>proposal, reflecting the current and desired future operations of the various precincts. It is anticipated that the amendments will attract businesses, create employment opportunities and generate economic growth within Liverpool's existing employment centres.</p>
<hr/> <p>4. Leading through collaboration:</p> <ul style="list-style-type: none"> · <i>Seek efficient and innovative methods to manage our resources</i> · <i>Increase community engagement</i> · <i>Encourage community participation in decision-making</i> · <i>Strive for best practice in all Council processes</i> <hr/>	<p>This planning proposal is to undergo public exhibition in accordance with the community engagement plan outlined in Part 5 of this report.</p>

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

The planning proposal is consistent with all applicable State Environmental Planning Policies (SEPPs). An assessment of the consistency of the planning proposal with each SEPP is provided at Table 9.

Table 9: Assessment against relevant state environmental planning policies

SEPP	Consistent:	Comment:
No 19 – Bushland in Urban Areas	Yes	<p>SEPP 19 provides that development consent is required where a development disturbs bushland zoned or reserved for public open space purposes. This planning proposal seeks to rezone bushland in Dalmeny Reserve, Prestons from R2 General Residential to RE1 Public Recreation, ensuring the protection of the land.</p> <p>If development in other areas enabled by this planning proposal has the potential to impact bushland zoned or reserved for public open space purposes, it is to be assessed as part of the development application process.</p>
No 33 – Hazardous and Offensive Development	Yes	<p>SEPP 33 requires the applicant for a development application seeking consent for a potentially hazard or offensive industry to prepare a preliminary hazard analysis. This planning proposal seeks to include liquid fuel depots as permitted uses with consent in the IN3 Heavy Industrial land use zone. Liquid fuel depots may be categorised as hazardous or offensive development, depending on the scale or operations and possible impacts. Accordingly, any future development application seeking consent for a liquid fuel depot in the IN3 Heavy Industrial zone may require a preliminary hazard analysis. However, it should be noted that liquid fuel depots are already permitted with consent in the IN1 General Industrial and IN2 Light Industrial zones. Given the objectives of the IN3 zone to provide for more intensive industrial uses, liquid fuel depots are considered more appropriate in the IN3 zone as opposed to the IN1 and IN2 zones.</p>
No 44 – Koala Habitat Protection	Yes	<p>The Koala SEPP encourages the protection of koala habitat. The existing environmentally significant land mapping under LLEP 2008, proposed to be deleted as part of this LEP amendment, is likely to include koala habitat. The environmentally significant land mapping is being updated and is to be relocated to Council's website, allowing it to be amended on an as-needed basis (without requiring the submission of a planning proposal). Impacts to Koala habitat will still require assessment as part of the development application process in accordance with the provisions of the SEPP and LLEP 2020.</p>
No 55 – Remediation of Land	Yes	<p>SEPP 55 provides that, in preparing an environmental planning instrument, a planning authority is not to apply a zone to contaminated land if that zone would permit a change of use on that land, unless:</p> <ol style="list-style-type: none"> 1. The planning authority has considered whether the land is contaminated; 2. If the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable following remediation) for all of the permitted uses in that zone; and 3. If the land requires remediation to be suitable for a particular purpose, the remediation will be conducted before the land is used for that purpose.

		<p>This planning proposal will enable additional uses on land that are not already permitted under current planning controls. Nevertheless, any development enabled by this planning proposal will be required to demonstrate that the land is not contaminated or, if it is contaminated, that it can be adequately remediated to be suitable for the proposed use.</p>
No 70 – Affordable Housing (Revised Schemes)	Yes	<p>The Affordable Housing SEPP provides that there is a need for affordable housing in all areas of the State, including Liverpool. This planning proposal has no implications to the application of this SEPP within the LGA.</p>
Affordable Rental Housing 2009	Yes	<p>The Affordable Rental Housing SEPP sets development standards for new affordable rental housing. Additionally, it sets the requirements for complying development for secondary dwellings and group homes. Notwithstanding that this principal LEP amendment will rezone portions of the Moorebank Town Centre zoned R4 High Density Residential to R3 Medium Density Residential, those uses which are currently permitted under the SEPP will remain under the new zoning.</p>
Building Sustainability Index: BASIX 2004	Yes	<p>All residential development will continue to require achievement of BASIX standards in accordance with the SEPP.</p>
Coastal Management 2018	Yes	<p>The Coastal Management SEPP manages development in the coastal zone and protects the environmental assets of the coast and establishes a framework for land use planning to guide decision-making in the coastal zone. The application of the SEPP extends into the Liverpool LGA via the Georges River.</p> <p>The sites to be rezoned as part of this planning proposal are not located within the land to which the Coastal Management SEPP applies, with the exception of some of the sites under the control of Sydney Water which are to be rezoned to SP2 Infrastructure. The rezoning of these sites under the control of Sydney Water to SP2 (Sewerage System) and (Water supply system) will not have any impact on the Georges River and associated biodiversity as the aim of the rezoning is to preserve the current use.</p> <p>If any of the land uses made permissible with consent in the employment zones under this planning proposal are proposed within the area in which the Coastal Management SEPP applies, these will be assessed as part of the DA assessment process.</p>
Educational Establishments and Child Care Facilities 2017	Yes	<p>The Education SEPP sets development standards for exempt and complying development for educational establishments and child care centres. The proposed amendments will not reduce the quantity of prescribed zones in which educational establishments or child care facilities can be developed.</p> <p>The rezoning of the Casula Crossroads Industrial Precinct from IN3 Heavy Industrial to IN1 General Industrial makes development for the purposes of centre-based child care facilities permitted with consent. Clause 24 of the SEPP requires that the consent authority consider the following matters before determining a development application for a child care facility on land zoned IN1 General Industrial or IN2 Light Industrial:</p>

		<ol style="list-style-type: none"> 1. whether the proposed development is compatible with neighbouring land uses, including its proximity to restricted premises, sex services premises or hazardous land uses, 2. whether the proposed development has the potential to restrict the operation of existing industrial land uses, 3. whether the location of the proposed development will pose a health or safety risk to children, visitors or staff.
Exempt and Complying Development Codes 2008	Yes	<p>The planning proposal seeks to introduce community events and temporary use of Council land as exempt development (with certain conditions) under LLEP 2020. Additionally, it seeks to remove certain exempt and complying uses where these are a duplication of the Exempt and Complying SEPP. The amendment will not impose any additional restrictions on the carrying out of exempt or complying development under the SEPP.</p> <p>Schedule 2 Exempt development has been reviewed and duplications between this SEPP and the LEP are to be removed. There will be no implications for the provisions within this SEPP.</p>
Housing for Seniors or People with a Disability 2004	Yes	<p>The Seniors SEPP enables development for the purposes of seniors housing on or adjoining land zoned primarily for urban purposes, but only if development for the purposes of a dwelling house, residential flat building, hospital, special use (church, convent, educational establishment, school, seminary, etc.) is permitted with consent or land is being used for the purposes of an existing registered club. As dwelling houses are permitted with consent in both the R4 High Density Residential and R3 Medium Density Residential zones, the proposed rezoning of portions of Moorebank will not reduce the quantity of land available for the purposes of development for seniors housing in Liverpool.</p>
Infrastructure 2007	Yes	<p>The Infrastructure SEPP sets provisions for development permitted with consent, exempt development and complying development for the purposes of a broad range of infrastructure uses. Any uses which are permitted with consent, exempt or complying under the current zoning will remain under the proposed rezonings.</p> <p>The rezoning of sites under the control of Sydney Water to SP2 (Sewerage System) and SP2 (Water Supply) will enable the carrying out of certain sewer and water infrastructure works as exempt, complying and development without consent, which will better enable the future provision of essential infrastructure.</p>
State and Regional Development 2011	Yes	<p>The State and Regional Development SEPP provides:</p> <ol style="list-style-type: none"> 1. General requirements for state significant development (Schedule 1); 2. Identified sites for state significant development (Schedule 2); 3. General requirements for state significant infrastructure (Schedule 3); 4. Specified development on specified land for state significant infrastructure (Schedule 4); 5. Critical state significant infrastructure (Schedule 5); and 6. Regionally significant development (Schedule 7).

		None of the identified or specified sites are located within the Liverpool LGA. Any state significant development or infrastructure which can be pursued in the Liverpool LGA under the general requirements will be preserved.
State Significant Precincts 2005	Yes	LLEP 2020 does not include the portion of the Liverpool LGA to which the State Significant Precincts SEPP applies.
Sydney Region Growth Centres 2006	Yes	LLEP 2020 does not include the portion of the Liverpool LGA to which the Sydney Region Growth Centres SEPP applies.
Vegetation in Non-Rural Areas 2017	Yes	The Vegetation in Non-Rural Areas SEPP makes permits necessary for the clearing of vegetation in non-rural areas. There is not to be any change in the application of this SEPP following the gazettal of LLEP 2020.
Western Sydney Employment Area 2009	Yes	The LEP does not include the portion of the Liverpool LGA to which the Western Sydney Employment Area SEPP applies.
Western Sydney Parklands 2009	Yes	The LEP does not include the portion of the Liverpool LGA to which the Western Sydney Parklands SEPP applies.

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

The planning proposal is consistent with the applicable ministerial directions as discussed in Table 10 below.
Note: any direction which does not apply to the planning proposal is not listed.

Table 10: Compliance with s.9.1 Directions

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
Employment and Resources		
1.1 Business and Industrial Zones	Consistent	This planning proposal does not seek to eliminate existing industrial or business zones or reduce the total potential floor space for employment uses in business or industrial zones. The proposal seeks to:
<p>(4) A planning proposal must:</p> <ul style="list-style-type: none"> (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Secretary of the Department of Planning and Environment. 		<p>Rezone the Casula Crossroads Industrial Precincts from IN3 Heavy Industrial to IN1 General Industrial;</p> <p>Apply a maximum floor area for the following land uses as follows:</p> <ul style="list-style-type: none"> ○ Depots in the IN2 Light Industrial zone: 2,000m² ○ Transport depots in the IN2 Light Industrial zone: 2,000m² ○ Warehouse or distribution premises in the IN2 Light Industrial zone: 2,000m² ○ Vehicle sales or hire premises in any industrial zone: 500m² <p>Amend permissible uses within business and industrial zones;</p> <p>Specify that only retail and business premises are to be provided at ground floor in B4 Mixed Use developments;</p> <p>Remove minimum building street frontage provision for development in B6 zone;</p> <p>Rezone sites owned by Sydney Water, three of which are currently zoned for industrial uses.</p> <p>The rezoning of the Crossroads Casula Precinct is in accordance with the SWOT analysis within the <i>Liverpool Industrial Development Lands Study</i> (APP 2019; refer to Attachment I). The anticipated future development within the precinct better reflects the IN1 General Industrial zoning objectives and intended land use outcomes as opposed to the IN3 Heavy Industrial zone which supports hazardous and offensive industries which require greater separation from other uses.</p> <p>The introduction of maximum floor area controls for depots, transport depots and warehouse or distribution premises in the IN2 Light Industrial zone accords with the recommendations of the <i>Liverpool Industrial Development Lands Study</i> (APP 2019; refer to Attachment</p>

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
		<p>I). This aims to ensure that IN2 zoned land is used in accordance with its true purpose, and that larger industrial uses will be located in both IN1 and IN3 zoned precincts accordingly. The floor area restriction applying to vehicle sales or hire premises will provide additional flexibility within industrial precincts while ensuring that these particular uses remain ancillary to protect the sustainable growth and operation of industries in the IN1, IN2 and IN3 zone.</p> <p>The addition and removal of certain permissible uses from land use tables, and the specification of ground floor uses for development within the B4 Mixed Use zone, is consistent with this direction. These amendments do not change the location or floor space area of business or industrial zones, rather, specifies what can be developed within these zones. Likewise the amendment of Clause 7.5A to use the broad commercial term and include hotel and motel accommodation, does not reduce the area of business zoned land to which this clause applies.</p> <p>The proposed amendment to Schedule 1 Clause 7 to reduce the area to which additional uses for entertainment facilities, restaurants or cafes applies does not change the zoning of land, but will reduce additional permitted uses for certain land in Moorebank. The intent is to allow these additional uses on lots that surround the Moorebank town centre only, so the centre is compact.</p> <p>The removal of Clause 7.15 regarding minimum building street frontage within the B6 Enterprise Corridor zone, is consistent with this zone. It allows site constraints to be assessed by the RMS at the DA stage and does not change the location, or limit the floor space of business zoned land.</p> <p>Sydney Water sites Lot 10 DP 1171820, Lot 1 DP 564380 and Lot 1 DP 582009 are zoned IN1 General Industrial, IN2 Light Industrial and IN3 Heavy Industrial respectively. This amendment does not reduce potential industrial floor space, as the rezoning is to reflect the current use and future intended use of these sites as sewerage infrastructure.</p>

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
<p>1.2 Rural Zones</p> <p>(4) A planning proposal must:</p> <ul style="list-style-type: none"> (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone. (b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village). 	Consistent	<p>This planning proposal does not seek to rezone rural land or increase the permissible density of land within a rural zone. However, this planning proposal will effect rural zones in the following respects:</p> <ul style="list-style-type: none"> · Environmental protection works made permitted with consent (as opposed to without consent under current controls) in the RU1 Primary Production zone; and · Addition of optional standard instrument Clause 5.16 is applied under this planning proposal to minimise land use conflicts between residential development and rural and agricultural uses.
<p>1.5 Rural Lands</p> <p>(4) A planning proposal to which clauses 3(a) or 3(b) apply must:</p> <ul style="list-style-type: none"> (a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Secretary of the Department of Planning and Environment, and any applicable local strategic planning statement (b) consider the significance of agriculture and primary production to the State and rural communities (c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources (d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions (e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities (f) support farmers in exercising their right to farm (g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land uses 	Consistent	<p>This direction only applies if a planning proposal:</p> <ul style="list-style-type: none"> (a) will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or (b) changes the existing minimum lot size on land within a rural or environment protection zone. <p>This planning proposal is consistent with this direction, as it seeks to reduce conflict between rural/environmental and residential land uses by introducing the standard instrument Clause 5.16.</p> <p>Sydney Water site Lot 201 DP 1117280 is currently zoned E2 Environmental Conservation and is to be rezoned to SP2 Infrastructure. This amendment is to reflect the current and intended future use of this site as sewerage infrastructure, and therefore is not inconsistent with the intent of this direction.</p>

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
<ul style="list-style-type: none"> (h) consider State significant agricultural land identified in State Environmental Planning Policy (Primary Production and Rural Development) 2019 for the purpose of ensuring the ongoing viability of this land (i) consider the social, economic and environmental interests of the community. 		
Environment and Heritage		
2.1 Environment Protection Zones <ul style="list-style-type: none"> (4) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. (5) A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands". 	Justifiably Consistent	<p>As discussed above, Lot 201 DP 1117280 is zoned E2 Environmental Conservation and is to be rezoned to SP2 Infrastructure (Sewerage System). The site is approximately 1,750m² and forms a minor part of the Wurrungwuri Reserve in Moorebank. This change is of minor significance as the rezoning will reflect the current use of the site and will not have additional impacts on the site.</p> <p>Additionally, it is proposed to relocate environmentally significant land mapping from the LEP to Council's website and amend Clause 7.6 to refer to Council's website. This will allow Council to add or remove environmentally significant lands from the mapping on a more regular basis without legislative changes. There will be no loss of protections of environmentally significant lands as a consequence of this amendment as consideration of impacts remains a statutory provision under Clause 7.6.</p>
2.3 Heritage Conservation <ul style="list-style-type: none"> (4) A planning proposal must contain provisions that facilitate the conservation of: <ul style="list-style-type: none"> (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and 	Consistent	<p>The proposed amendments to Schedule 5 are primarily administrative. Heritage items which are proposed to be deleted are proposed to be demolished to develop the Western Sydney International Airport. No new heritage items are proposed.</p>

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
<p>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</p>		
Housing, Infrastructure and Urban Development		
3.1 Residential Zones		
<p>(1) The objectives of this direction are:</p> <ul style="list-style-type: none"> (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands. <p>(2) This direction applies to all relevant planning authorities.</p> <p>(3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:</p> <ul style="list-style-type: none"> (a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary), (b) any other zone in which significant residential development is permitted or proposed to be permitted. <p>(4) A planning proposal must include provisions that encourage the provision of housing that will:</p> <ul style="list-style-type: none"> (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. 	<p>Justifiably inconsistent</p>	<p>It is proposed to rezone portions of R4 High Density Residential land in Moorebank to R3 Medium Density Residential. This proposal is justifiably consistent with this direction.</p> <p>The proposed amendments are consistent with the objectives and intended outcomes of this direction, as detailed within the <i>SGS Moorebank Rezoning Advice</i> (SGS 2019; refer to Attachment D) and <i>Liverpool Housing Study</i> (SGS 2019; refer to Attachment E), which have been prepared in support of the planning proposal.</p> <p>The SGS Moorebank Rezoning Advice notes that under the current development standards, RFB development is unlikely to be feasible on those lots currently zoned R4 High Density Residential which are proposed to be rezoned to R3 Medium Density Residential. On the other hand, the redevelopment of these lots under an R3 zoning is more likely to be feasible.</p> <p>The planning proposed is therefore consistent with this direction as this redevelopment would contribute to the supply of attached dwellings within the LGA. In addition to housing supply, the redevelopment would also increase housing choice as attached dwellings are currently not a common building typology within the eastern part of the LGA.</p> <p>The Liverpool Housing study finds that the LGA is capable of meeting dwelling targets under the Western City District Plan and there is no requirement to rezone land to increase housing supply until 2036. In regards to this, the SGS Moorebank Rezoning Advice states that the</p>

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
<p>(5) A planning proposal must, in relation to land to which this direction applies:</p> <ul style="list-style-type: none"> (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land. 		<p><i>“overall impact of the proposed rezoning on housing capacity in the Liverpool LGA is minimal” (p9).</i></p> <p>Additionally, the Housing Study notes that whilst dwelling capacity exists, not all land is currently feasible to develop, particularly in relation to the development of residential flat buildings within the R4 zone outside of the city centre (p166). As the SGS Moorebank Rezoning Advice finds that redevelopment for these lots is unlikely to occur, the proposal will essentially have no impact on the feasible housing capacity within the LGA (p13).</p> <p>Furthermore:</p> <ul style="list-style-type: none"> • Whilst serviced by a retail centre and community facilities which could support additional housing capacity, the Moorebank town centre precinct has limited public transport accessibility to justify additional housing density; • Medium density development is more compatible with the predominant low density residential character and is less likely to result in interface issues including visual bulk and scale, overshadowing and loss of visual and acoustic privacy; • R4 High Density Residential zoning has been retained in portions of Moorebank where such development has already occurred; • There are other areas within Moorebank which may be better suited to high density residential uses, such as Moorebank East which is currently under preliminary investigation and subject to several planning proposals. • Transitioning to R3 Medium Density Residential may decrease development expectations and land values, making other forms of multi-dwelling and attached housing feasible, improving housing diversity and adding supply; and • A transition to R3 Medium Density Residential may open up a potentially easier complying development pathway through the low rise medium density housing code (when implemented). This could make development more feasible in the area, as noted in the <i>Liverpool Housing Study</i> (p166).

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
<p>3.4 Integrating Land-Use and Transport</p> <p>(4) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <ul style="list-style-type: none"> (a) <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and (b) <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001). 	Consistent	Rezoning of portions of R4 High Density Residential land in Moorebank to R3 Medium Density Residential is commensurate with the level of public transport accessibility, as supported by the <i>Liverpool Housing Study</i> (SGS 2019; refer to Attachment E). R4 High Density Residential land use zoning has been retained areas where high density residential development has occurred.
Hazard and Risk		
<p>4.3 Flood Prone Land</p> <p>(4) A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas).</p> <p>(5) A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.</p> <p>(6) A planning proposal must not contain provisions that apply to the flood planning areas which:</p> <ul style="list-style-type: none"> (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the development of that land, (d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or (e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in flood ways or high hazard areas), roads or exempt development. <p>(7) A planning proposal must not impose flood related development controls above the residential flood planning</p>	Consistent	This planning proposal is consistent with this direction as it seeks to improve safety, by requiring residential accommodation to be capable of occupation and evacuation during flood events at or above the flood planning level.

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
<p>level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).</p> <p>(8) For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).</p>		
Regional Planning		
5.10 Implementation of Regional Plans	Consistent	The planning proposal is consistent with the Regional and District Plans (refer to assessment in Table 6).
<p>(4) Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.</p>		
Local Plan Making		
6.1 Local Plan Making		This planning proposal is to establish the LLEP 2020. This plan consistent with the objective of this direction, as it updates the current LLEP 2008 through various housekeeping amendments to ensure LEP provisions encourage the efficient and appropriate assessment of development.
<p>(4) A planning proposal must:</p> <ul style="list-style-type: none">(a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and(b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:<ul style="list-style-type: none">(i) the appropriate Minister or public authority, and(ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and		

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
<p>(c) not identify development as designated development unless the relevant planning authority:</p> <ul style="list-style-type: none"> (i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and (ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act. 		
<p>6.2 Reserving Land for Public Purposes</p>	Consistent	The following amendments are consistent with this direction as they
<p>(4) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).</p> <p>(5) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</p> <ul style="list-style-type: none"> (a) reserve the land in accordance with the request, and (b) include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and (c) identify the relevant acquiring authority for the land. 		<p>are minor in nature.</p> <p>The planning proposal removes land acquisition requirements from land at Dalmeny Reserve, Prestons because acquisition by Council has been completed.</p> <p>Acquisition requirements along the western boundary of Bigge Park, Liverpool have also been removed, as they are no longer required.</p> <p>Land reservation acquisition requirements have been added to Lot 2 DP 1074727, to correct a mapping anomaly on this lot at Fifteenth Avenue. The alignment of the land acquisition is proposed to be consistent with the SP2 (Classified Road) land use zoning. RMS will be consulted once a Gateway determination is issued.</p>

S. 9.1 DIRECTIONS	CONSISTENCY COMMENT
<p>(6) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</p> <ul style="list-style-type: none"> (a) include the requested provisions, or (b) take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired. <p>(7) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.</p>	
<p>6.3 Site Specific Provisions</p> <p>(4) A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:</p> <ul style="list-style-type: none"> (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. <p>(5) A planning proposal must not contain or refer to drawings that show details of the development proposal.</p>	<p>This planning proposal seeks to:</p> <ul style="list-style-type: none"> · Rezone portions of Moorebank from R4 High Density Residential to R3 Medium Density Residential: uses permitted with consent in the R3 Medium Density Residential zone are already permitted with consent under the current R4 High Density Residential zone. · Rezone the Crossroads Casula Industrial Precincts from IN3 Heavy Industrial to IN1 General Industrial: the rezoning is made to reflect development which has occurred and is expected to continue to occur within the precinct. · Rezone sites under the control of Sydney Water to SP2 (Sewerage System) and SP2 (Water Supply): the rezoning will restrict development to that which is ancillary to the critical infrastructure contained within these sites. · Enable a number of land uses across the employment zones: the amendment is not site-specific.
Metropolitan Planning	

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
7.1 Implementation of A Plan for Growing Sydney (4) Planning proposals shall be consistent with: (a) the NSW Government's A Plan for Growing Sydney published in December 2014.	Consistent	<p><i>A Plan for Growing Sydney</i> (DPE 2014) sets four goals for Sydney as follows:</p> <ul style="list-style-type: none"> · Goal 1: A competitive economy with world-class services and transport. · Goal 2: A city of housing choice, with homes that meet our needs and lifestyles. · Goal 3: A great place to live with communities that are strong, healthy and well connected. · Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land resources. <p>The goals of <i>A Plan for Growing Sydney</i> are further developed in the <i>Greater Sydney Region Plan – A Metropolis of Three Cities</i> (GSC 2018) and <i>Western City District Plan</i> (GSC 2018). The planning proposal is consistent with the Region and District Plan (refer to Table 6) and is consistent with the Goals of <i>A Plan for Growing Sydney</i>.</p>
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan (4) A planning proposal is to be consistent with the Stage 1 Land Use and Infrastructure Implementation Plan approved by the Minister for Planning and as published on 20 August 2018 on the website of the Department of Planning and Environment (Implementation Plan).	Consistent	The planning proposal is not inconsistent with the implementation plan.

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?

All sites to be rezoned as part of this planning proposal are within established urban areas. Impacts to the natural environment arising from development enabled by this planning proposal is unlikely. Where development may impact critical habitat or threatened species, populations or ecological communities or their habitats, provisions within the following legislation remain in place as part of the DA assessment process:

- SEPP No 19 – Bushland in Urban Areas;
- SEPP No 33 – Hazardous and Offensive Development;
- SEPP No 44 – Koala Habitat Protection;
- SEPP No 55 – Remediation of Land;
- SEPP (Coastal Management) 2018;
- SEPP (Vegetation in Non-Rural Areas) 2017; and
- Environmentally significant land mapping (proposed to be relocated to Council's website as part of this planning proposal).

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

There are no other likely environmental effects as a result of this planning proposal. As discussed below, the proposed amendments to the LEP will have positive social and economic impacts.

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

Rezoning of portions of Moorebank from R4 High Density Residential to R3 Medium Density Residential will likely have positive social and economic effects, as supported by the *SGS Moorebank Rezoning Advice* (SGS 2019; refer to **Attachment D**) and the *Liverpool Housing Study* (SGS 2019; refer to **Attachment E**) on the following grounds:

- There is adequate capacity in the broader LGA to accommodate for housing demand to 2036;
- Redevelopment is likely to be more feasible for these lots under an R3 Medium Density Residential zone compared to the existing R4 High Density Residential zone. Whilst some high density development has occurred in Moorebank, development feasibility is reliant on site amalgamation costs that are not consistent throughout the suburb;
- As redevelopment of these lots is likely to be more feasible, the rezoning is likely to contribute to increased housing supply and choice within Moorebank;
- Medium density residential development is more compatible with the predominant low density residential character and less likely to result in interface issues such as visual bulk and scale, overshadowing and loss of visual and acoustic privacy;
- R4 High Density Residential zoning has been retained in areas where such development has already occurred;
- Whilst serviced by a retail centre and community facilities which supports additional housing capacity, Moorebank has limited public transport accessibility to justify additional high density housing in the form of apartments; and
- There may be other areas within Moorebank which are better suited to high density residential uses, such as Moorebank East which is currently under preliminary investigation and subject to several planning proposals.

The Housing Study notes that decreases in land values associated with this rezoning could disadvantage local land owners (p.166). The *SGS Moorebank Rezoning Advice* recognises that land owners and purchasers have high expectations for land prices for these sites, given their R4 zoning. These higher expectations are reducing the feasibility of the land for development, as the willingness to develop the land with dwelling types other than residential flat buildings is reduced under the R4 zoning.

Importantly, the SGS Moorebank Rezoning Advice states that “*Development feasibility is only one of the considerations should form inform land use planning. Other important considerations include local character, community needs and preferences, sustainability and alignment of development with local infrastructure availability. Even if development is unlikely to be feasible under current market conditions, development feasibility may change in the future in response to changes in the housing market*” (p13).

Rezoning of the Crossroads Casula Industrial Precinct from IN3 Heavy Industrial to IN1 General Industrial will not have any adverse economic or social effects. The rezoning is in accordance with the *Liverpool Industrial Development Lands Study* (APP 2019; refer to **Attachment I**) which provides that the current and anticipated future development within the precinct better aligns with an industrial zoning other than the current IN3 Heavy Industrial zoning.

Other amendments proposed as part of this planning proposal are likely to have a positive social and economic impacts.

- The rezoning of sites under the control of Sydney Water to SP2 (Sewerage System) and SP2 (Water Supply System) will ensure that these sites are retained in perpetuity for the existing infrastructure purpose.
- Additional permissible uses within various land use tables will allow for increased opportunities on sites across the LGA. The removal of certain uses as permissible with consent is also justified as these are deemed to be incompatible with the intent and objectives of their zone.
- The introduction of miscellaneous permissible use clauses for specific uses within industrial zones, will still permit the viable development of these uses, yet the development will be limited to the preferred size.
- The addition of Standard Instrument LEP Clause 5.16 will address potential land use conflict when planning for residential development in rural areas. This clause will not limit development, so long as potential conflict is effectively managed.
- The addition of waste and recycling management as a design excellence provision will result in positive social and environmental implications, whilst not having unreasonable economic implications.
- The removal of Clauses 7.13 and 7.15 relating to minimum lot widths for residential development, and minimum street frontage within the B6 Enterprise Corridor zone respectively, will have positive economic implications, as applicants will not have to submit costly variations as part of their Development Application. Rather, these standards can be addressed effectively by the DCP, or with consultation with RMS.
- The amendment of Clause 7.5A to use the broad commercial premises term, rather than listing individual uses, and the addition of hotel and motel accommodation, will broaden the application of this clause, which allows for increased FSR provisions. This amendment is in accordance with the intent of Amendment 52 to the LLEP 2008, which originally introduced this clause.
- The requirement for ground floor development in the B4 Mixed Use zone to have retail or business premises only will result in both positive social and economic effects. This clause will create active frontages within this zone, rather than allow the broad commercial use to apply at the ground floor level, which may result in street frontages with no interface.
- The alteration of Clause 7.33 to remove additional controls for dwelling houses in R3 Medium Density will have positive implications, as future development will have to abide by the general R3 Medium Density Residential standards instead of the increased FSR allowed by this provision. The dwellings will be proportionate to the surrounding medium density housing, and not have adverse environmental impacts by having an unnecessarily large footprint for a dwelling house.
- The amendment of Schedule 1 Clause 7 to reduce the area to which additional permitted uses for entertainment facilities, restaurants or cafes in residential areas in Moorebank applies, will not have adverse social and economic impacts. This is an additional permitted use and does not restrict or limit permissible development under the existing or proposed land use zone.

- ✓ The addition of community events and temporary uses of Council land as exempt development (subject to conditions) will have a significant positive social impact, encouraging community festivals for the benefit of the residents of the Liverpool LGA.
- ✓ Amendments to flooding provisions will ensure improved safety requiring that residential accommodation is capable of being occupied and evacuated during flood events at or above the flood planning level.
- ✓ Amendments to the design excellence provisions will encourage better built form and waste management outcomes.

Section D – State and Commonwealth interests

3.10 Is there adequate public infrastructure for the planning proposal?

The proposed rezoning of the Crossroads Casula Industrial Precinct from IN3 Heavy Industrial to IN1 General Industrial and portions of Moorebank from R4 High Density Residential to R3 Medium Density Residential will not place any additional demands on infrastructure in terms of utilities, transport or the like. Any future DAs enabled by the rezoning of these precincts or the additional land uses proposed across Liverpool's employment zones are required to demonstrate adequate servicing.

The rezoning of Sydney Water sites to SP2 (Sewerage System) and SP2 (Water Supply System) will ensure existing sewage and water infrastructure is retained in perpetuity.

Future development in the employment precincts affected by this planning proposal will be required to demonstrate satisfactory arrangements for infrastructure as part of the DA process.

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

The proposed rezoning of sites under the control of Sydney Water to SP2 (Sewerage System) and SP2 (Water Supply System) is in accordance with correspondence provided by Sydney Water (refer to **Attachment J**).

The views of other State and Commonwealth public authorities will be sought as part of the Gateway process. These are likely to include:

- Roads and Maritime Services (RMS): Development enabled by the proposed amendments to the LEP are unlikely to generate significant additional traffic impacts.
- NSW Premier and Cabinet: The proposed amendments to Schedule 5 are primarily administrative. Heritage items which are proposed to be deleted from the list have been demolished or deconstructed. No new heritage items are proposed.

Part 4 – Mapping

The maps listed below are proposed to be amended as part of this planning proposal. As this planning proposal will be establishing the LLEP 2020, the date of application for all maps will become the date of gazettal of this plan and all historical maps are to be removed.

Land Zoning Map

LZN 008: 4900_COM_LZN_008_020_20170821
LZN 012: 4900_COM_LZN_012_005_20180710
LZN 013: 4900_COM_LZN_013_020_20160413
LZN 014: 4900_COM_LZN_014_020_20170821
LZN 015: 4900_COM_LZN_015_020_20130131

Lot Size Map

LSZ 008: 4900_COM_LSZ_008_020_20170821
LSZ 013: 4900_COM_LSZ_013_020_20160217
LSZ 014: 4900_COM_LSZ_014_020_20170821
LSZ 015: 4900_COM_LSZ_015_020_20130312

Floor Space Ratio Map

FSR 008: 4900_COM_FSR_008_020_20170821
FSR 012: 4900_COM_FSR_012_005_20180717
FSR 013: 4900_COM_FSR_013_020_20160413
FSR 014: 4900_COM_FSR_014_020_20180717
FSR 015: 4900_COM_FSR_015_020_20120730

Height of Buildings Map

HOB 008: 4900_COM_HOB_008_020_20170821
HOB 012: 4900_COM_HOB_012_005_20180710
HOB 013: 4900_COM_HOB_013_020_20160413
HOB 014: 4900_COM_HOB_014_020_20170821
HOB 015: 4900_COM_HOB_015_020_20120730

Key Sites Map

KYS 011: 4900_COM_KYS_011_005_20180730
KYS 014: 4900_COM_KYS_014_020_20180730
KYS 015: 4900_COM_KYS_015_020_20130814

Heritage Map

HER 001: 4900_COM_HER_001_020_20110210
HER 002: 4900_COM_HER_002_020_20130228
HER 003: 4900_COM_HER_003_020_20110210
HER 005: 4900_COM_HER_005_020_20140716
HER 011: 4900_COM_HER_011_005_20110526
HER 012: 4900_COM_HER_012_005_20110210

Urban Release Area Map

URA 007: 4900_COM_URA_007_020_20140716
URA 008: 4900_COM_URA_008_020_20140716
URA 013: 4900_COM_URA_013_020_20140716
URA 015: 4900_COM_URA_015_020_20080815

Land Reservation Acquisition Map

LRA 008: 4900_COM_LRA_008_020_20150402
LRA 011: 4900_COM_LRA_011_005_20160707
LRA 013: 4900_COM_LRA_013_020_20160217

Delayed Rezoning Map (Removal all)

DLZ 009: 4900_COM_DLZ_009_020_20080815
DLZ 013: 4900_COM_DLZ_013_020_20080815

Environmentally Significant Land Map (remove all)

ESL 001: 4900_COM_ESL_001_020_20080815
ESL 002: 4900_COM_ESL_002_020_20130228
ESL 003: 4900_COM_ESL_003_020_20080815
ESL 004: 4900_COM_ESL_004_020_20080815
ESL 005: 4900_COM_ESL_005_020_20140716
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ESL 007: 4900_COM_ESL_007_020_20140716
ESL 008: 4900_COM_ESL_008_020_20140716
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Moorebank Town Centre

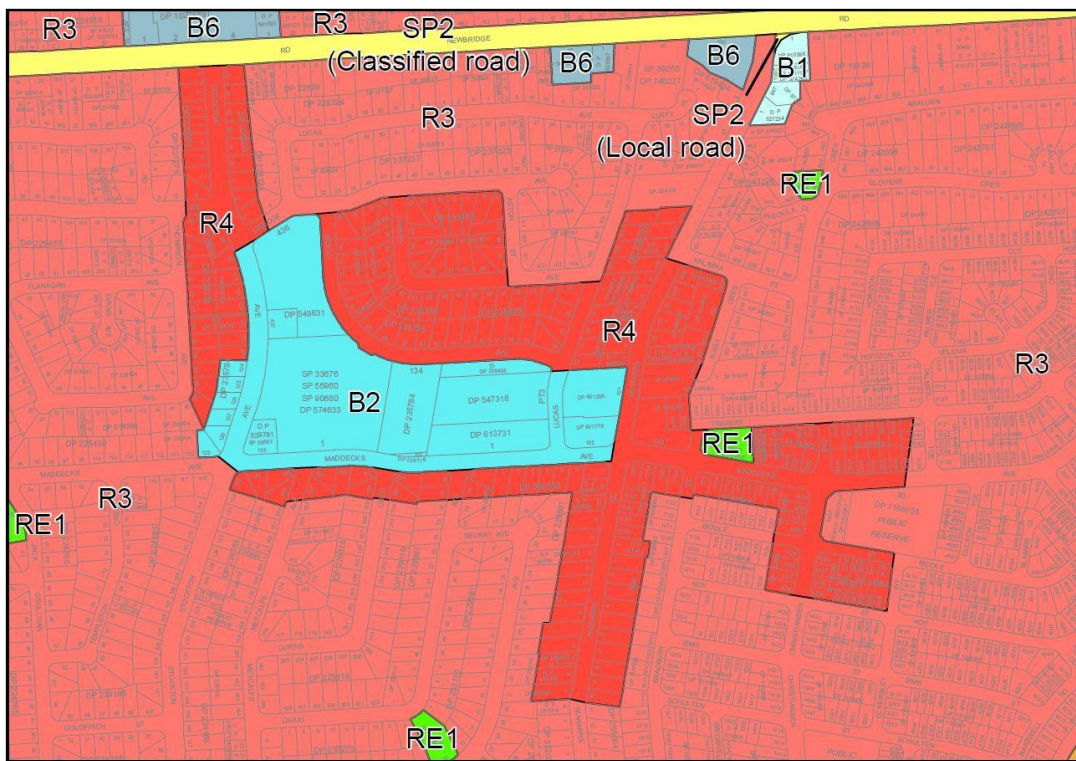


Figure 10: Existing Moorebank town centre land use zoning map (Maps 014 & 015)

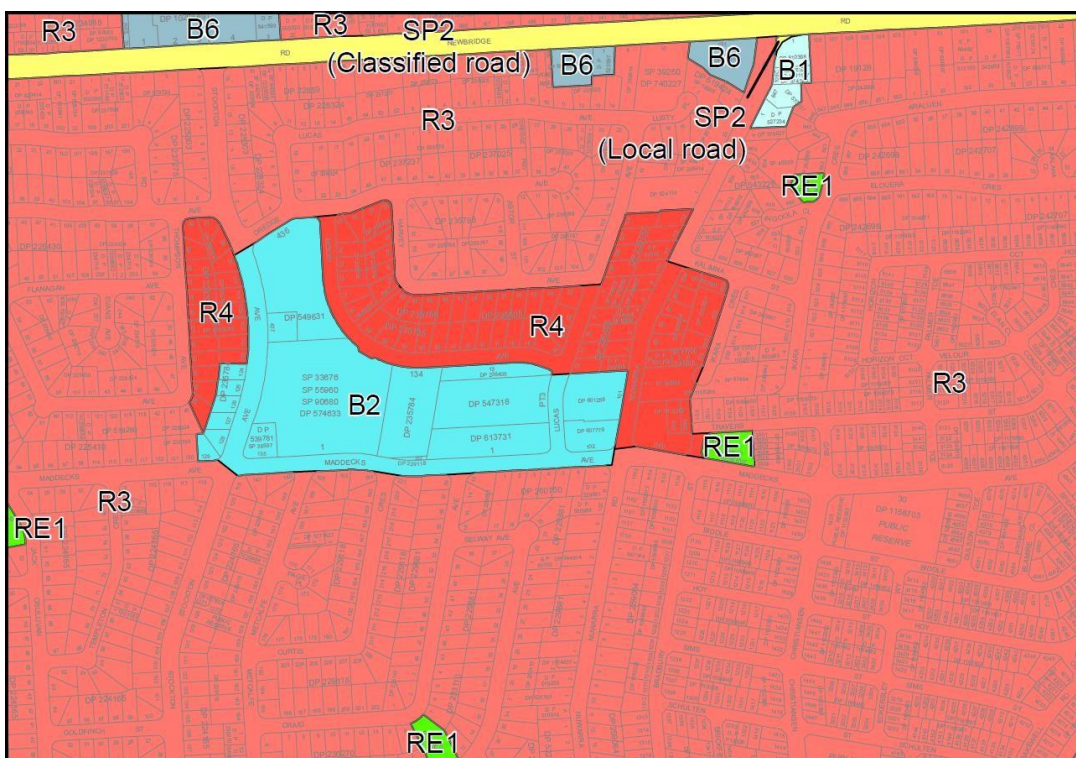


Figure 11: Proposed Moorebank town centre land use zoning map (Maps 014 & 015)



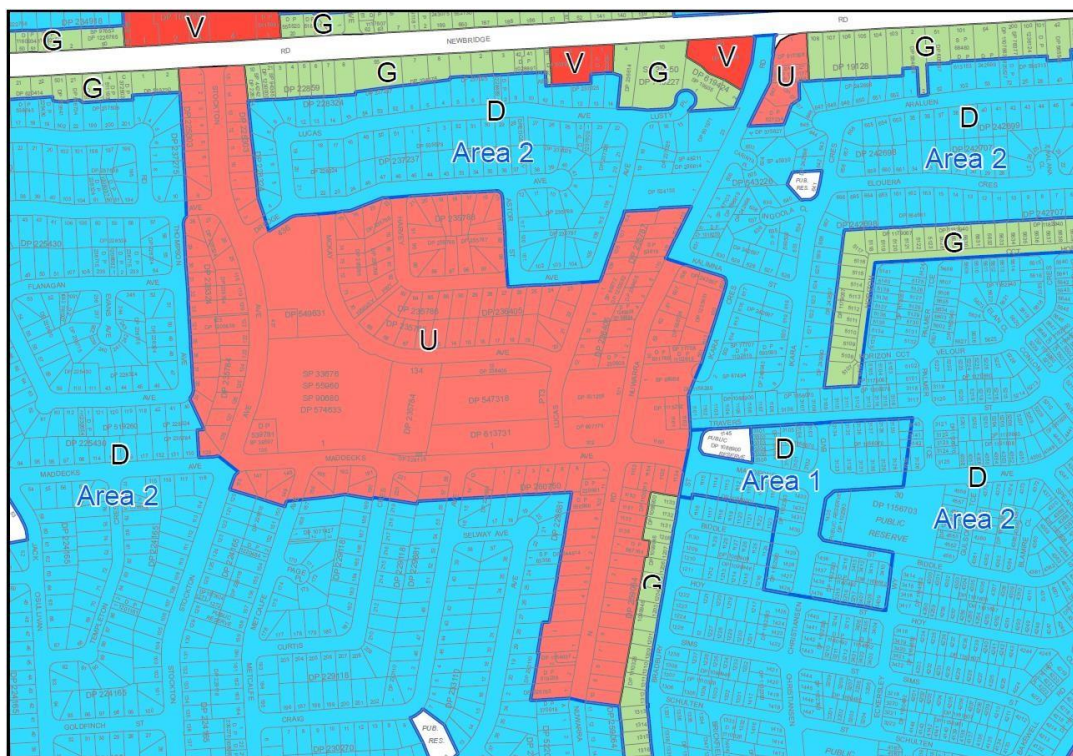


Figure 12: Existing Moorebank town centre minimum lot size map (Maps 014 & 015)

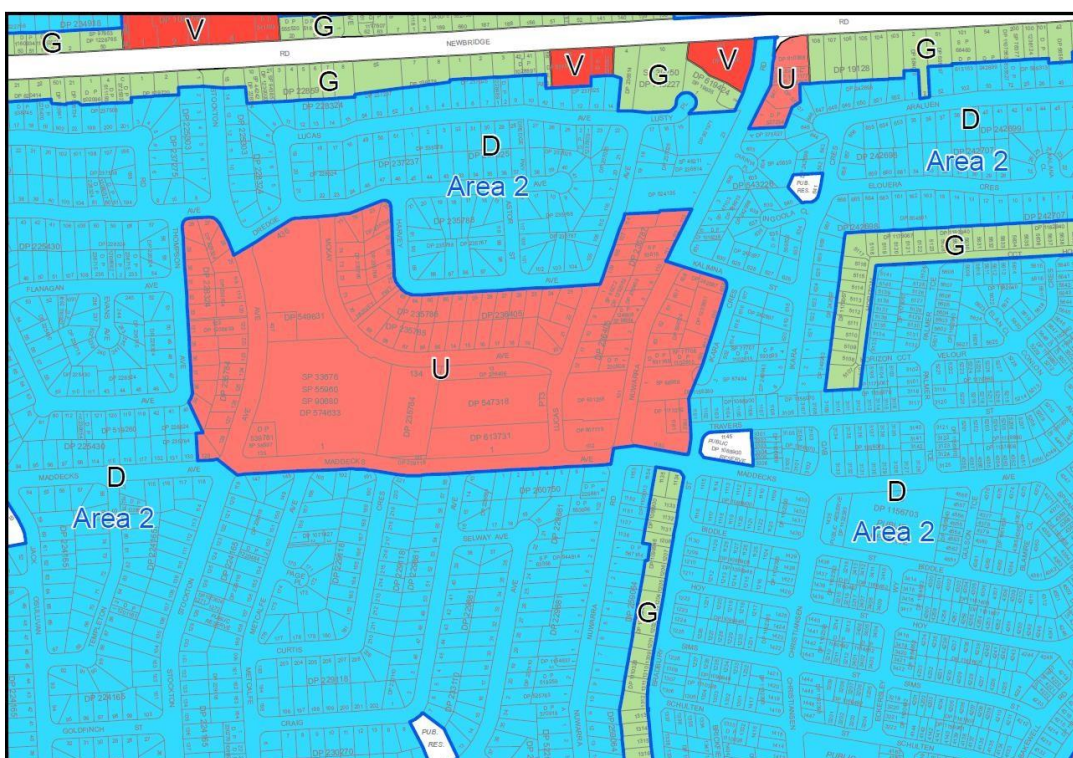


Figure 13: Proposed Moorebank town centre minimum lot size map (Maps 014 & 015)



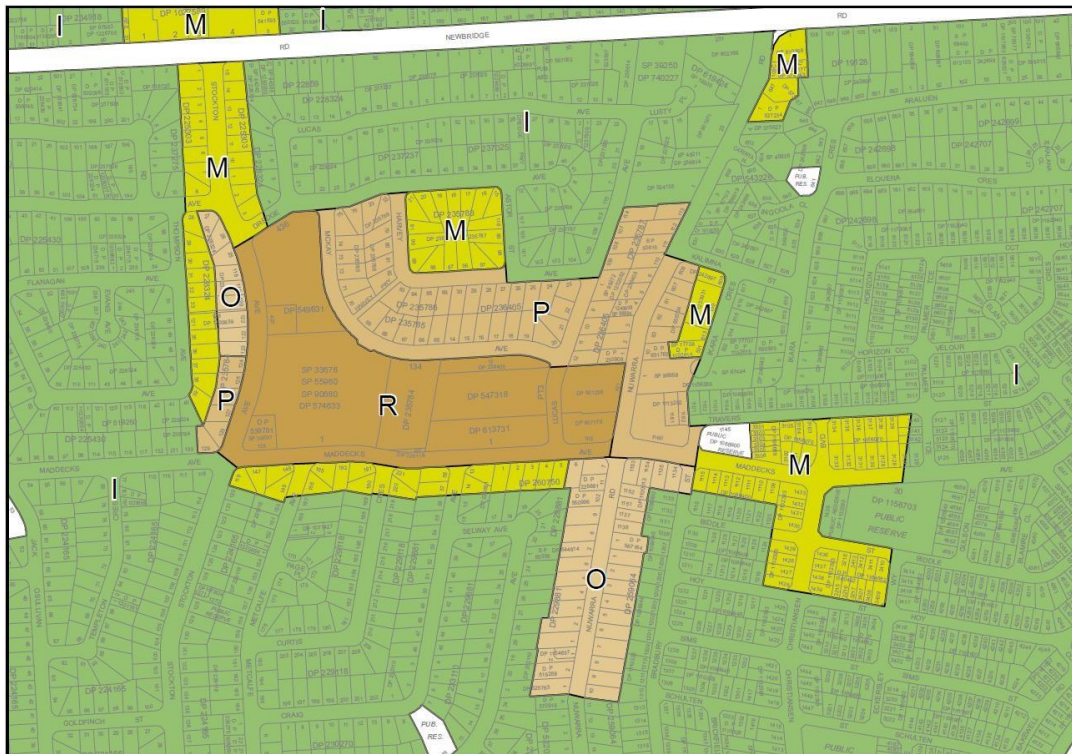


Figure 14: Existing Moorebank town centre maximum height of buildings map (Maps 014 & 015)

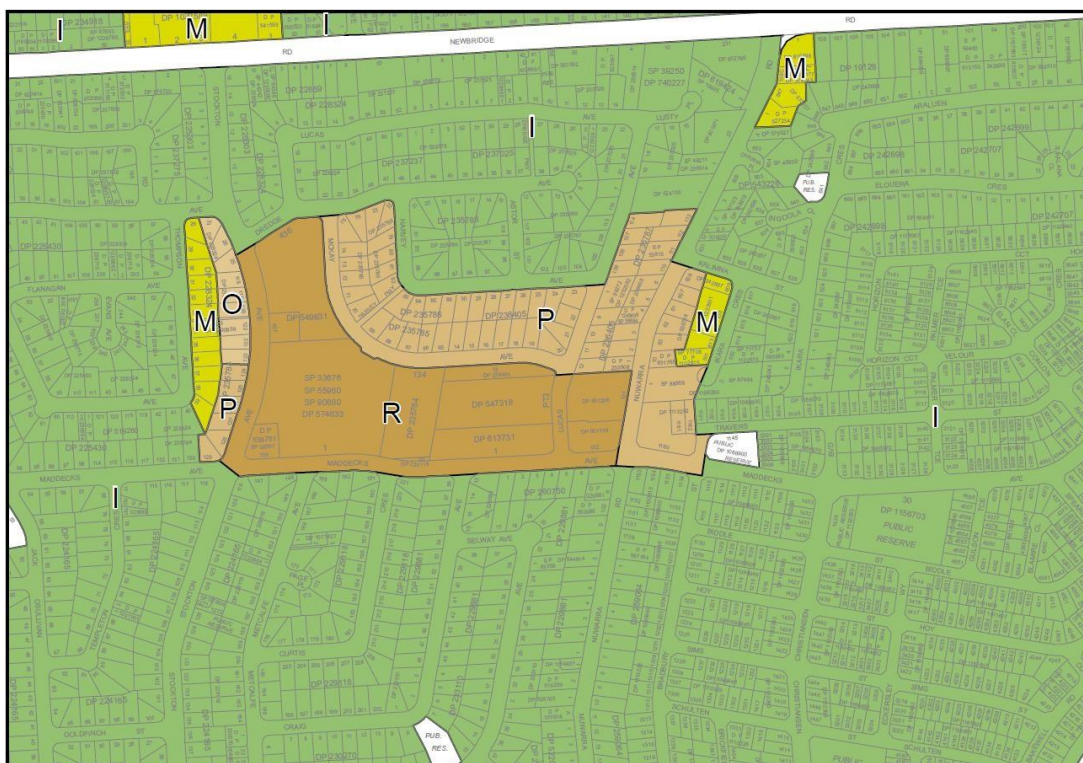
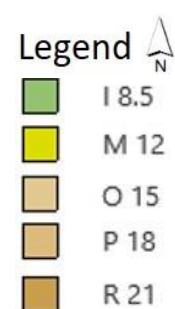


Figure 15: Proposed Moorebank town centre maximum height of buildings map (Maps 014 & 015)



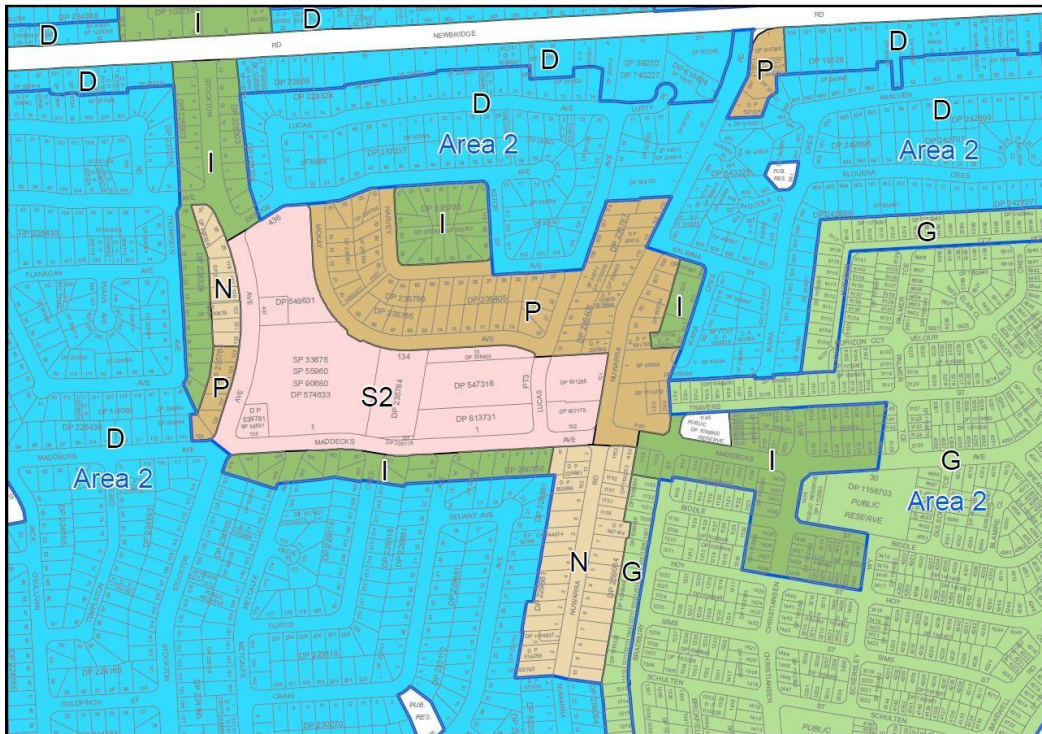


Figure 16: Existing Moorebank town centre maximum FSR map (Maps 014 & 015)

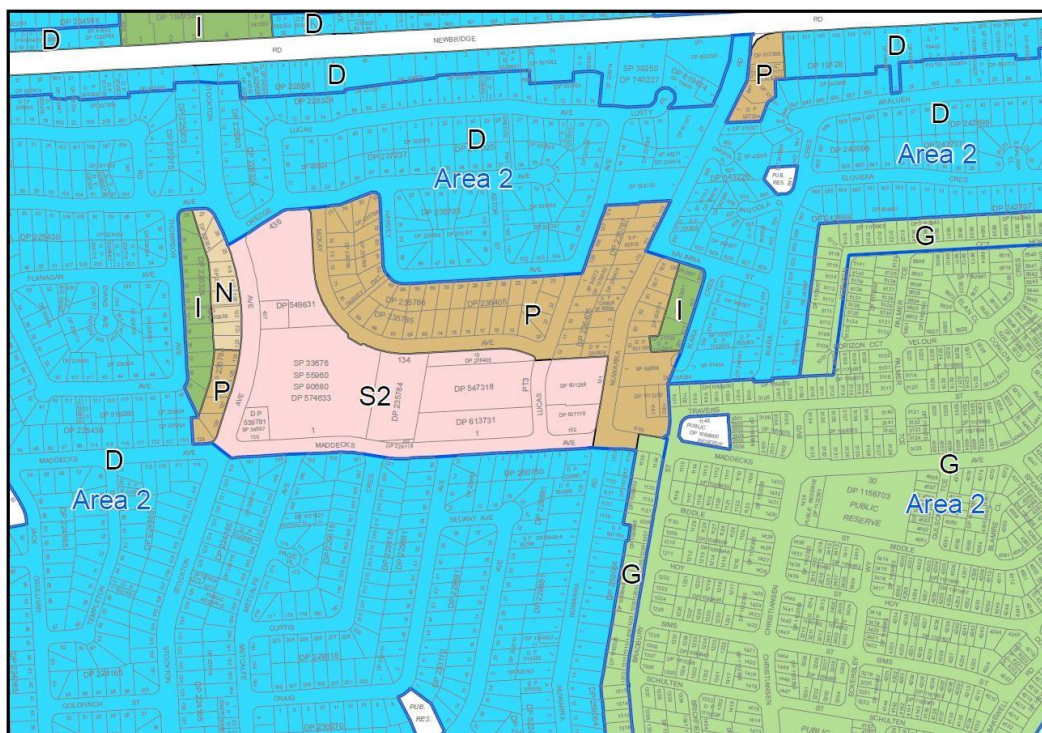
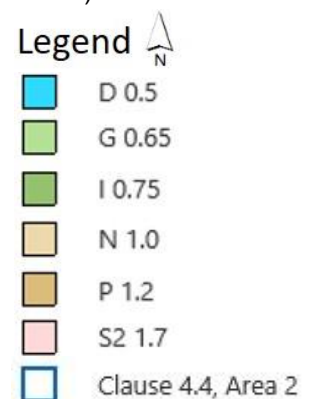


Figure 17: Proposed Moorebank town centre maximum FSR map (Maps 014 & 015)



Crossroads Casula Industrial Precinct

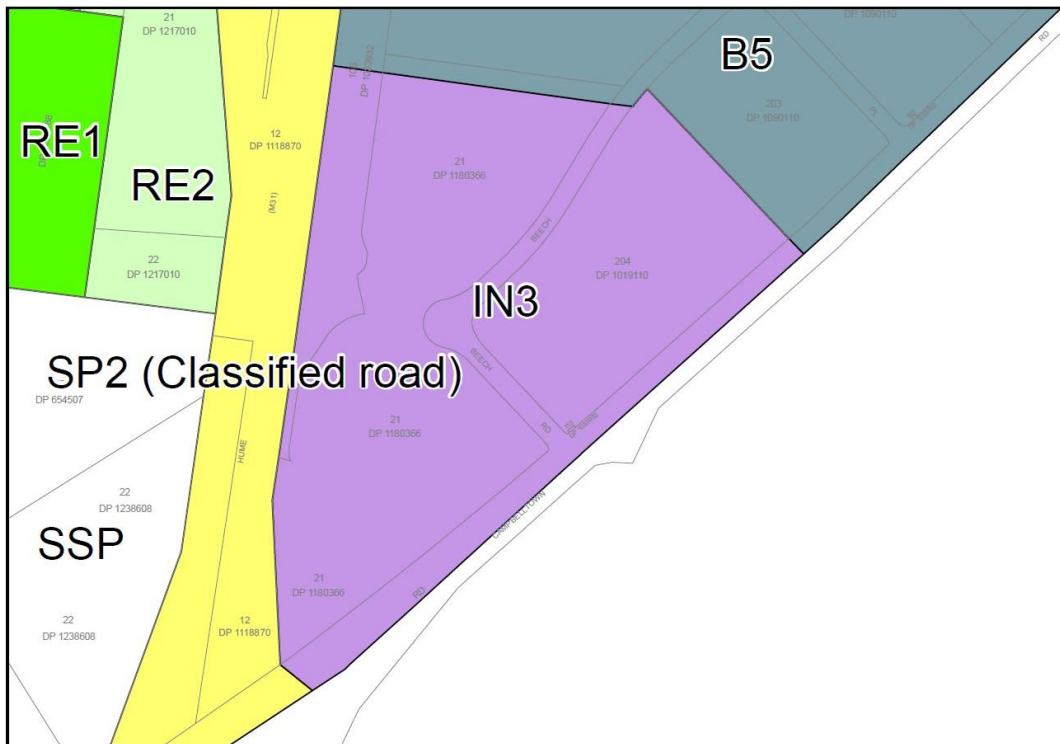


Figure 18: Existing Crossroads Casula land use zoning map (Map 013)

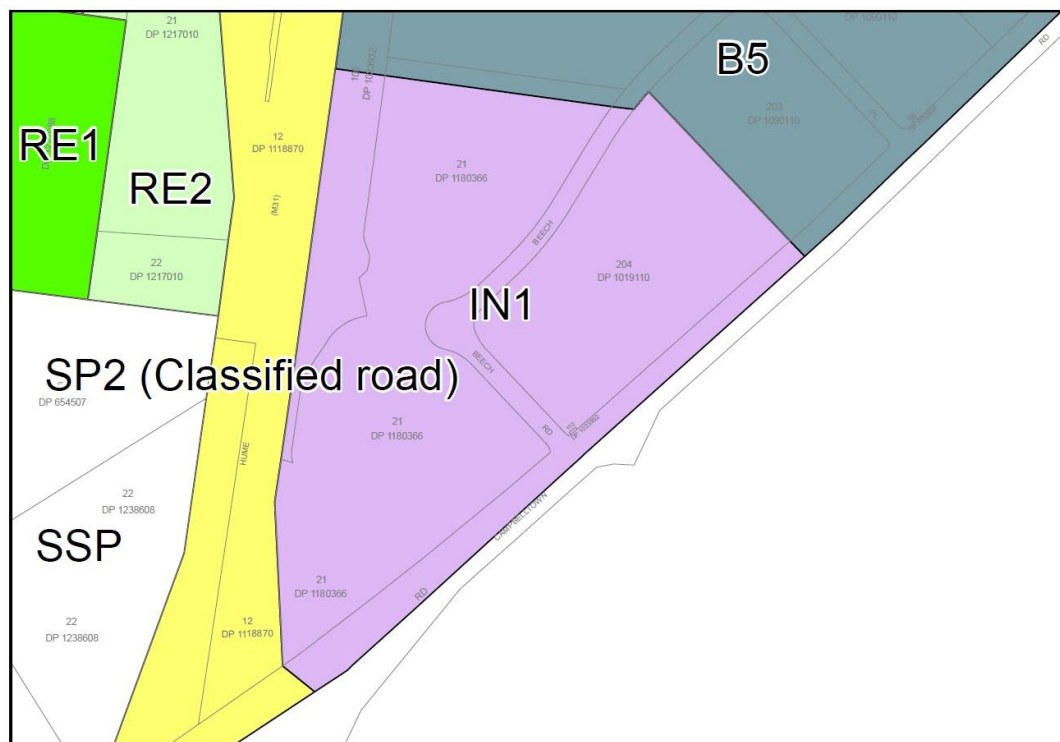


Figure 19: Proposed Casula Crossroads land use zoning map (Map 013)



Sydney Water Sites

- Rezone 12 sites (13 lots) to SP2 Infrastructure (Sewerage System) or (Water Supply System). Corresponding development standards (Floor Space Ratio and Height) are to be removed accordingly.

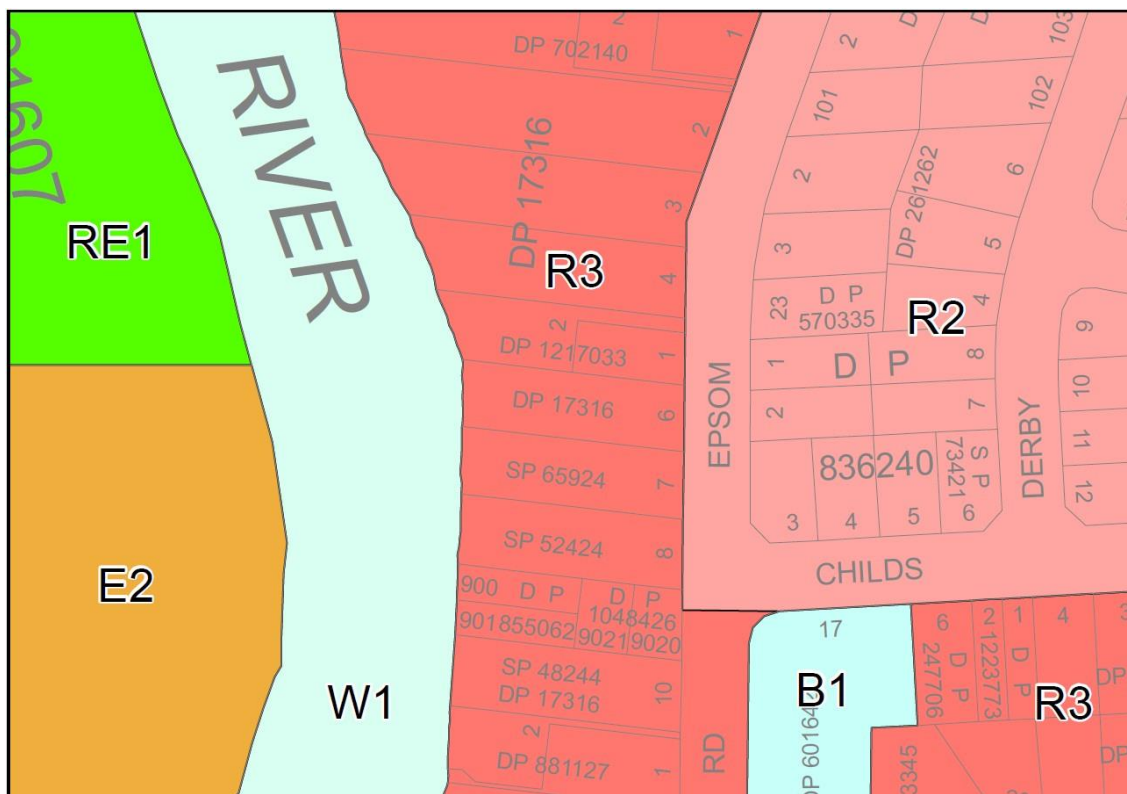


Figure 20: Existing 155 Epsom Road, Chipping Norton land use zoning map (Map 014)

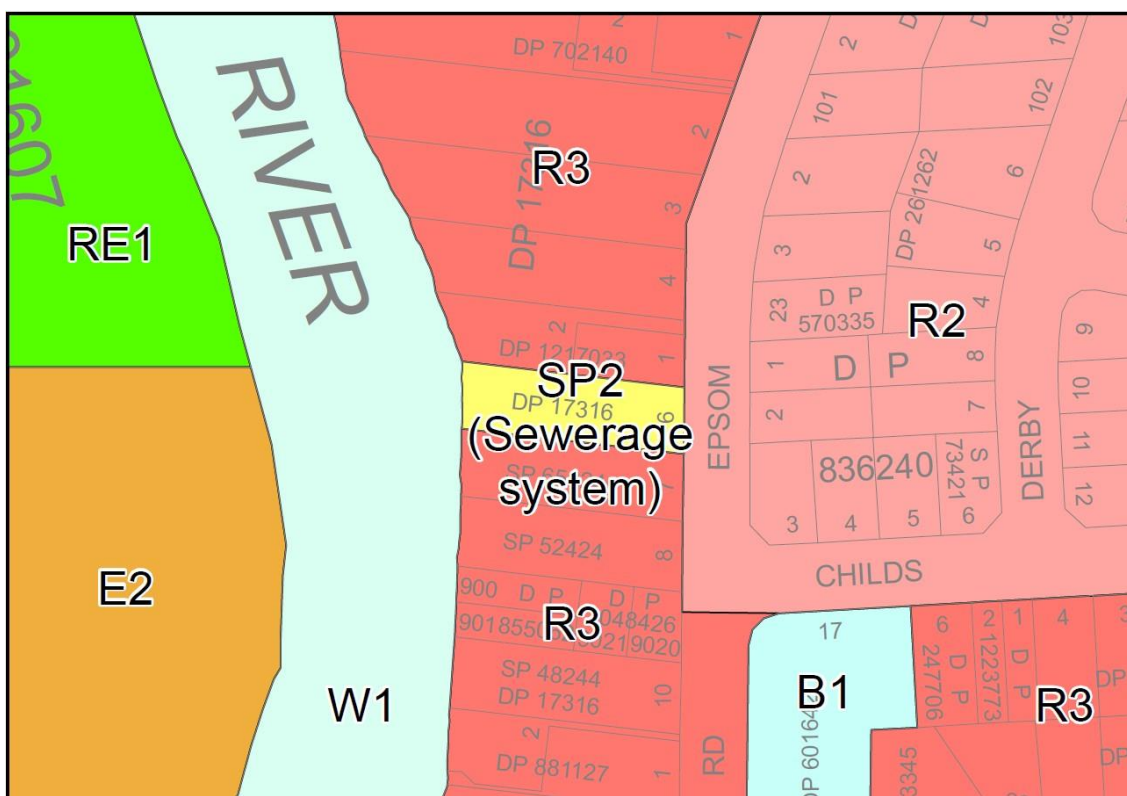


Figure 21: Proposed 155 Epsom Road, Chipping Norton land use zoning map (Map 014)

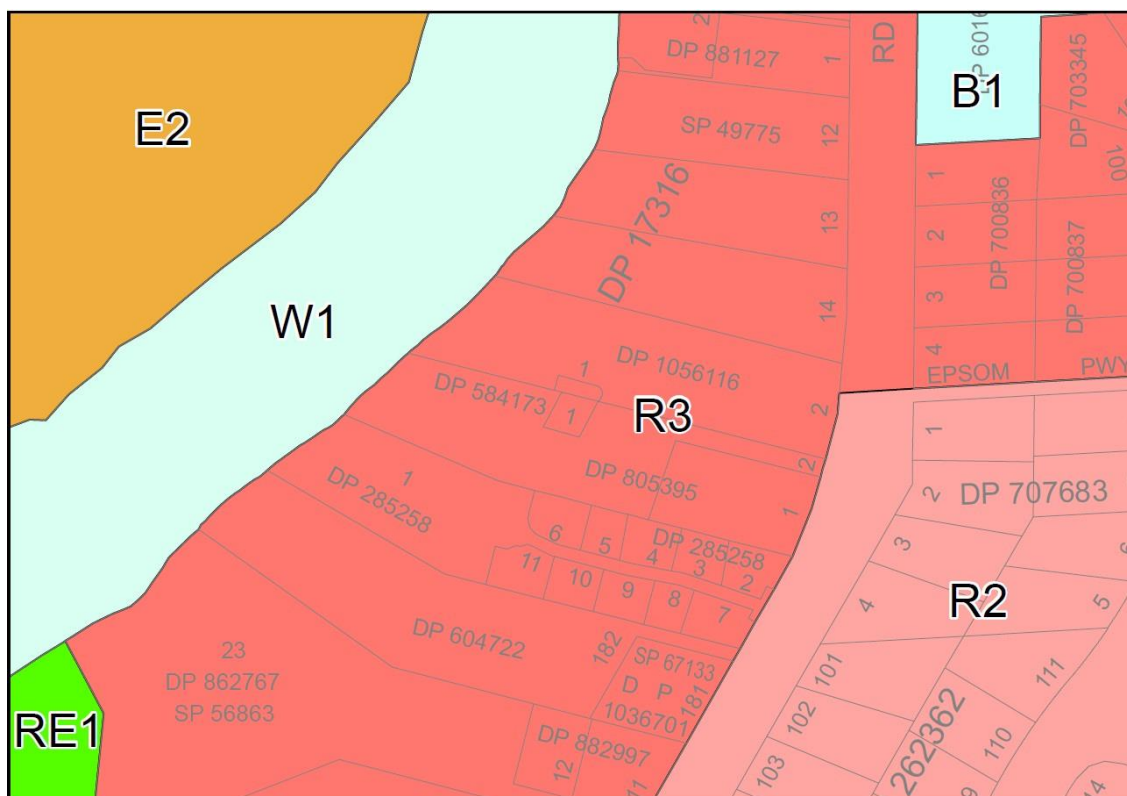


Figure 22: Existing 179 Epsom Road, Chipping Norton land use zoning map (Map 014)

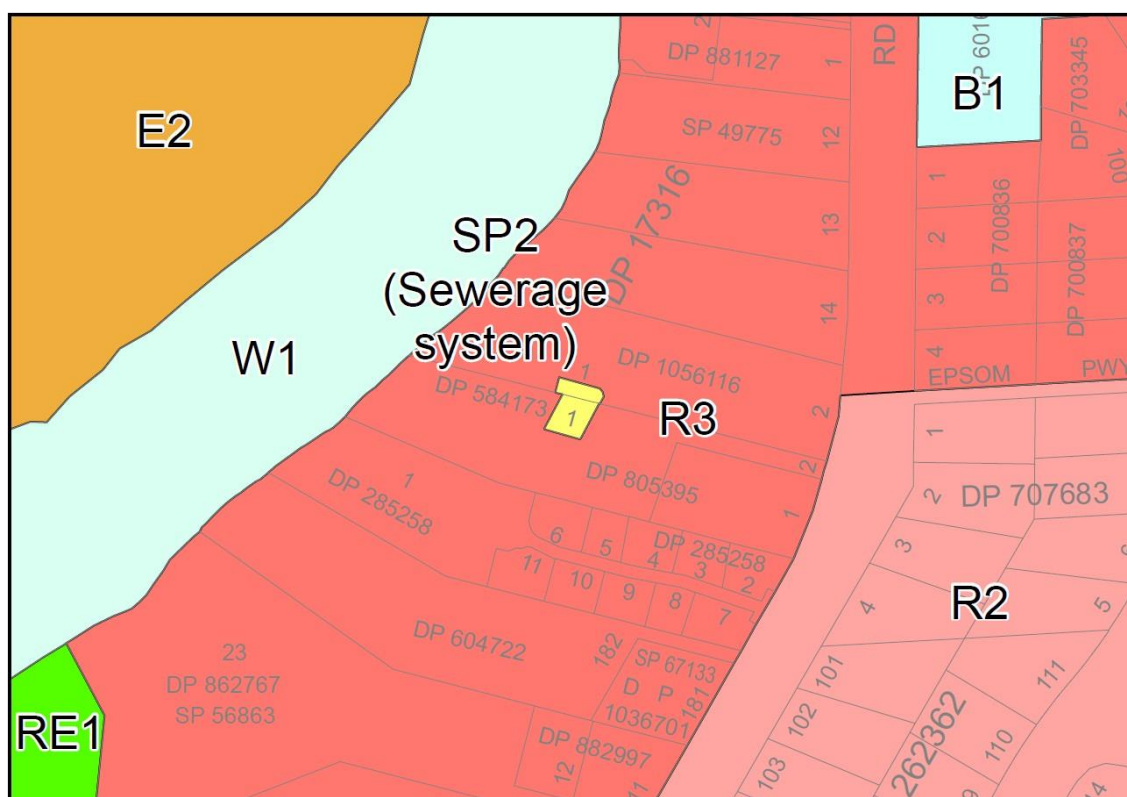


Figure 23: Proposed 179 Epsom Road, Chipping Norton land use zoning map (Map 014)

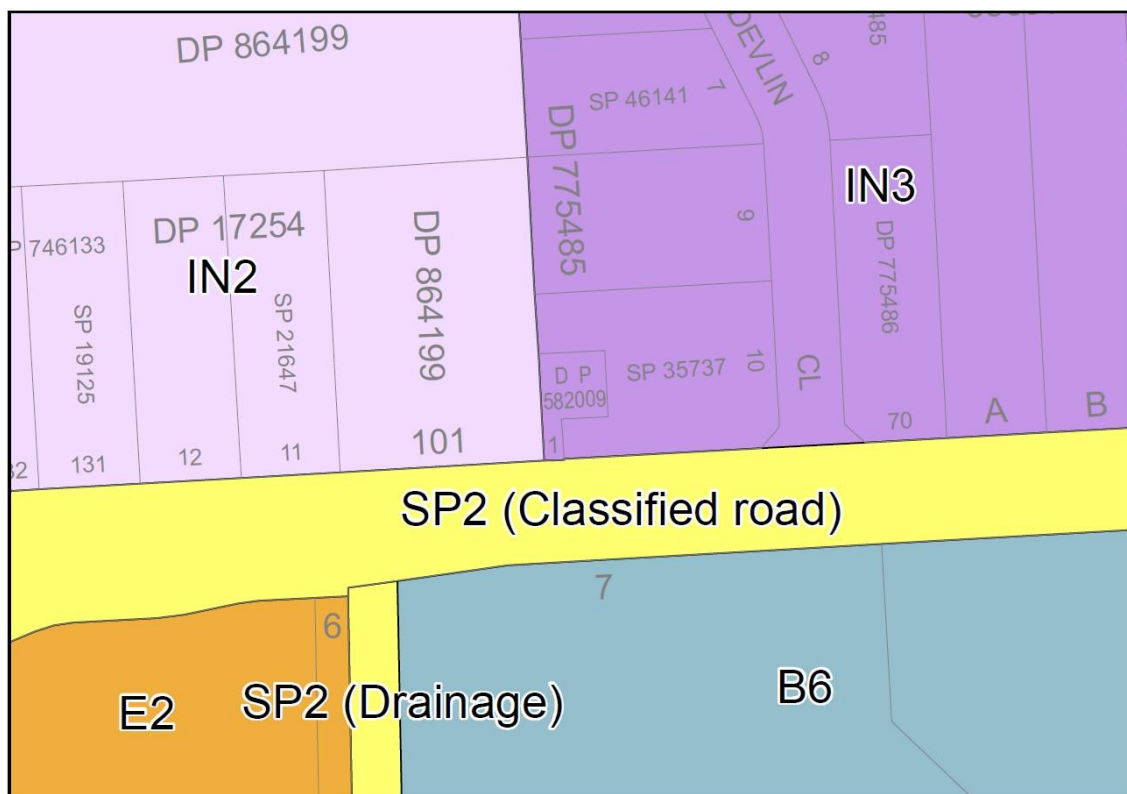


Figure 24: Existing Lot 1 Newbridge Road, Chipping Norton land use zoning map (Map 014)

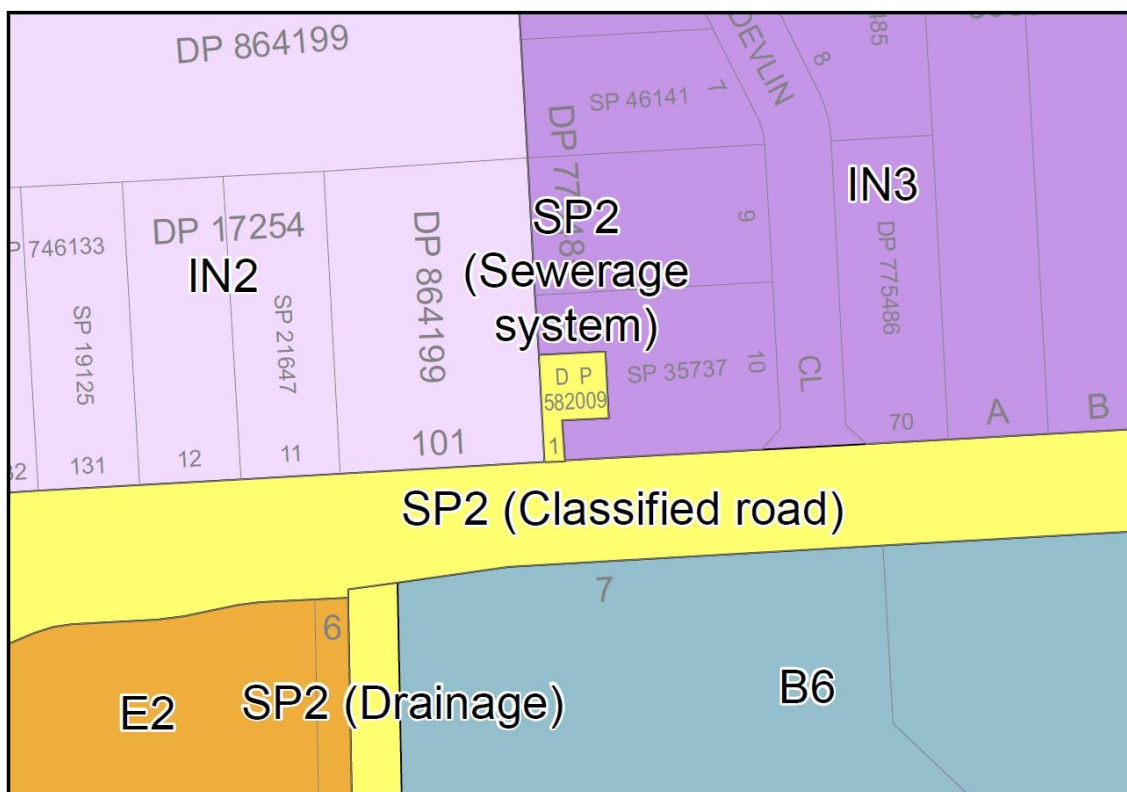


Figure 25: Proposed Lot 1 Newbridge Road, Chipping Norton land use zoning map (Map 014)

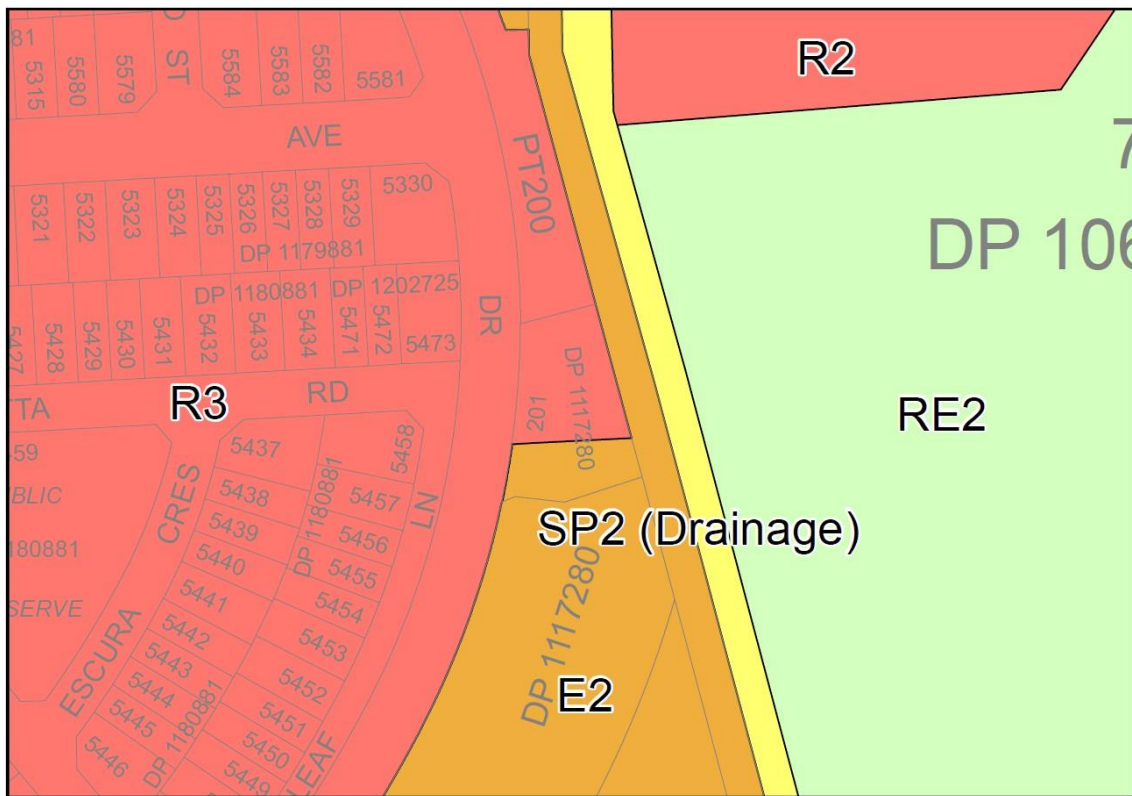


Figure 26: Existing Lot 201 Newbridge Road, Moorebank land use zoning map (Map 014)

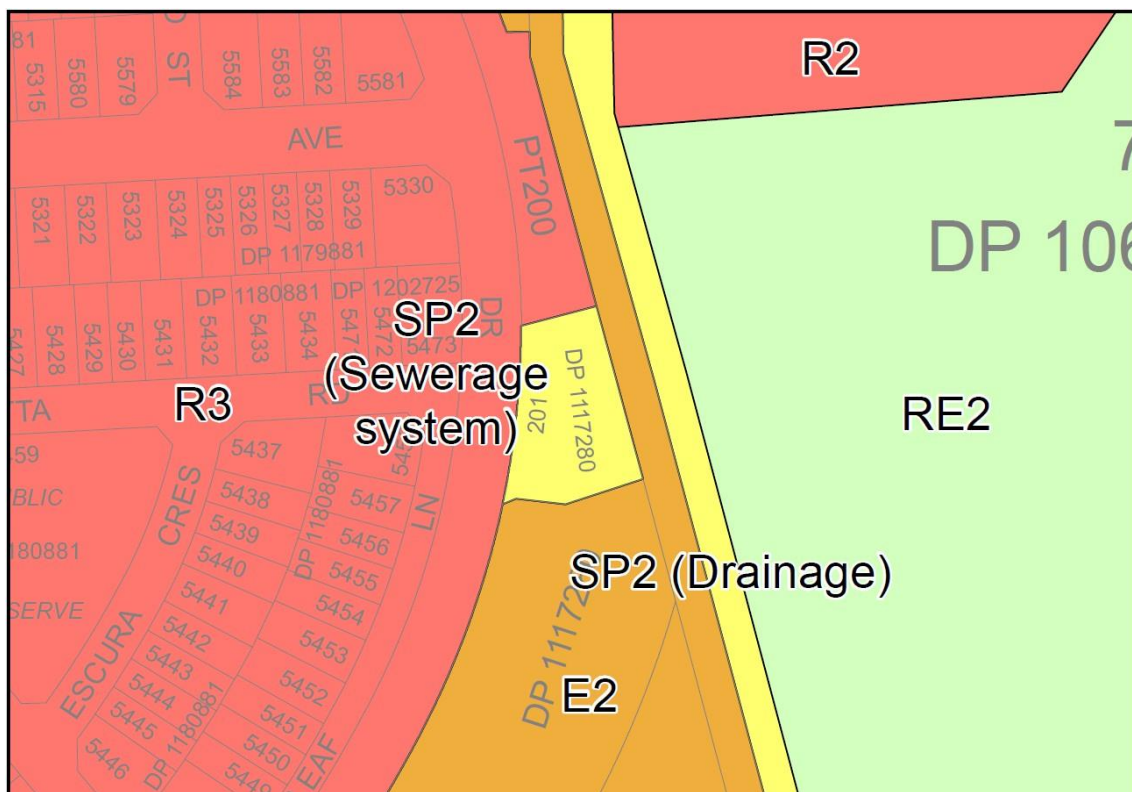


Figure 27: Proposed Lot 201 Newbridge Road, Moorebank land use zoning map (Map 014)

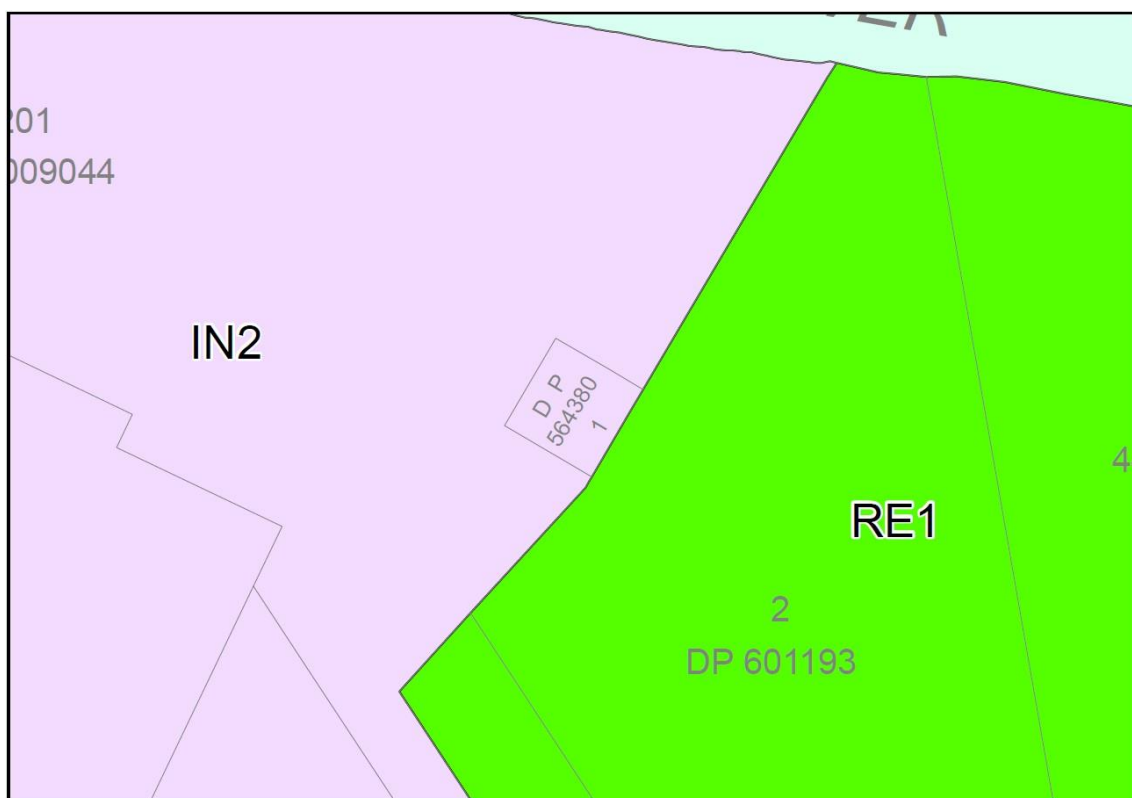


Figure 28: Existing Lot 1 Bridges Road, Moorebank land use zoning map (Map 012)

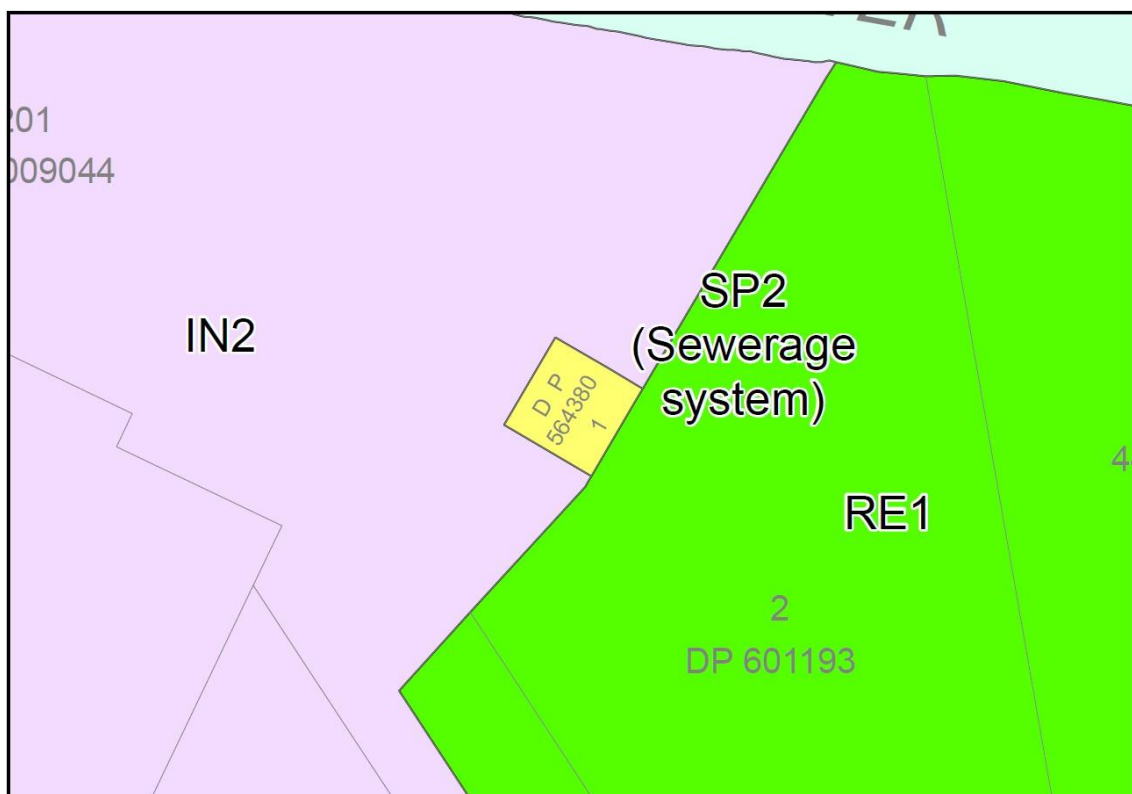


Figure 29: Proposed Lot 1 Bridges Road, Moorebank land use zoning map (Map 012)

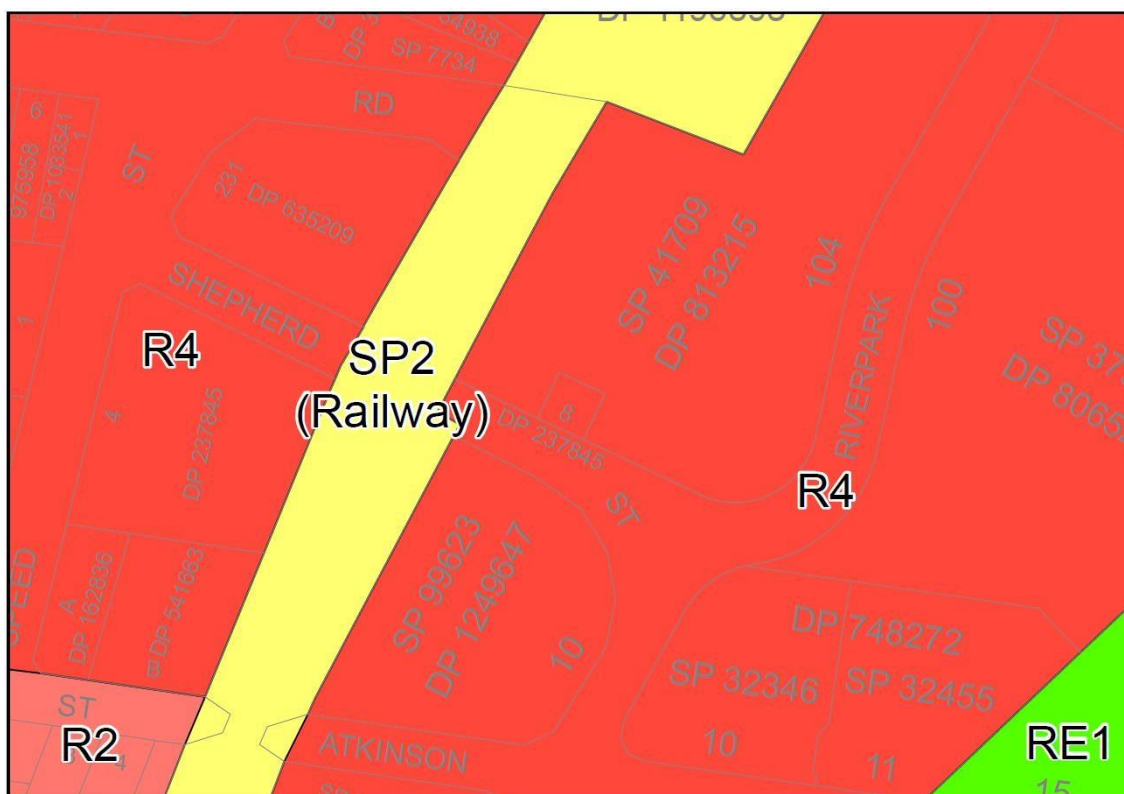


Figure 30: Existing Lot 8 Shepherd Street, Liverpool land use zoning map (Map 014)

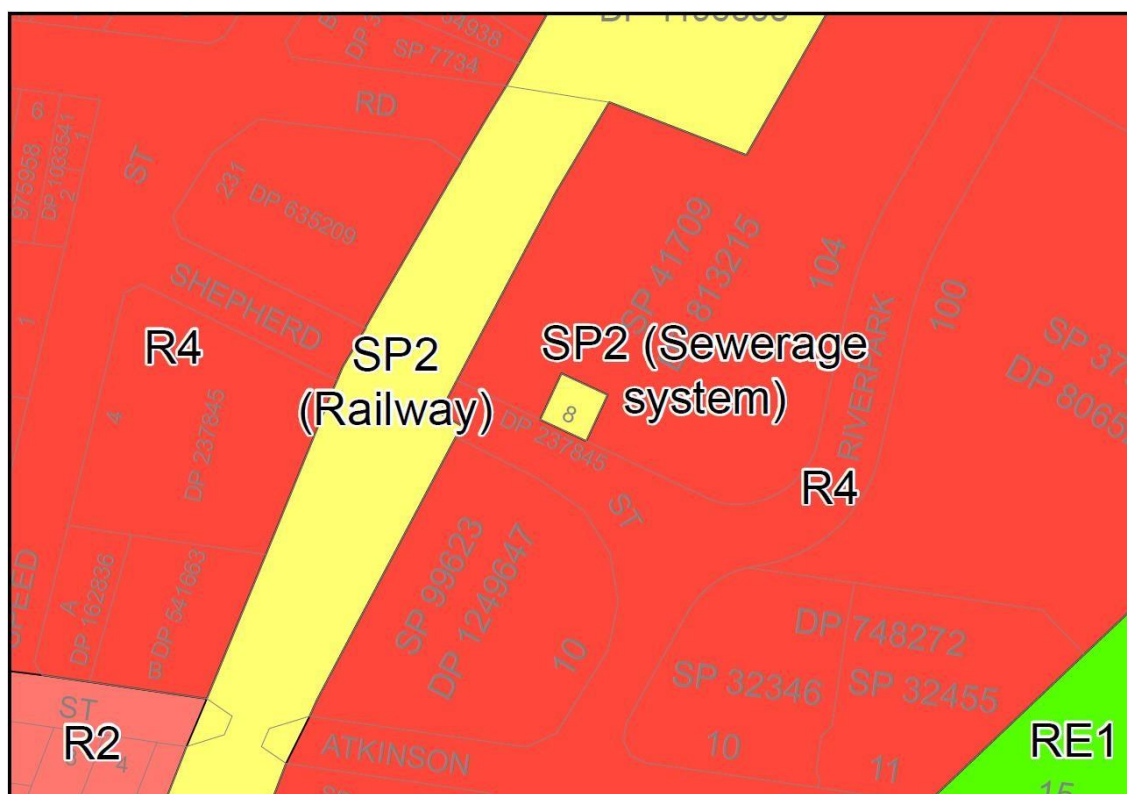


Figure 31: Proposed Existing Lot 8 Shepherd Street, Liverpool land use zoning map (Map 014)

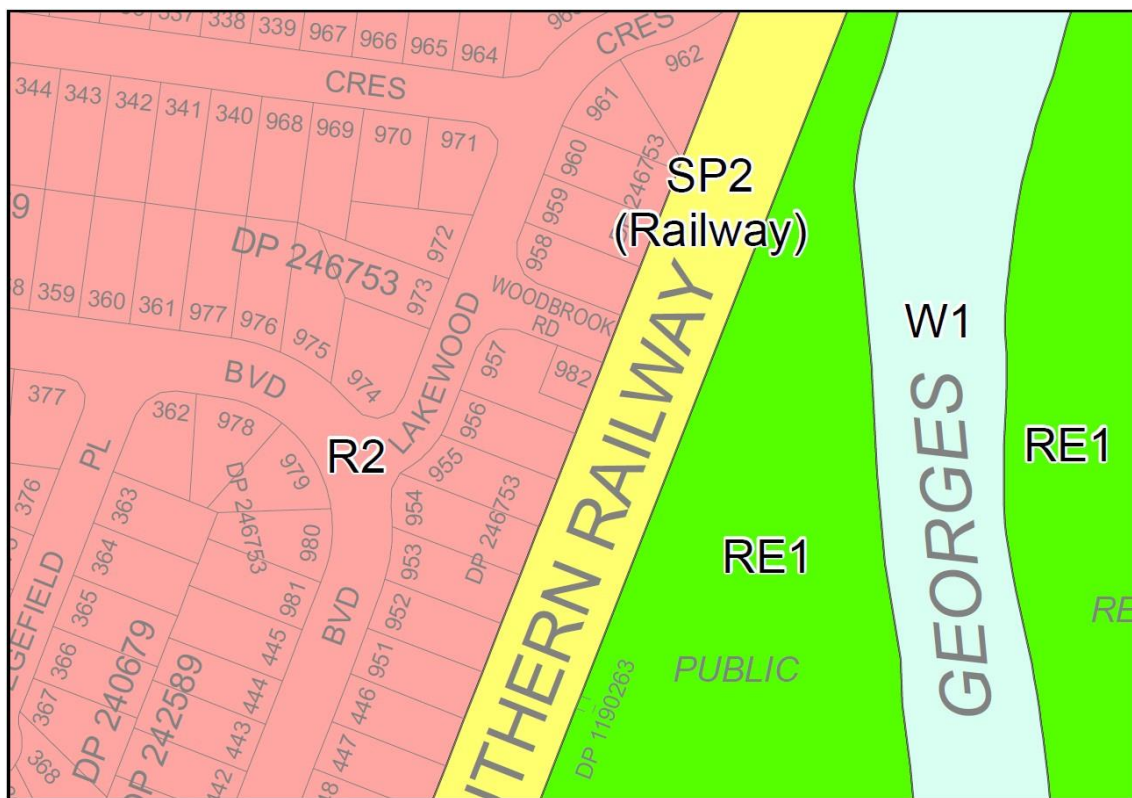


Figure 32: Existing Lot 982 Woodbrook Road, Casula land use zoning map (Map 013)

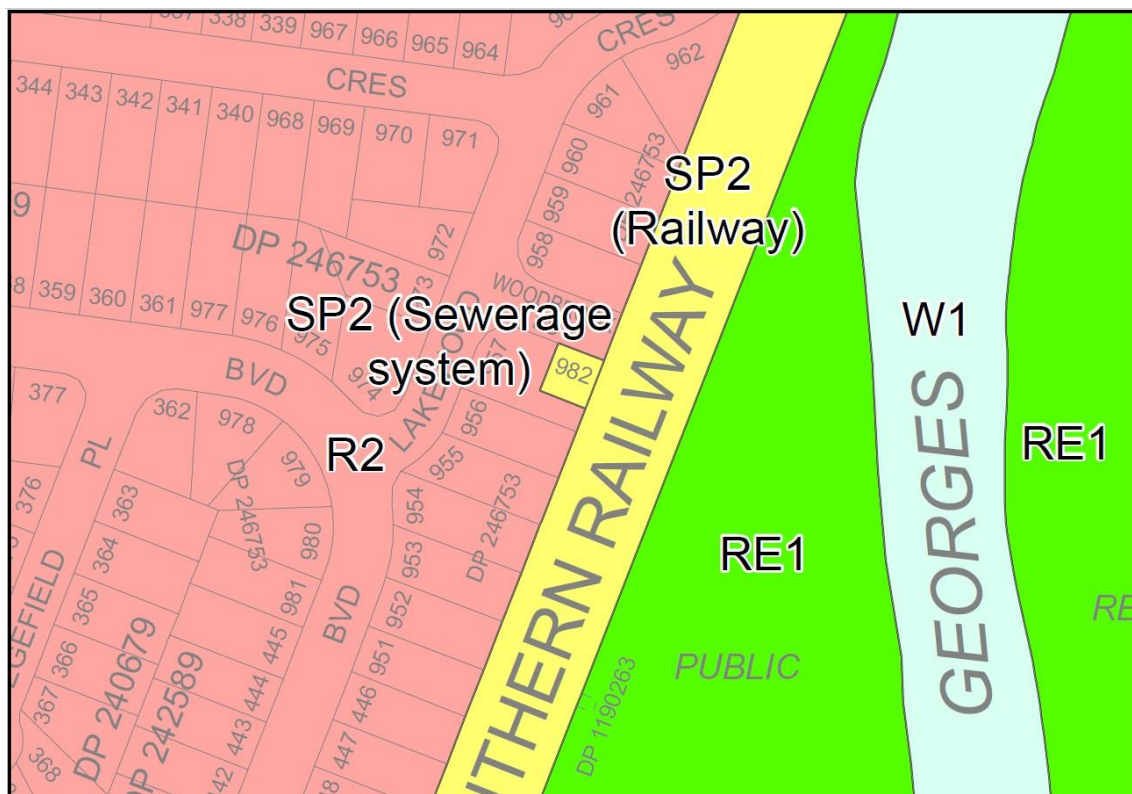


Figure 33: Proposed Lot 982 Woodbrook Road, Casula land use zoning map (Map 013)

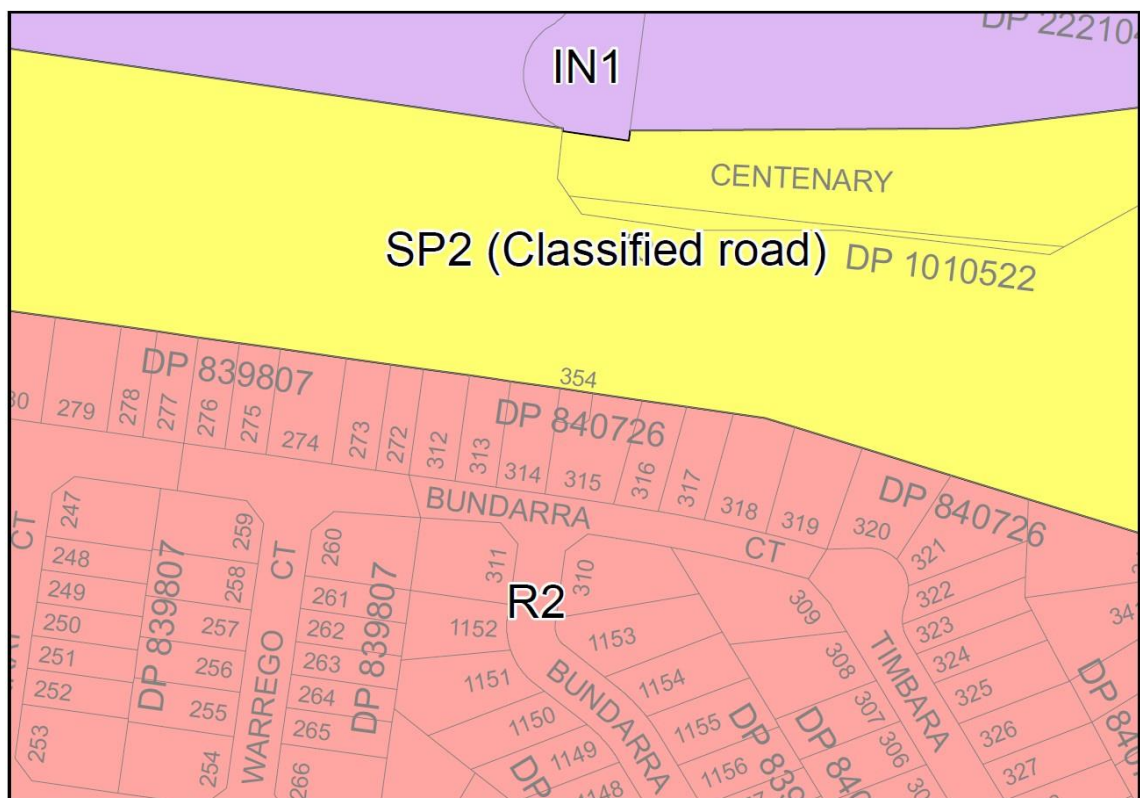


Figure 34: Existing Lot 10 Timbara Circuit, Wattle Grove land use zoning map (Map 015)

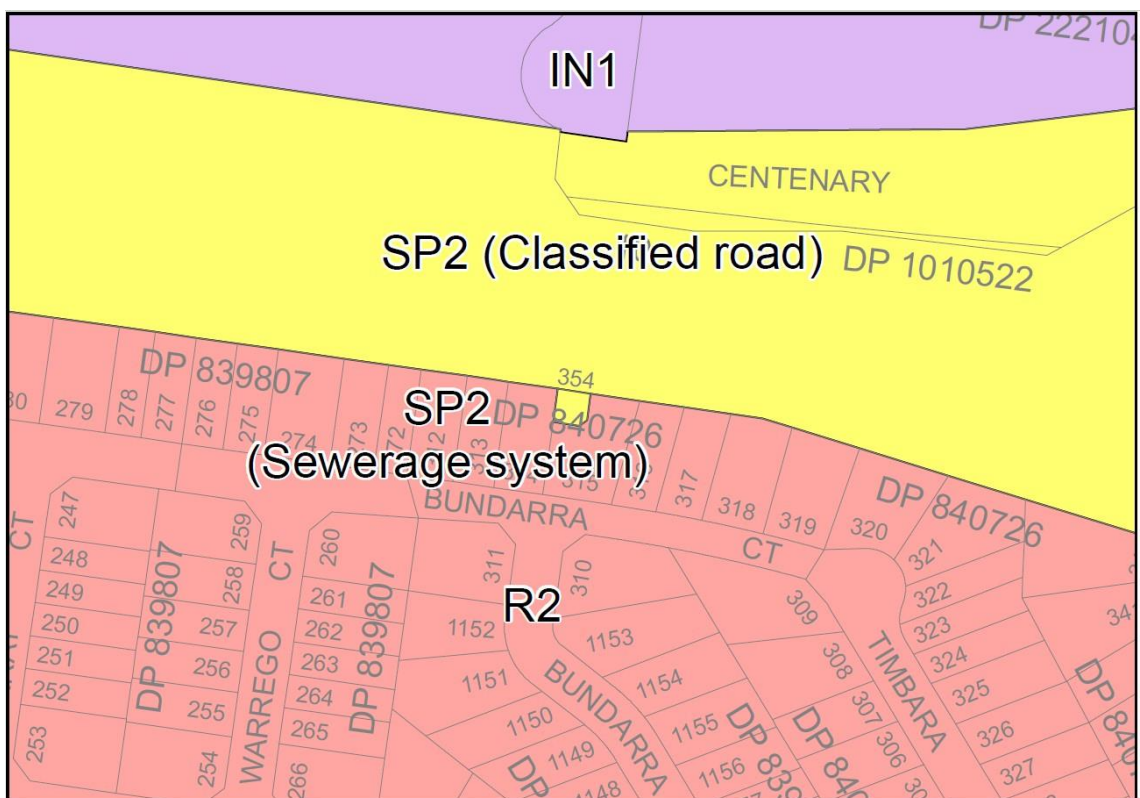


Figure 35: Proposed Lot 10 Timbara Circuit, Wattle Grove land use zoning map (Map 015)

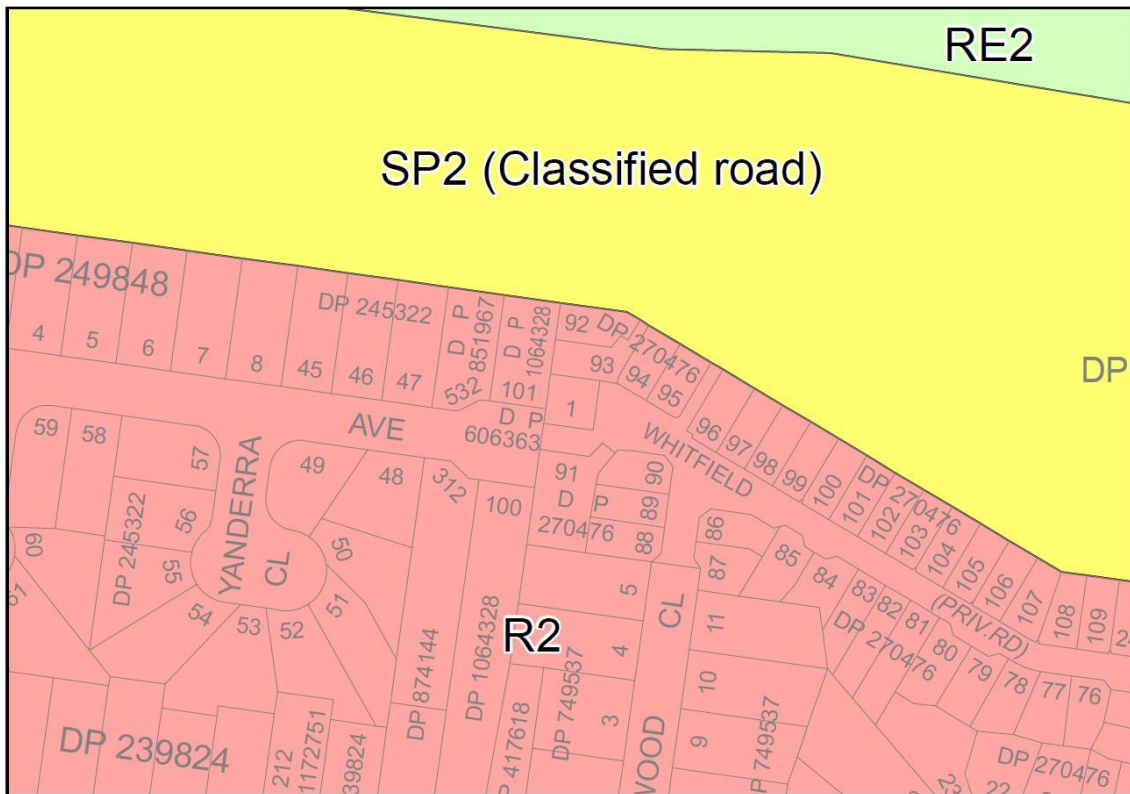


Figure 36: Existing Lot 1 Fitzgerald Avenue, Hammondville land use zoning map (Map 015)

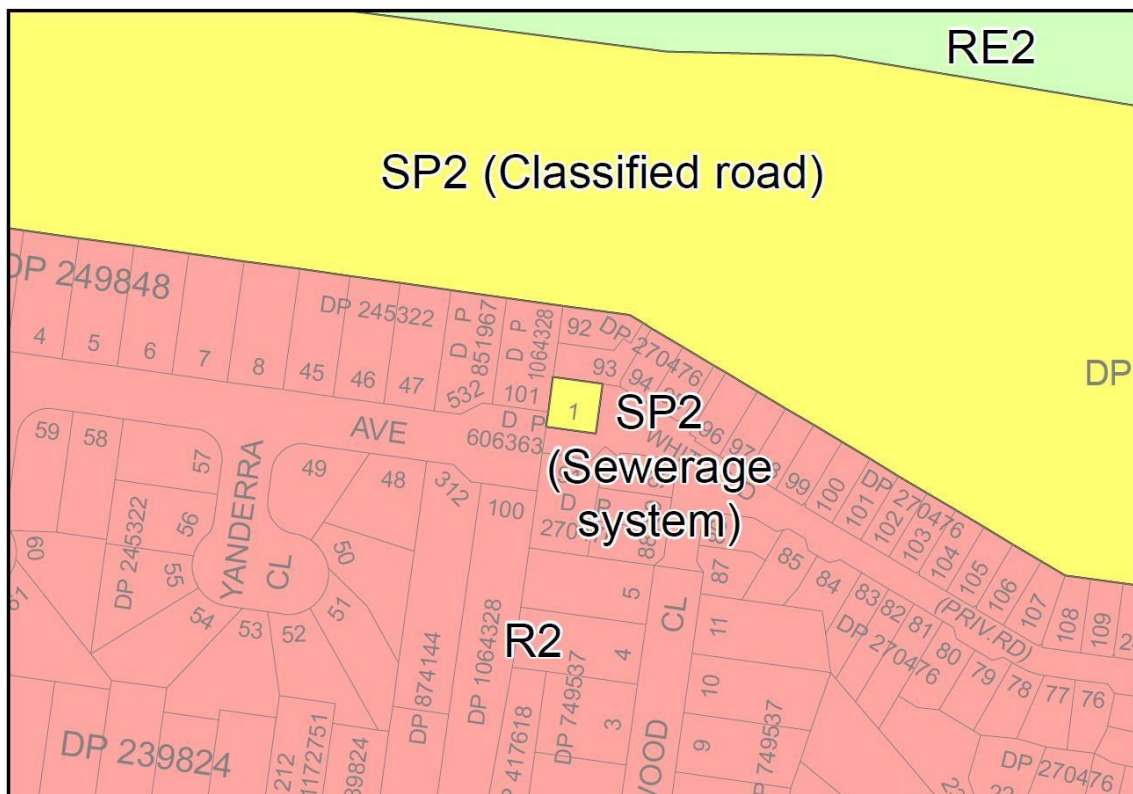


Figure 37: Proposed Lot 1 Fitzgerald Avenue, Hammondville land use zoning map (Map 015)

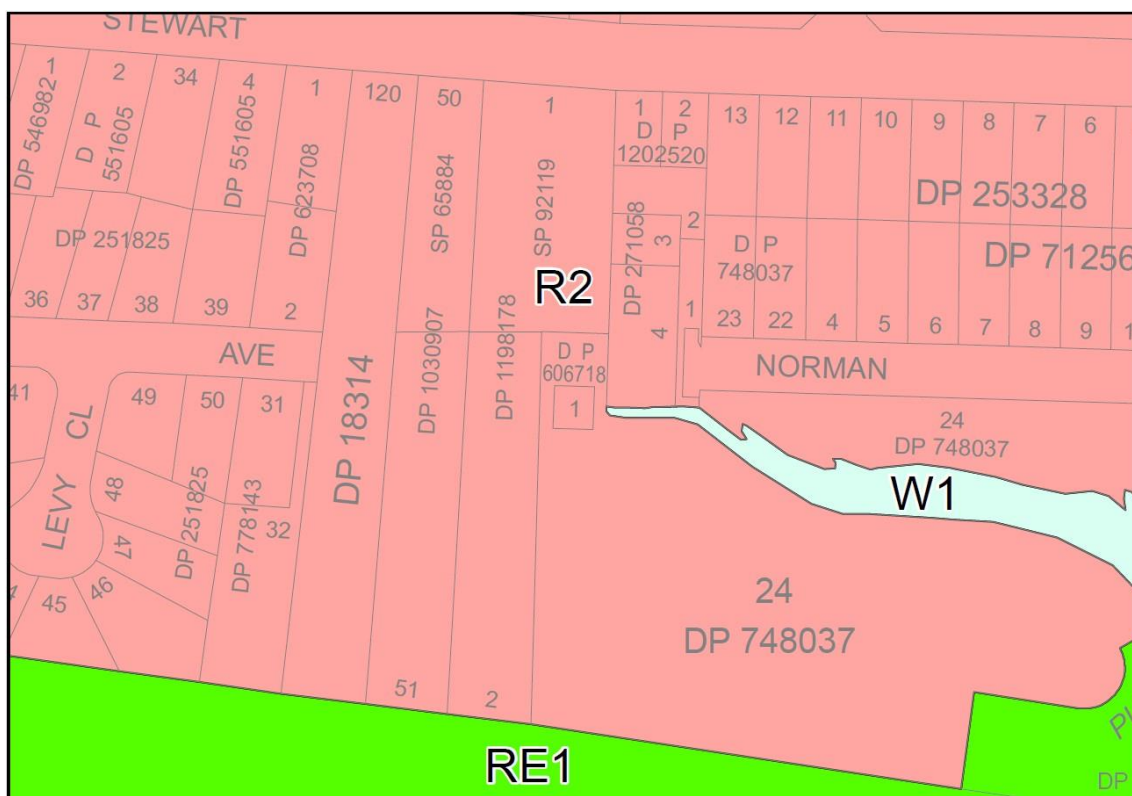


Figure 38: Existing Lot 1 Stewart Avenue, Hammondville land use zoning map (Map 015)

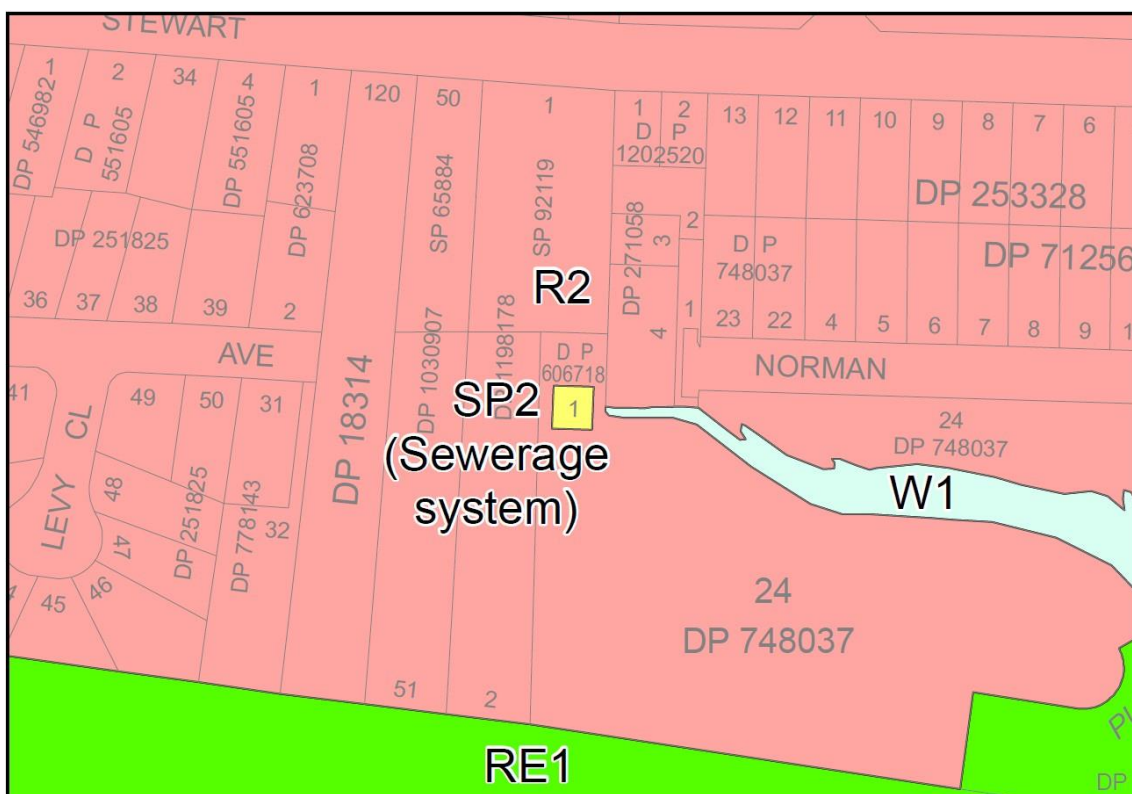


Figure 39: Proposed Lot 1 Stewart Avenue, Hammondville land use zoning map (Map 015)

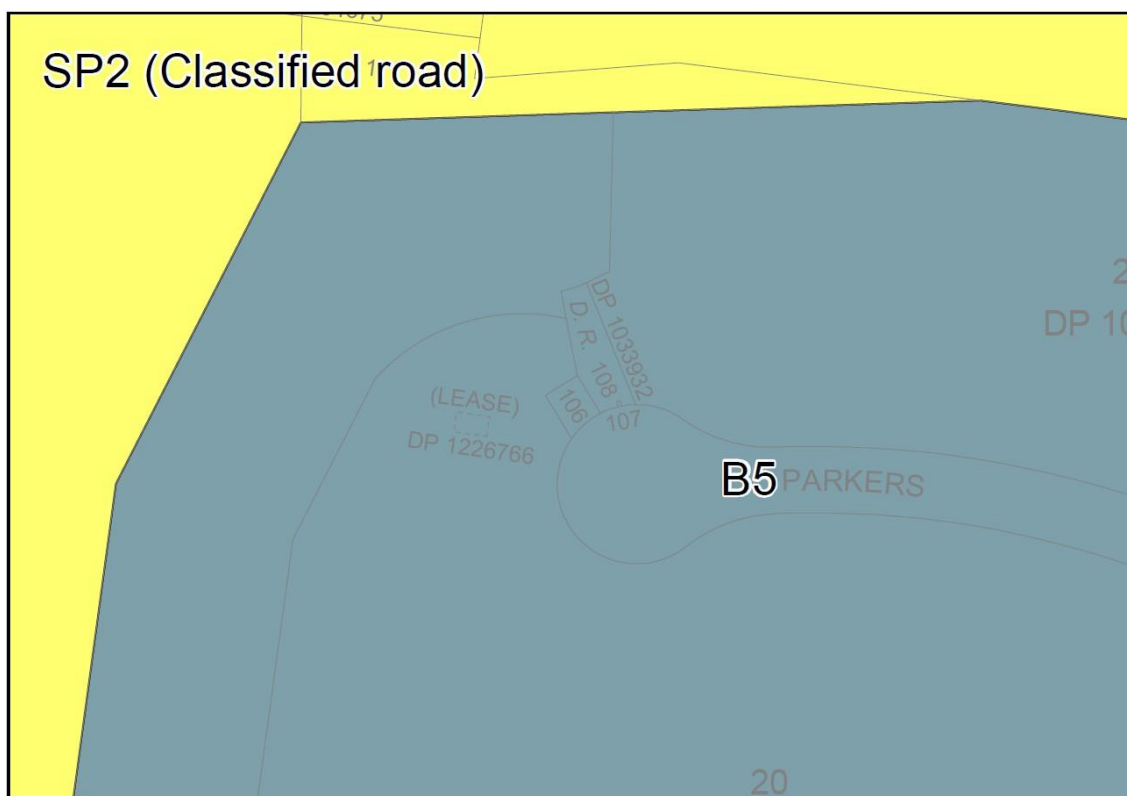


Figure 40: Existing Lot 106 Parkers Farm Place, Casula land use zoning map (Map 013)

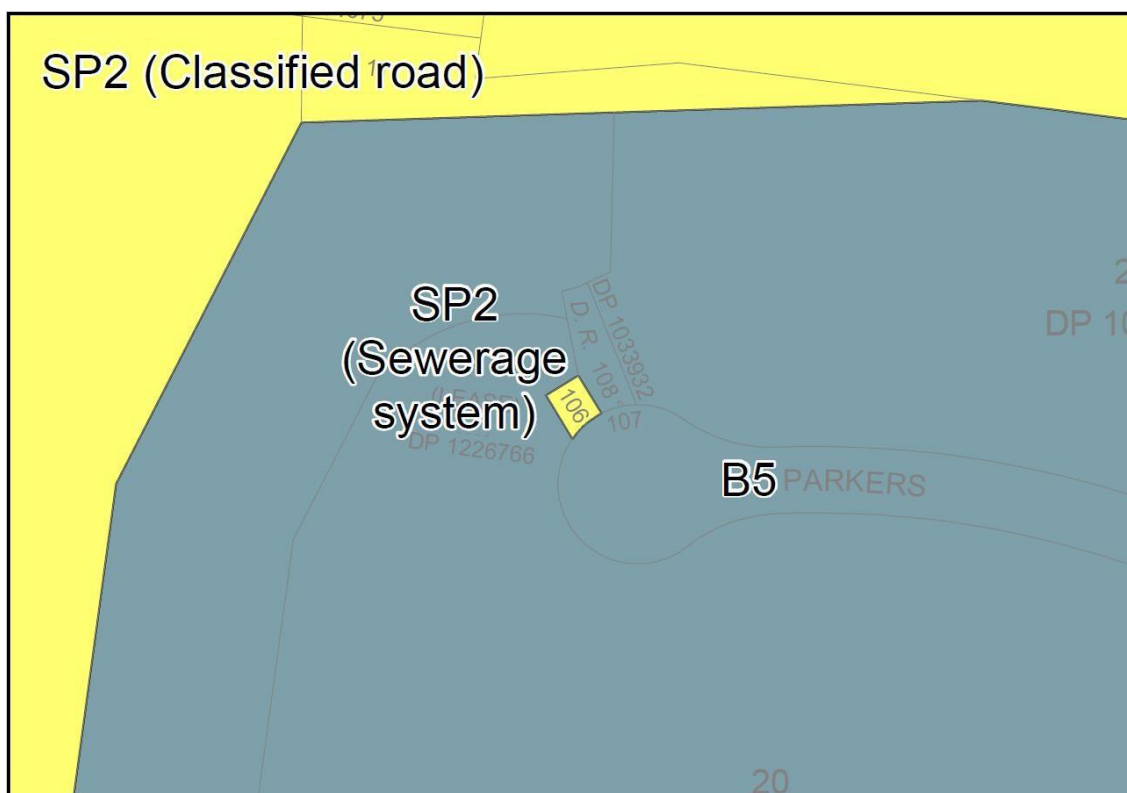


Figure 41: Proposed Lot 106 Parkers Farm Place, Casula land use zoning map (Map 013)

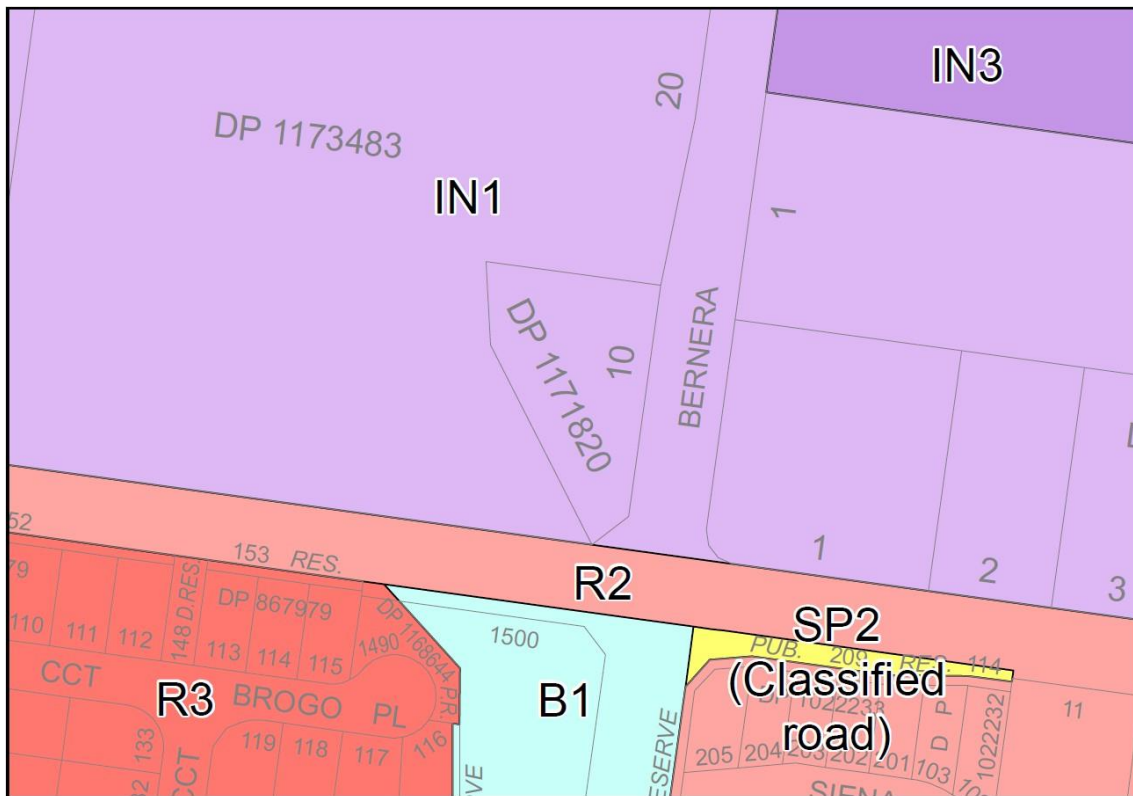


Figure 42: Existing Lot 10 Kurrajong Road, Prestons land use zoning map (Map 008)

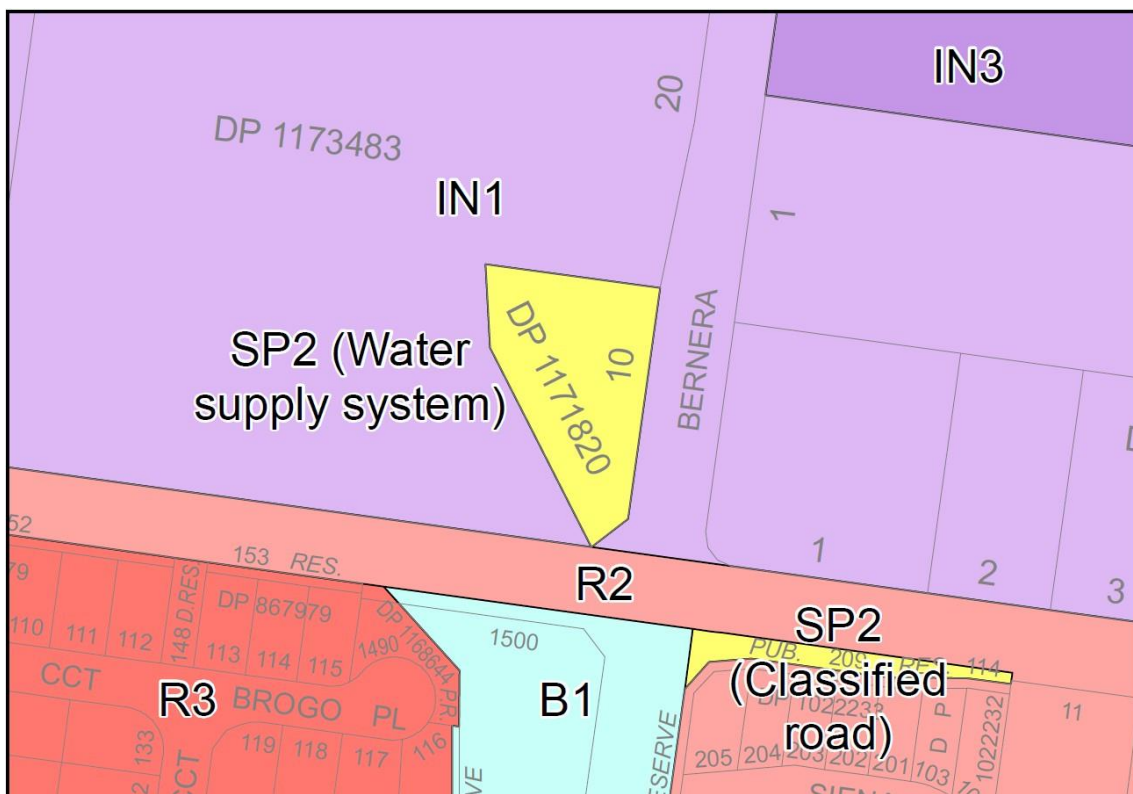


Figure 43: Proposed Lot 10 Kurrajong Road, Prestons land use zoning map (Map 008)

Key Sites Map

- Remove Clause 7.28 *Minimum Rear Setbacks at Georges Fair Moorebank* (marked in orange) as development has occurred.
- Amend Schedule 1 Clause 7 (marked in pink) to reduce the area where entertainment facilities, restaurants and cafes can be developed with consent.

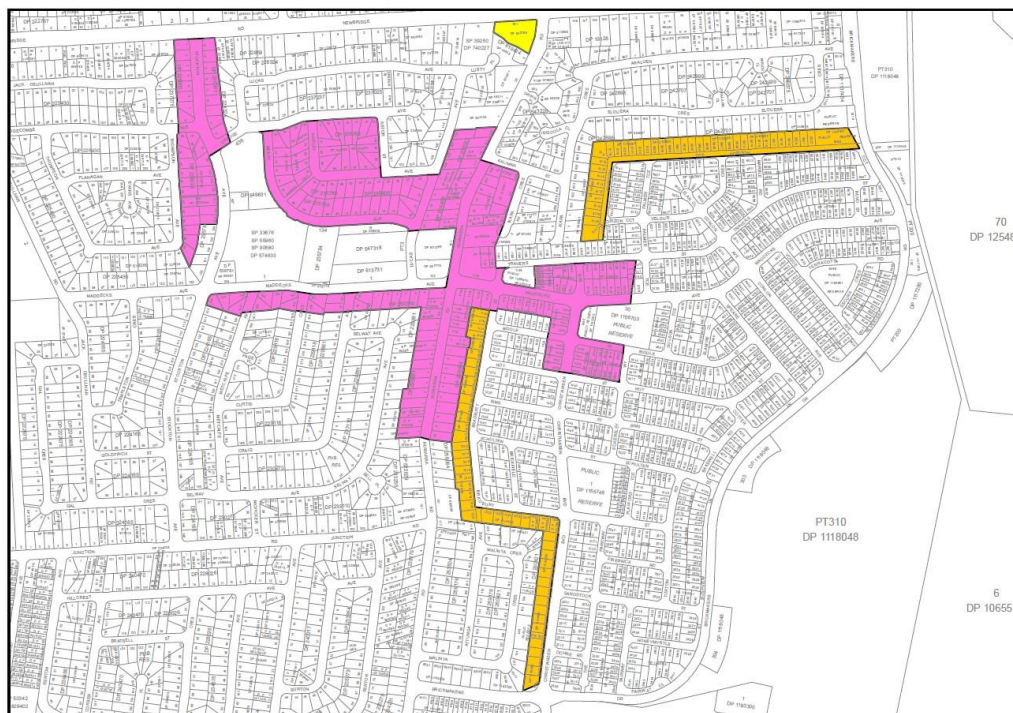


Figure 44: Existing Moorebank Town Centre key sites map (Maps 014 & 015)

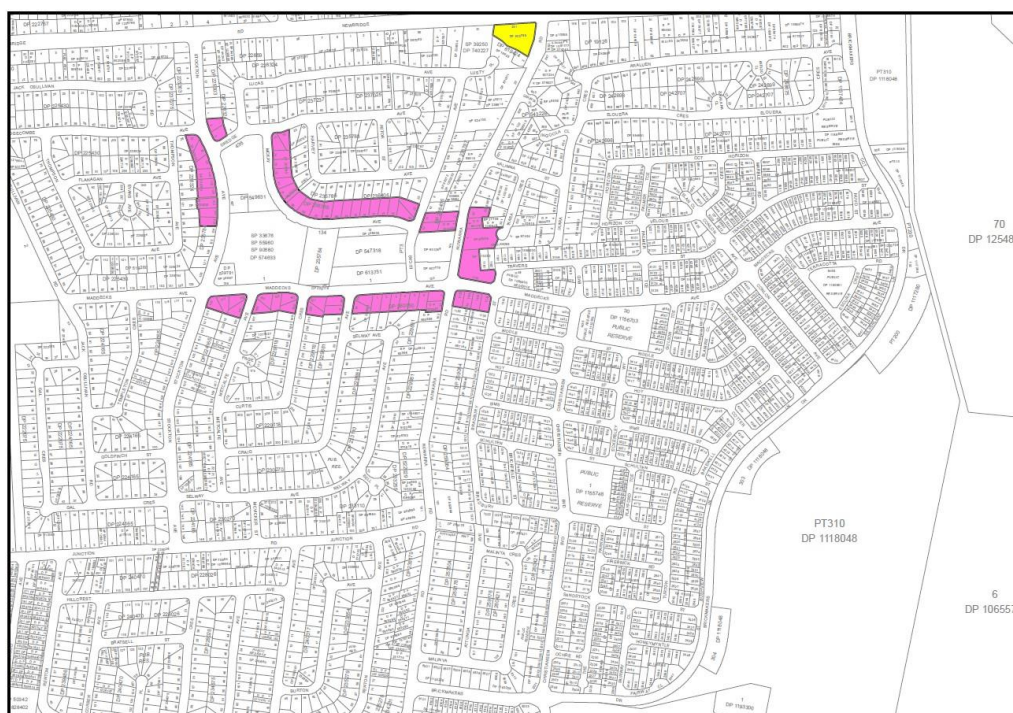





Figure 45: Proposed Moorebank Town Centre key sites map (Maps 014 & 015)

Legend

-  Key site - refer to schedule 1 clause 9
-  Key site - refer to clause 7.28
-  Key site - refer to schedule 1 clause 7

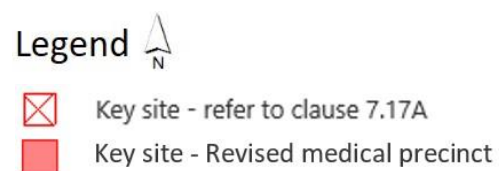
- Add Medical Research and Development precinct to Key Sites Map (refer to Schedule 1, Clause 10 in Attachment A).



Figure 46: Existing key sites map (Map 011)



Figure 47: Proposed Elizabeth/Bigge/Lachlan/Forbes Street block key sites map (Map 011)



Schedule 5 – Environmental Heritage

- Add reference to 'CO1' for existing Heritage Conservation Area.



Figure 48: Existing Bigge Park heritage conservation area map (Maps 011 & 012)



Figure 49: Proposed Bigge Park heritage conservation area map (Maps 011 & 012)



- Renumber item from 28 to A01, to reflect archaeological significance of site.

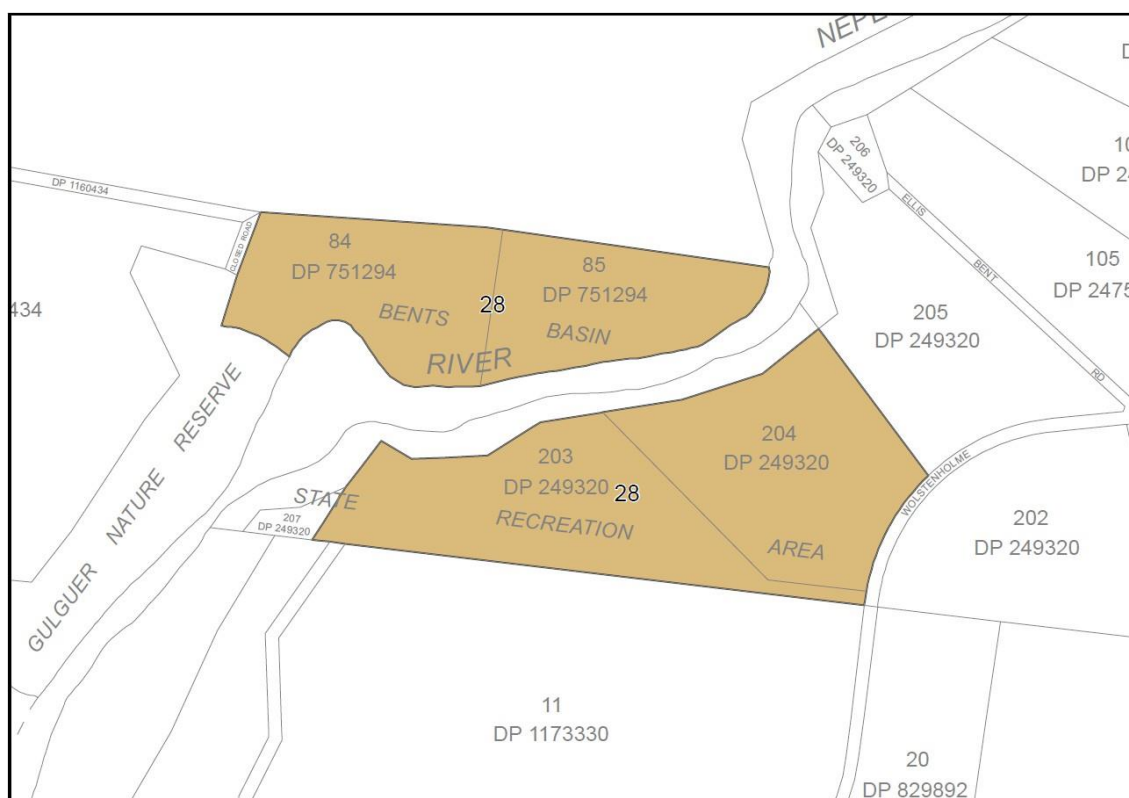


Figure 50: Existing Bents Basin Inn Site heritage map (Map 002)

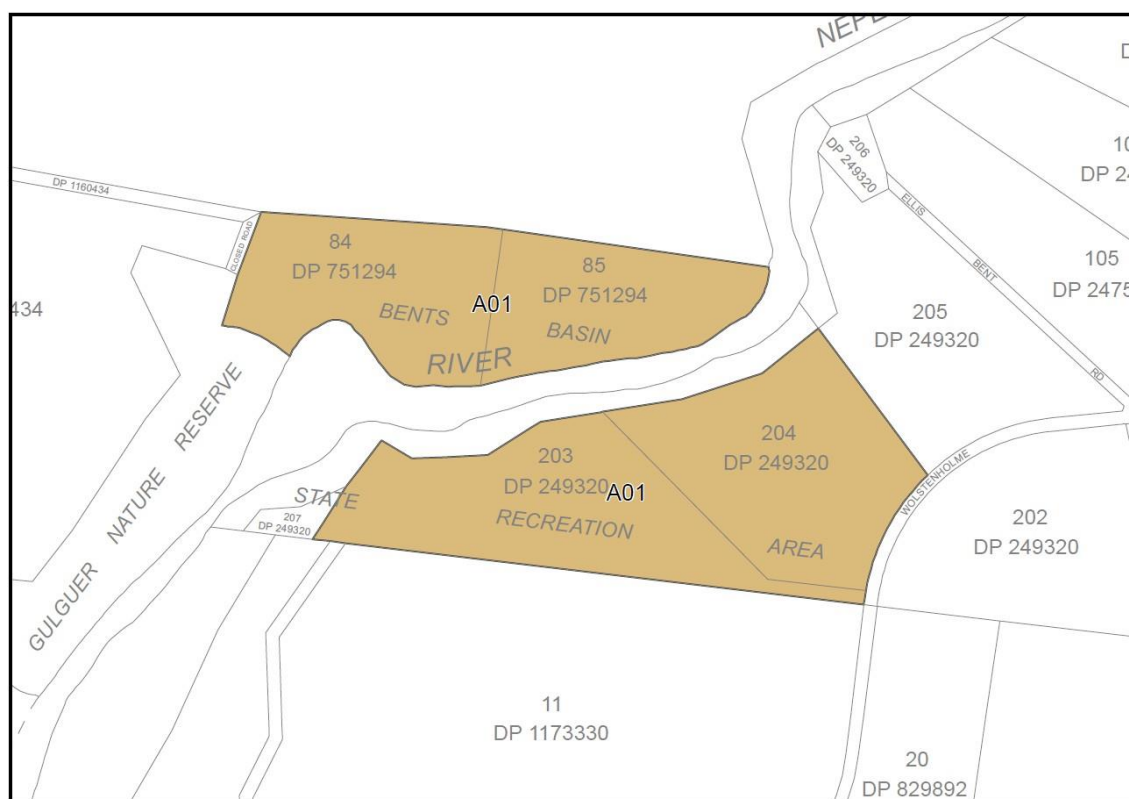


Figure 51: Proposed Bents Basin Inn Site heritage map (Map 002)



- Renumber item from 53 to A02, to reflect archaeological significance of site.

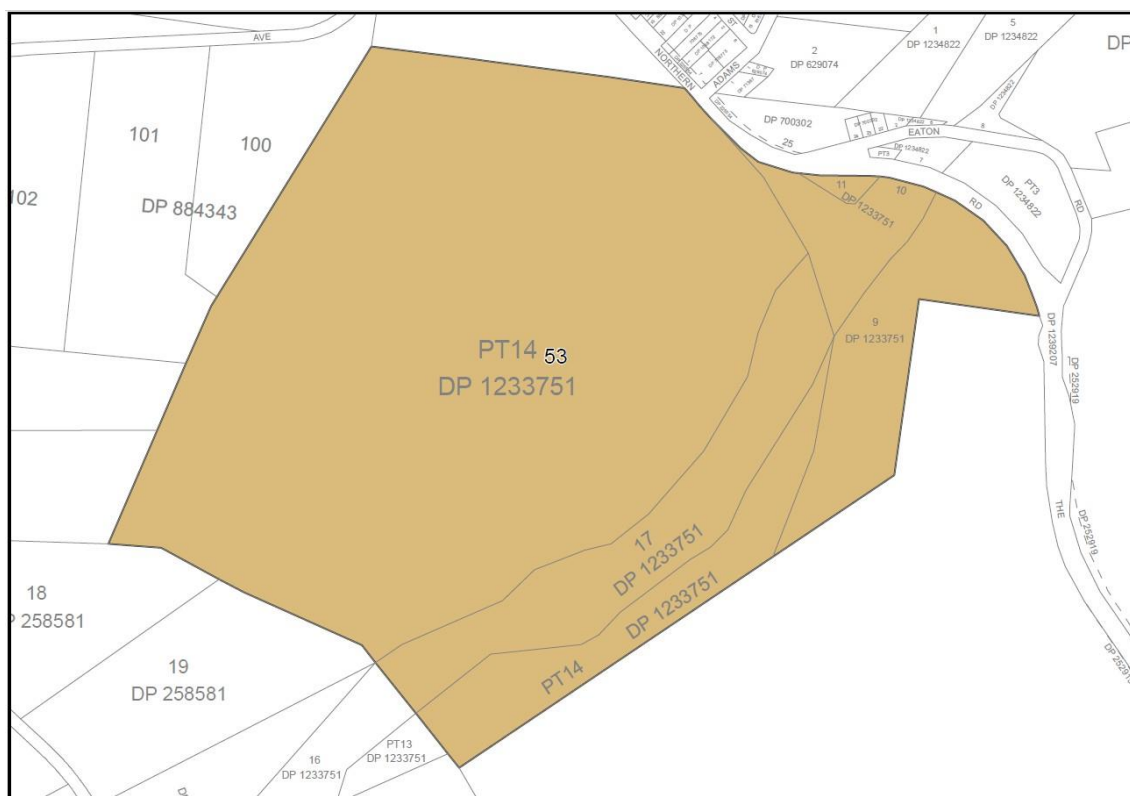


Figure 52: Existing Lawson's Inn Site heritage map (Map 003)

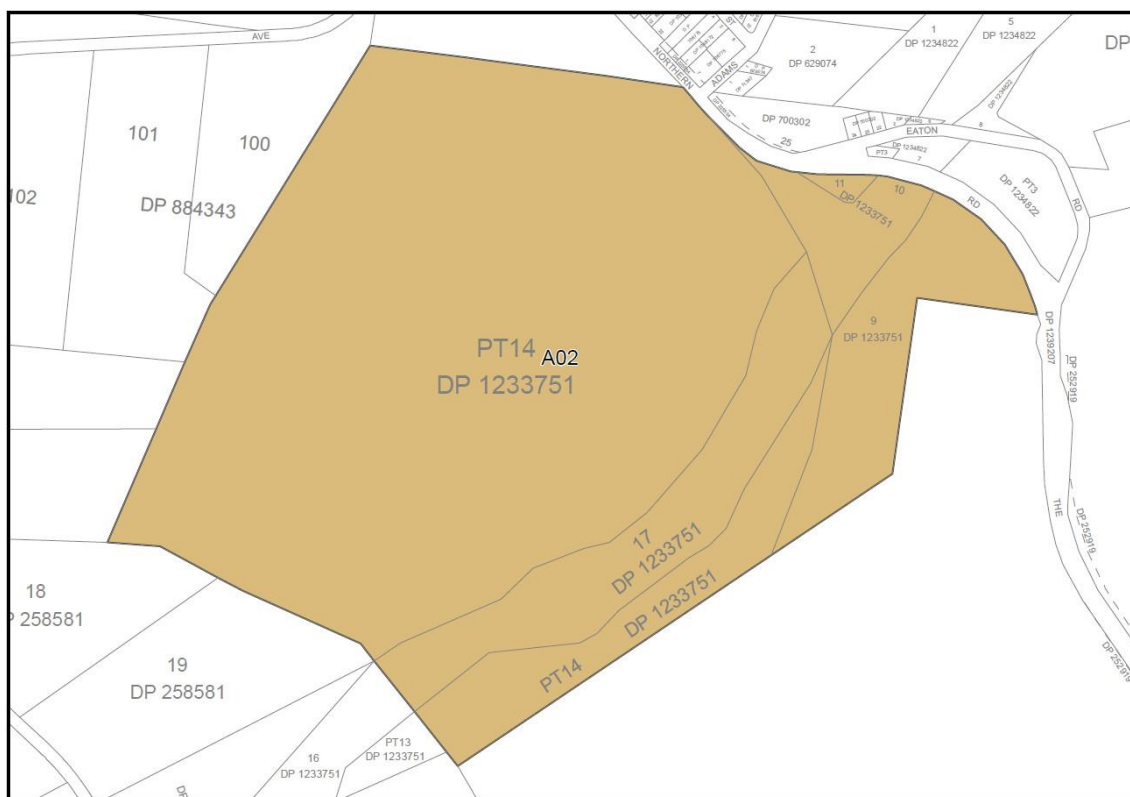


Figure 53: Proposed Lawson's Inn Site heritage map (Map 003)



- Renumber item from 27 to A03, to reflect archaeological significance of site.

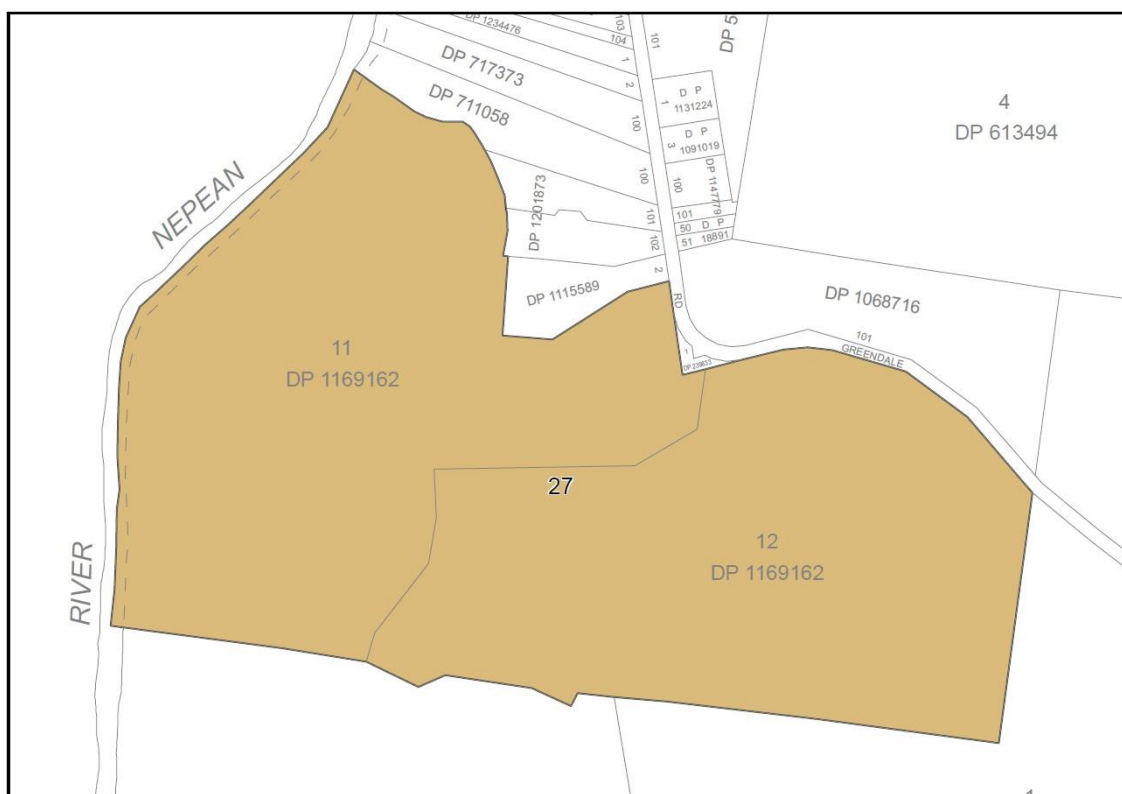


Figure 54: Existing Pemberton former farm homestead heritage map (Map 001)

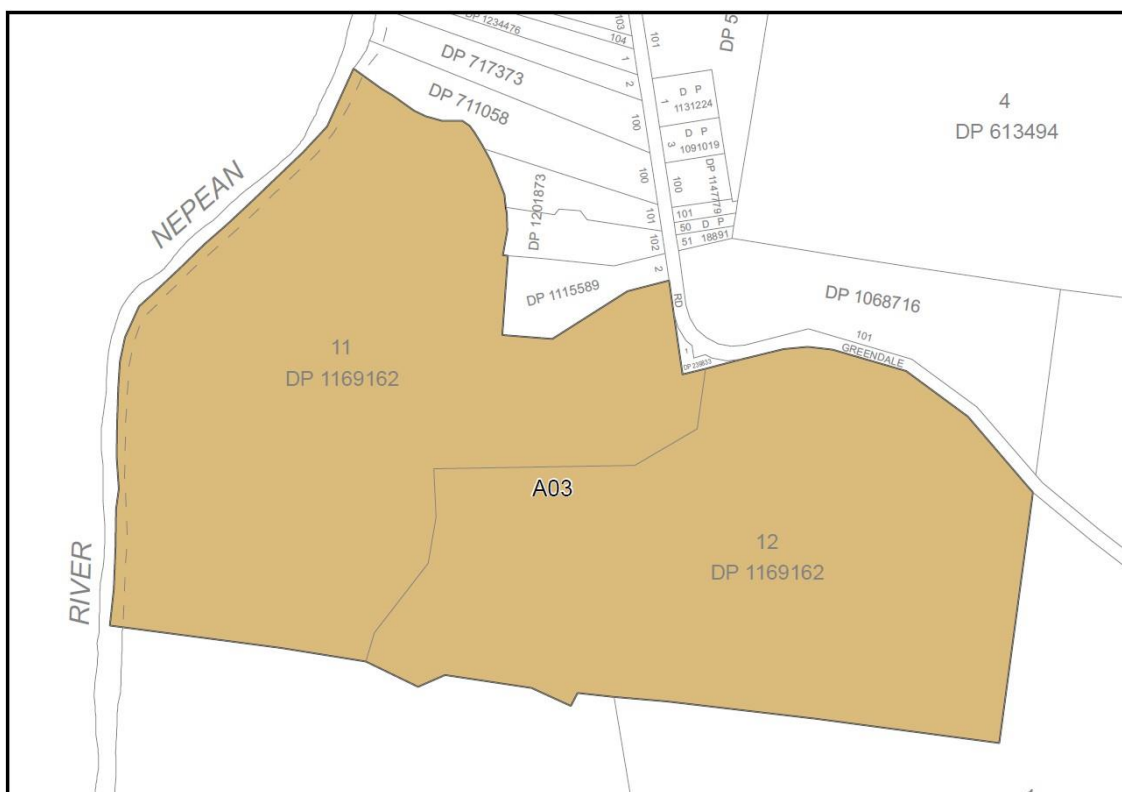


Figure 55: Proposed Pemberton former farm homestead heritage map (Map 001)



- Remove Items 2 and 3 from Heritage Maps as they are proposed to be removed as part of works for the Western Sydney International Airport.



Figure 56: Existing Heritage Map for Items No. 2 & 3, Part Lot 1 DP 838361 (Map 005)

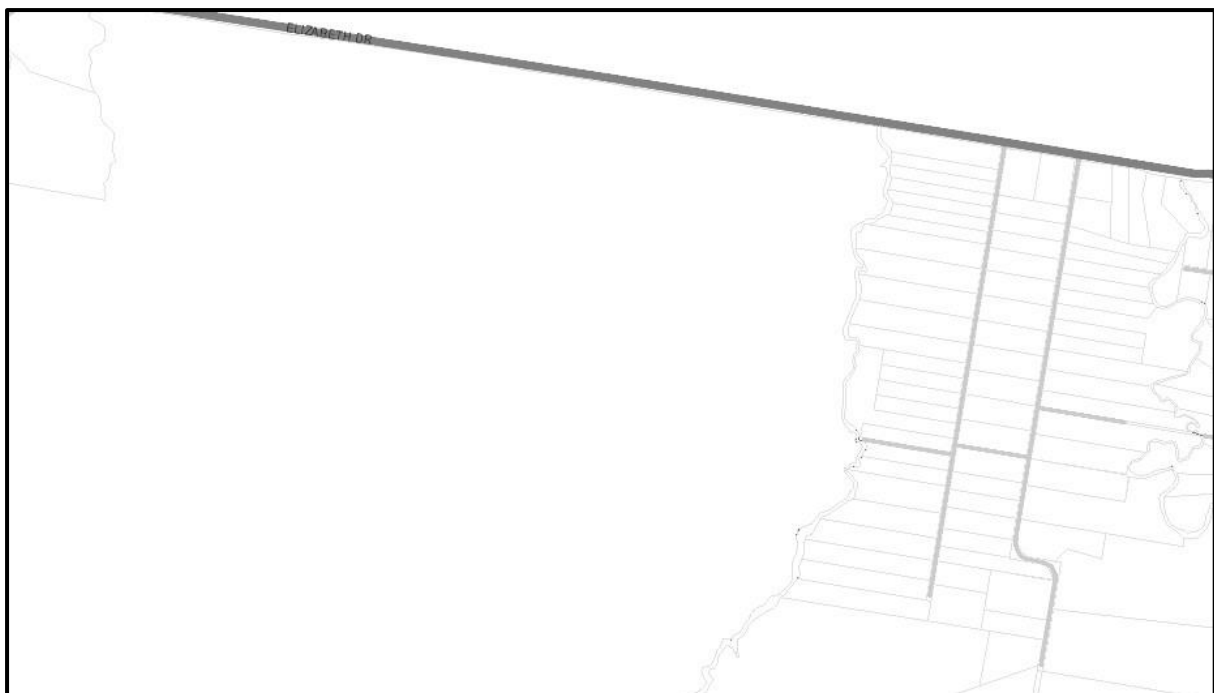


Figure 57: Proposed Heritage Map for Part Lot 1 DP 838361 (Map 005)



- Remove Item 51 from Heritage Map as it is proposed to be removed as part of works for the Western Sydney International Airport.

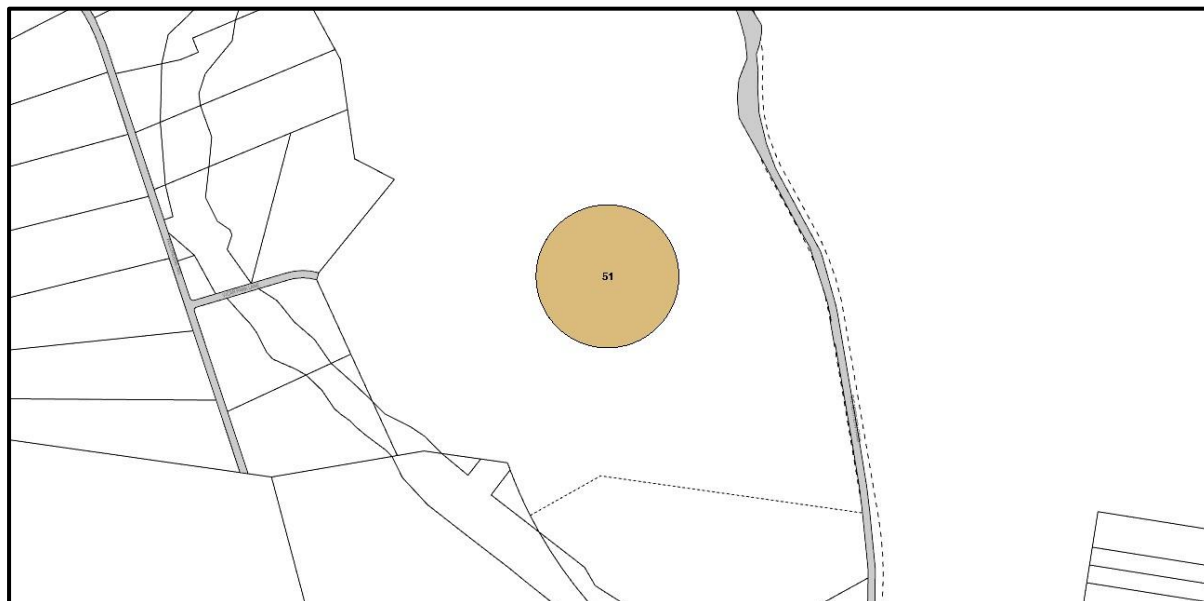


Figure 58: Existing Heritage Map for Item No. 51, Part Lot 1 DP 838361 (Map 003)



Figure 59: Proposed Heritage Map for Part Lot 1 DP 838361 (Map 003)



Urban Release Areas

- Remove mapping for Urban Release Areas that have been developed.

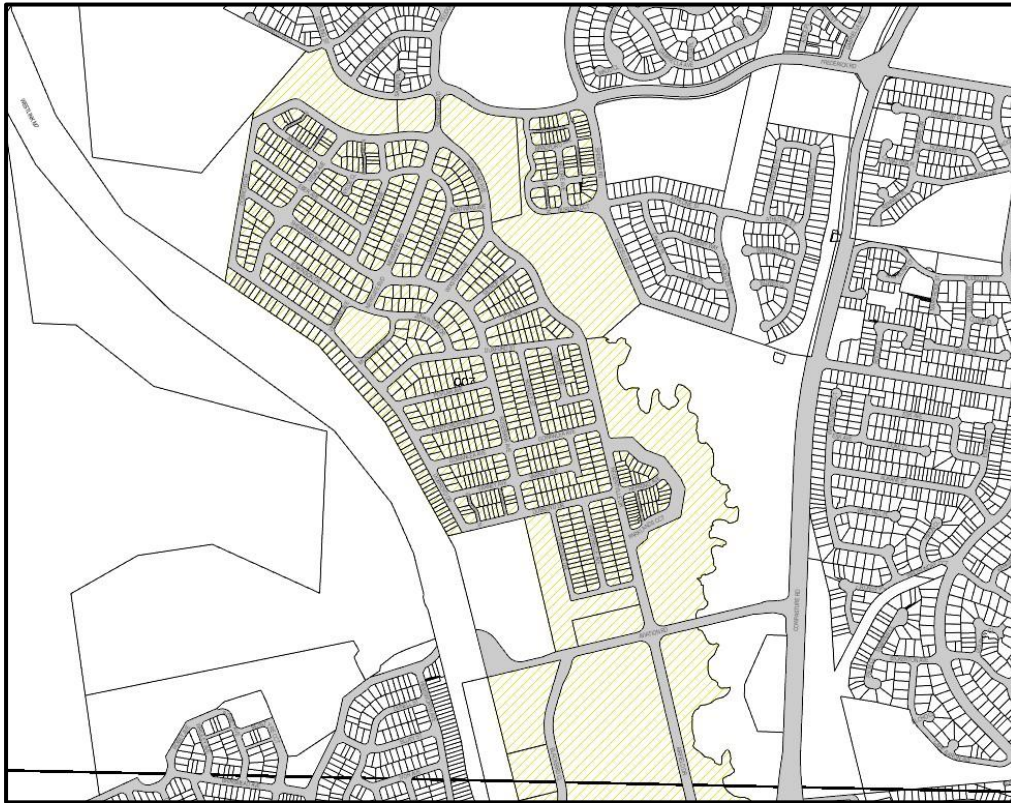


Figure 60: Existing Elizabeth Hills Urban Release Area Map (Map 007)

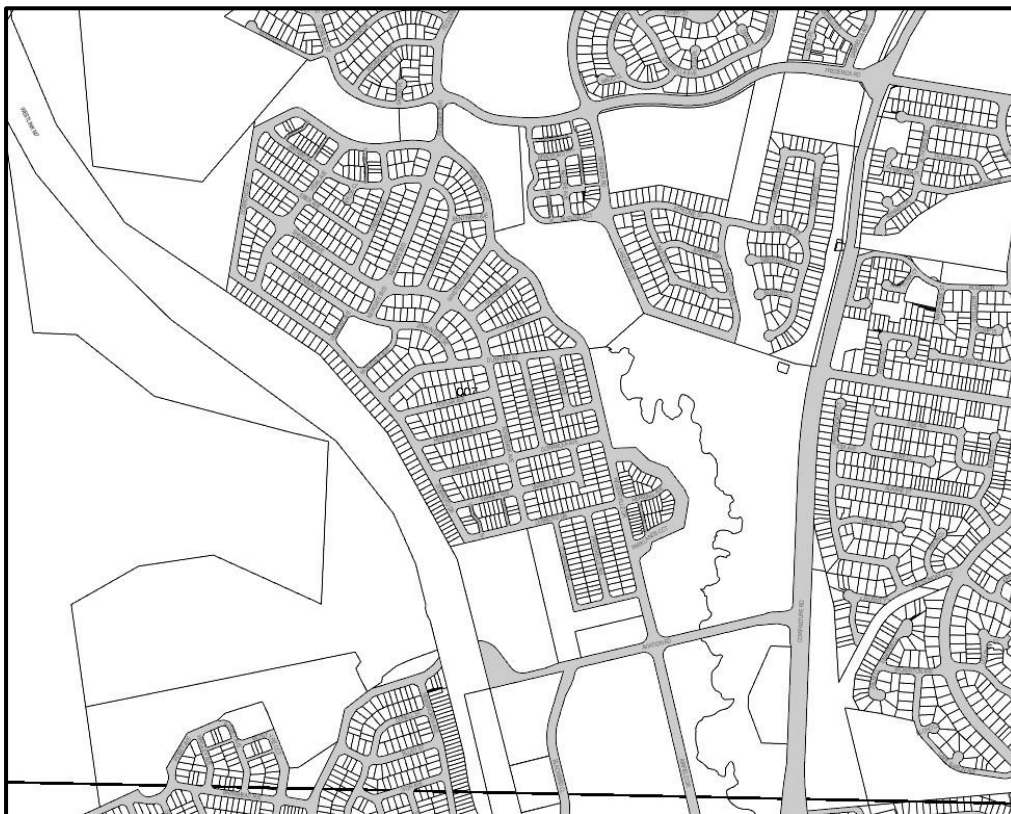


Figure 61: Proposed Elizabeth Hills Urban Release Area Map (Map 007)

Legend 

 URBAN RELEASE AREA

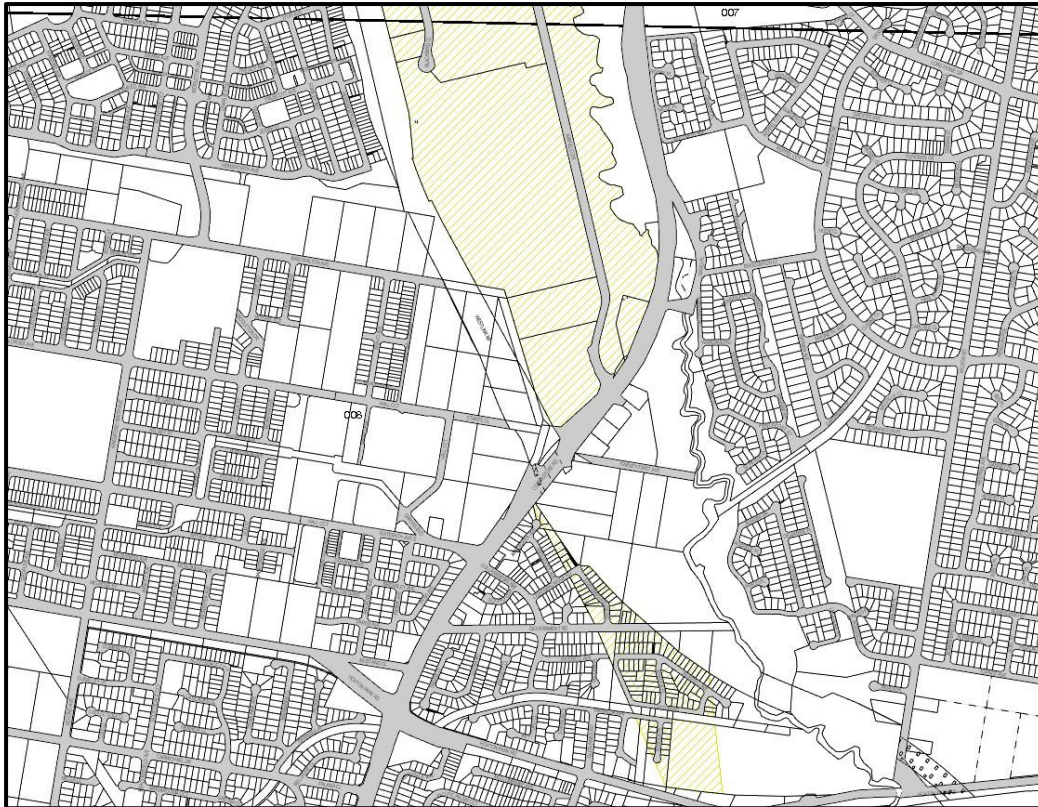


Figure 62: Existing Elizabeth Hills Urban Release Area Map (Map 008)



Figure 63: Proposed Elizabeth Hills Urban Release Area Map (Map 008)



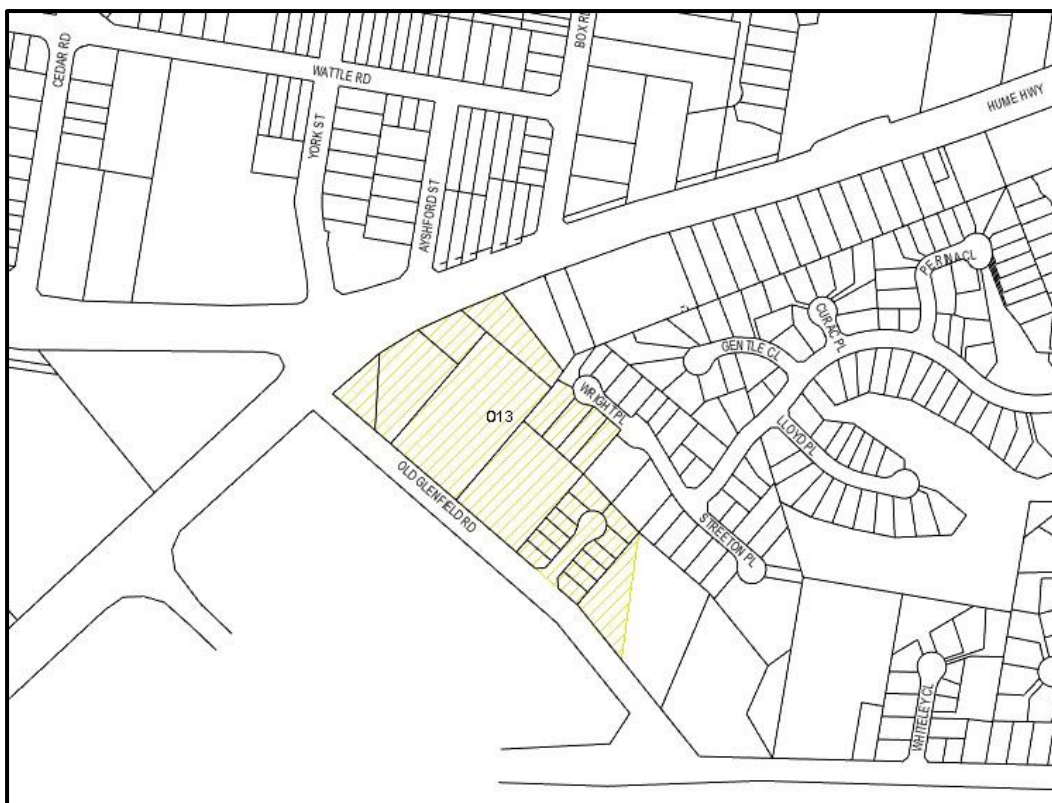


Figure 64: Existing Old Glenfield Road Urban Release Area Map (Map 013)



Figure 65: Proposed Old Glenfield Road Urban Release Area Map (Map 013)





Figure 66: Existing Voyager Point Urban Release Area Map (Map 015)

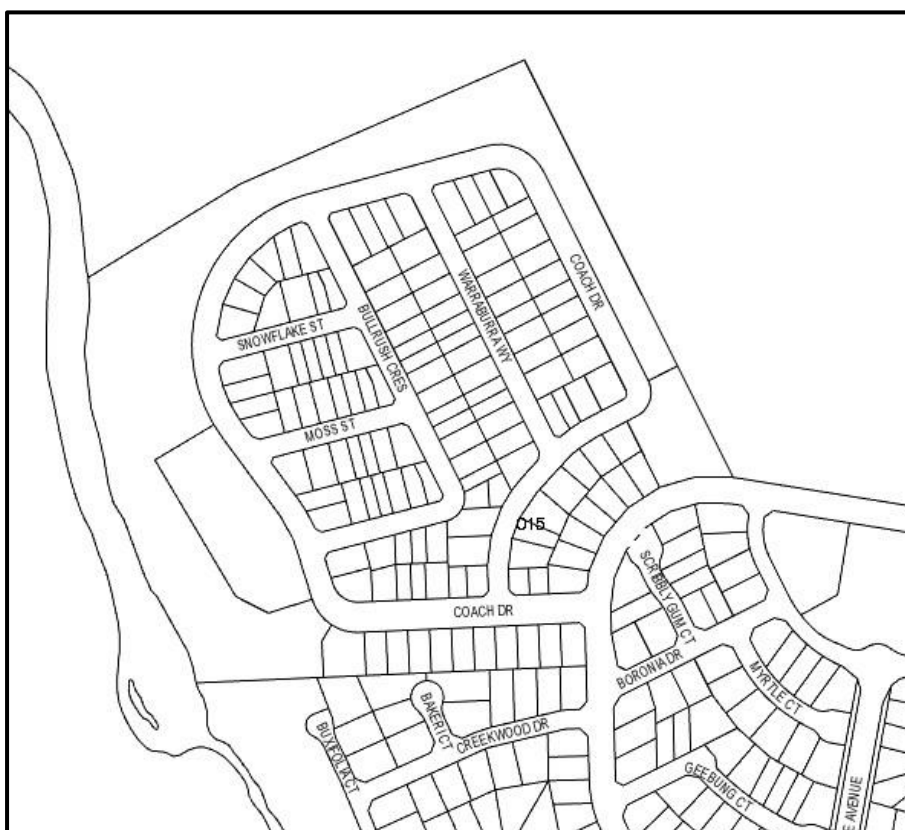


Figure 67: Proposed Voyager Point Urban Release Area Map (Map 015)

Legend  N

 URBAN RELEASE AREA

Mapping Anomalies

- Rezone from R2 Low Density Residential zone to RE1 Public Recreation, to reflect intended use of site owned by Liverpool City Council. Floor Space Ratio and Height standards are removed accordingly.

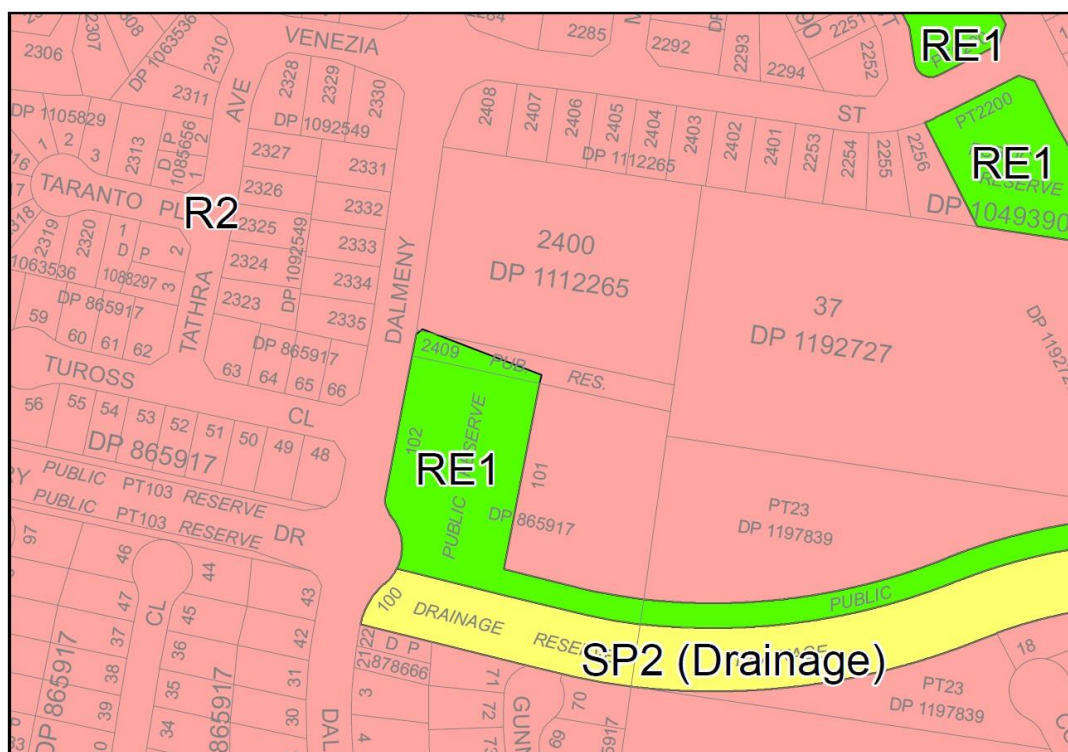


Figure 68: Existing Dalmeny Reserve land use zoning map (Maps 008/013)

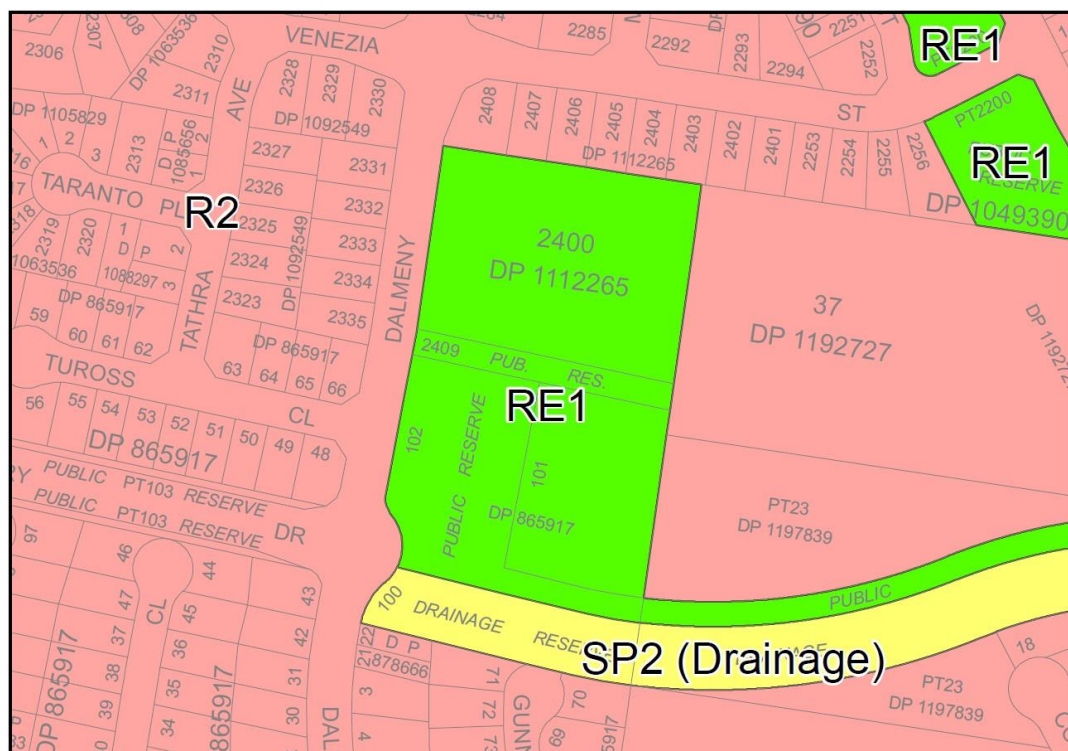


Figure 69: Proposed Dalmeny Reserve land use zoning map (Maps 008/013)



- Remove land acquisition requirements at Dalmeny Reserve, as acquisition by Council is complete.

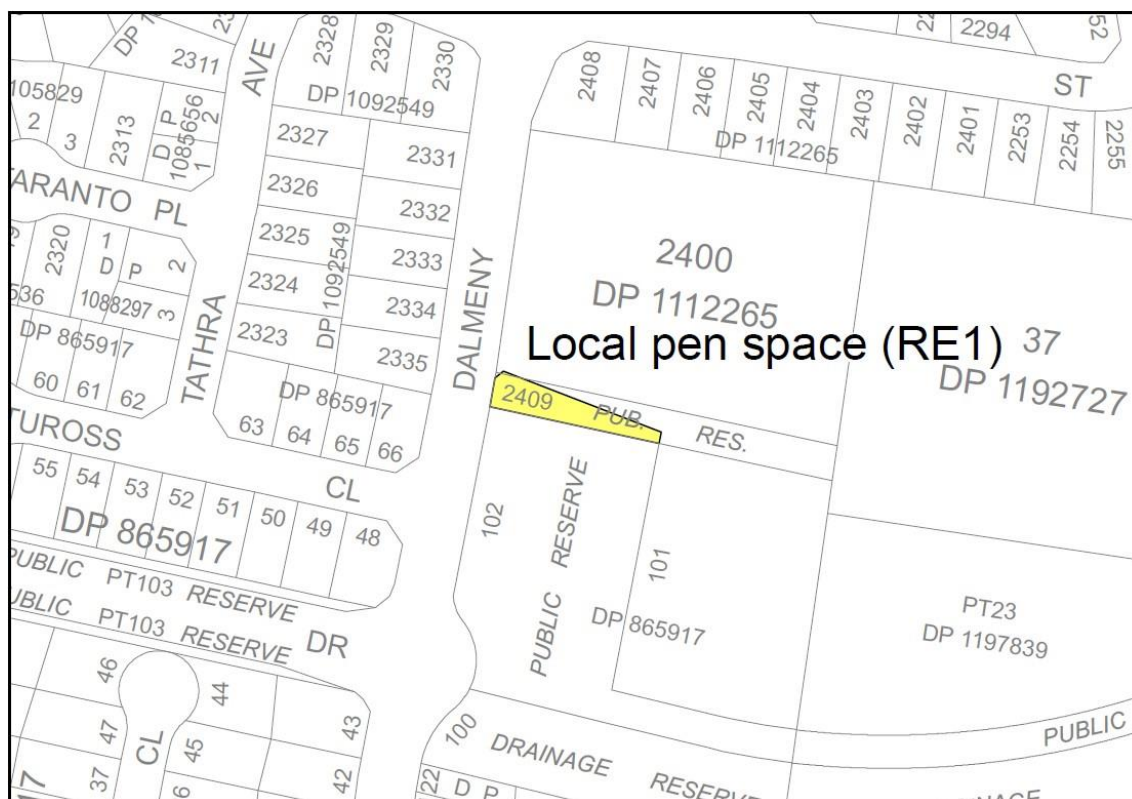


Figure 70: Existing Dalmeny Reserve land reservation acquisition map (Map 013)

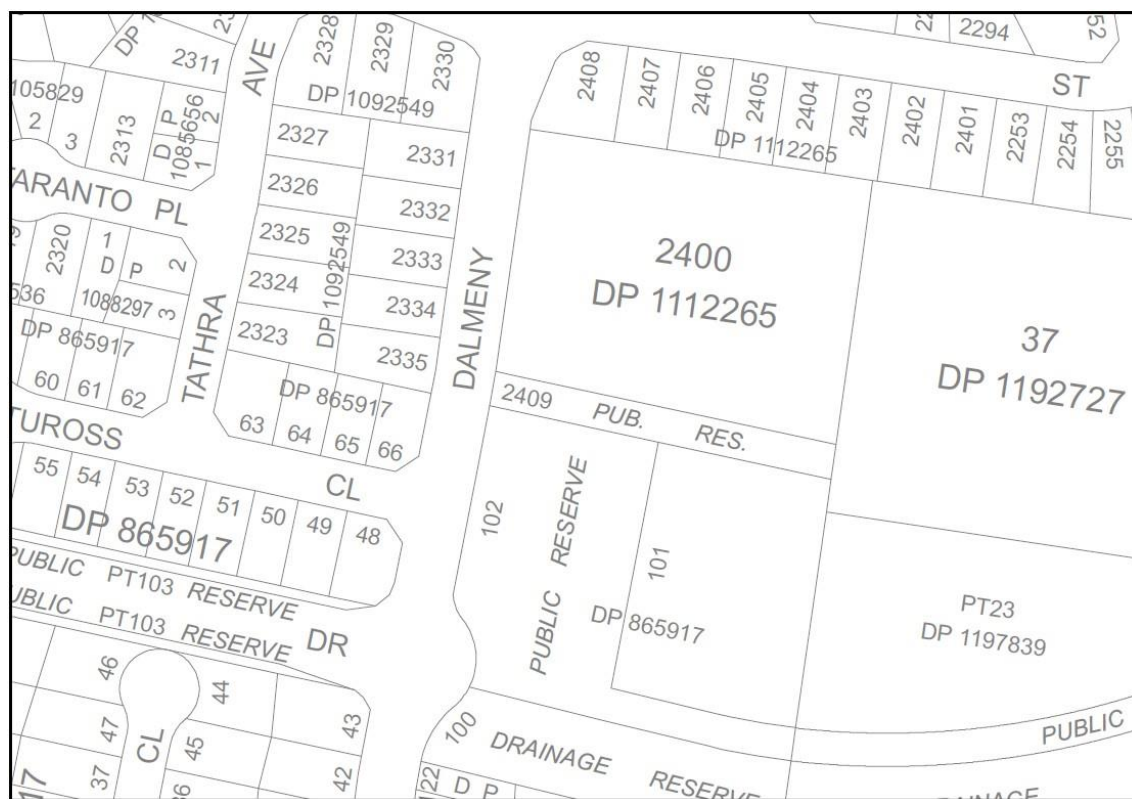


Figure 71: Proposed Dalmeny Reserve land reservation acquisition map (Map 013)

Legend 
 LAND RESERVATION ACQUISITION

- Remove land acquisition requirements along Bigge Park, as they are no longer required by Council.

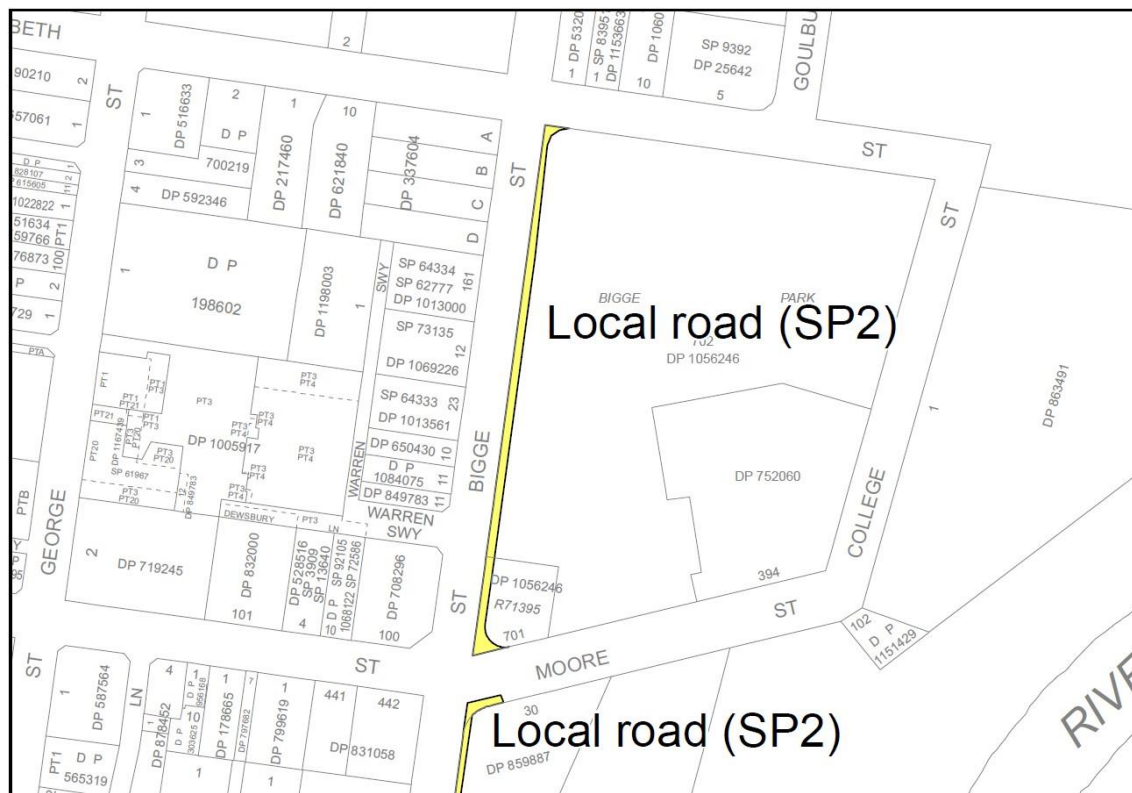


Figure 72: Existing Bigge Park land reservation acquisition map (Map 011)

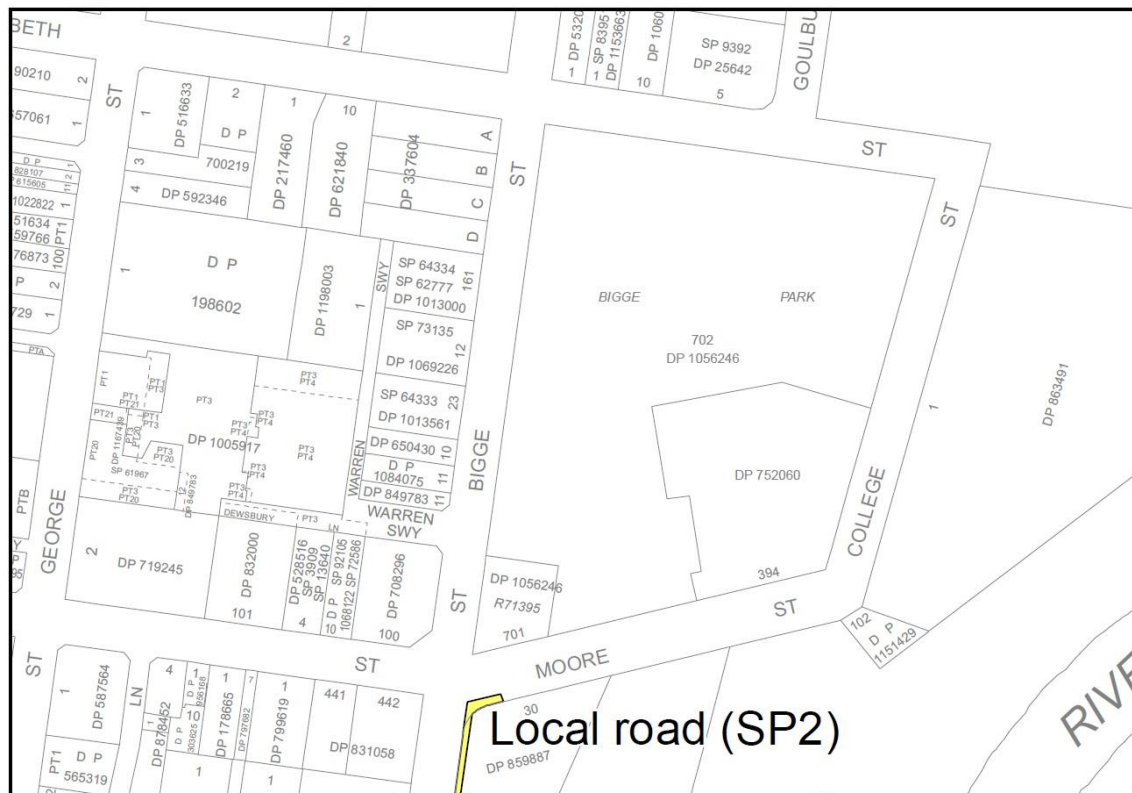


Figure 73: Proposed Bigge Park land reservation acquisition map (Map 011)



-
- Classified road (SP2)
- Classified road (SP2)

Legend 

 LAND RESERVATION ACQUISITION

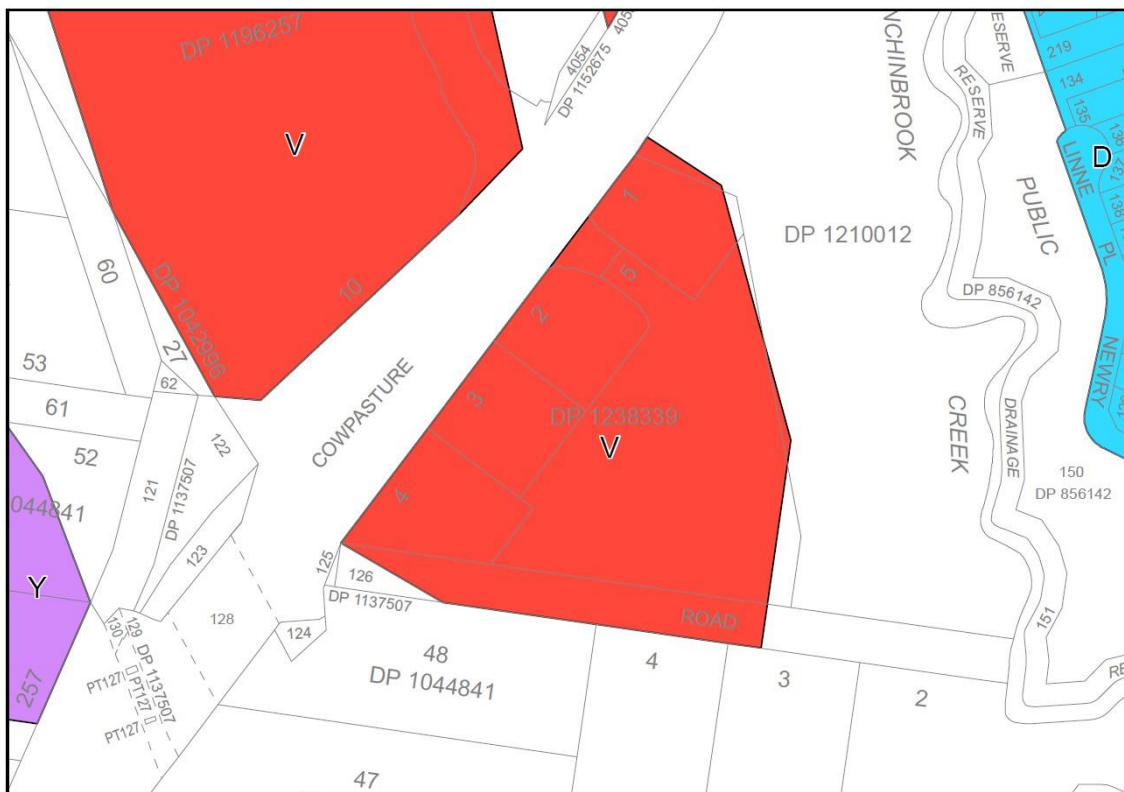


Figure 78: Existing 525, 535 and 545 Cowpasture Road, Len Waters Estate minimum lot size map (Map 008)

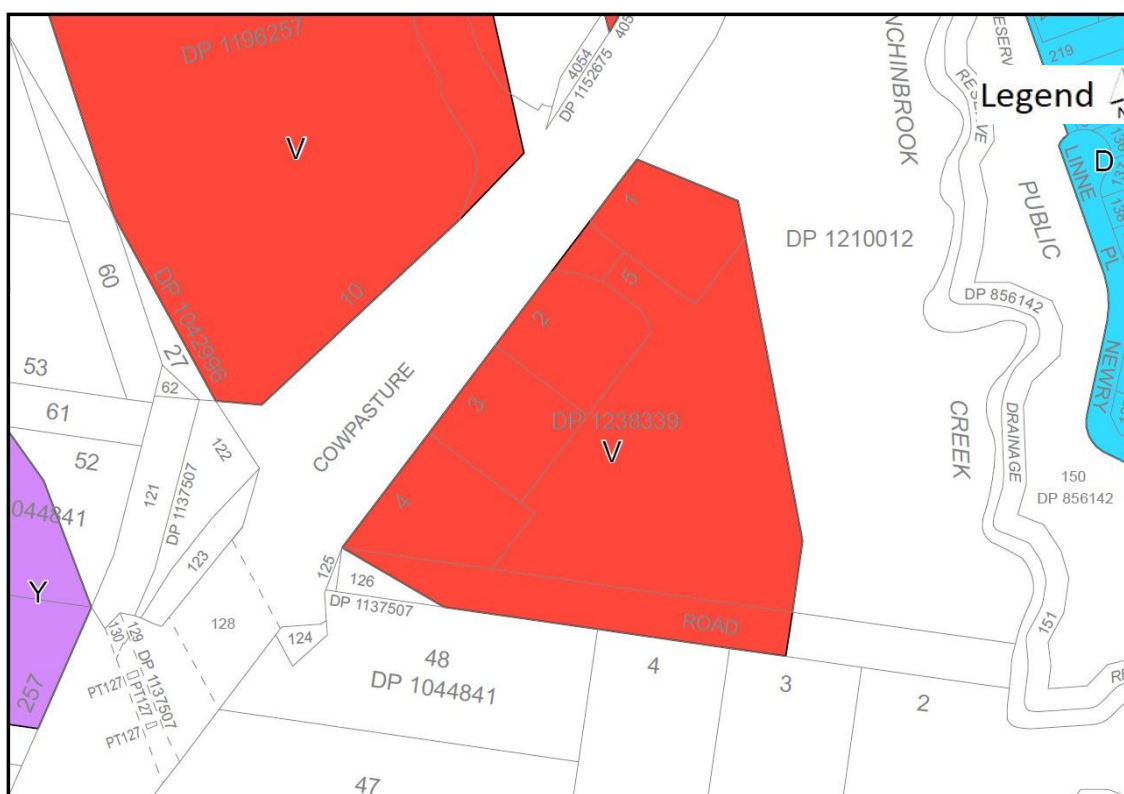


Figure 79: Proposed 525, 535 and 545 Cowpasture Road, Len Waters Estate minimum lot size map (Map 008)



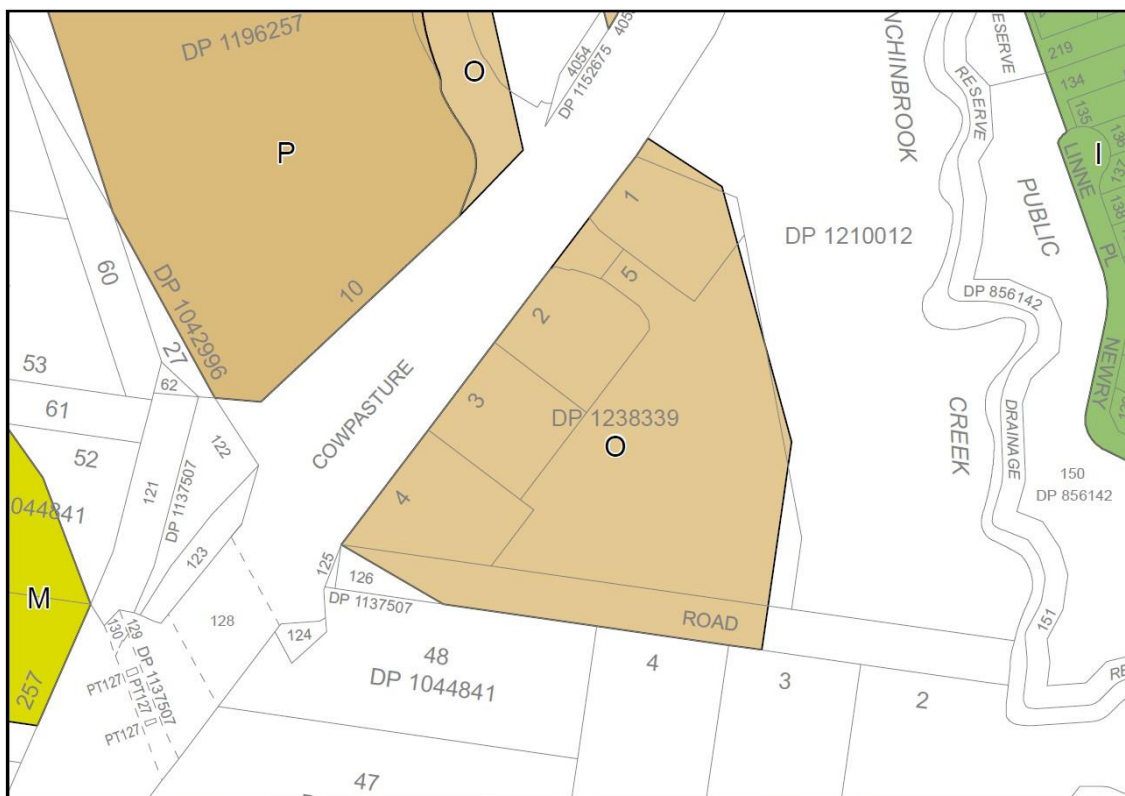


Figure 80: Existing 525, 535 and 545 Cowpasture Road, Len Waters Estate height of buildings map (Map 008)

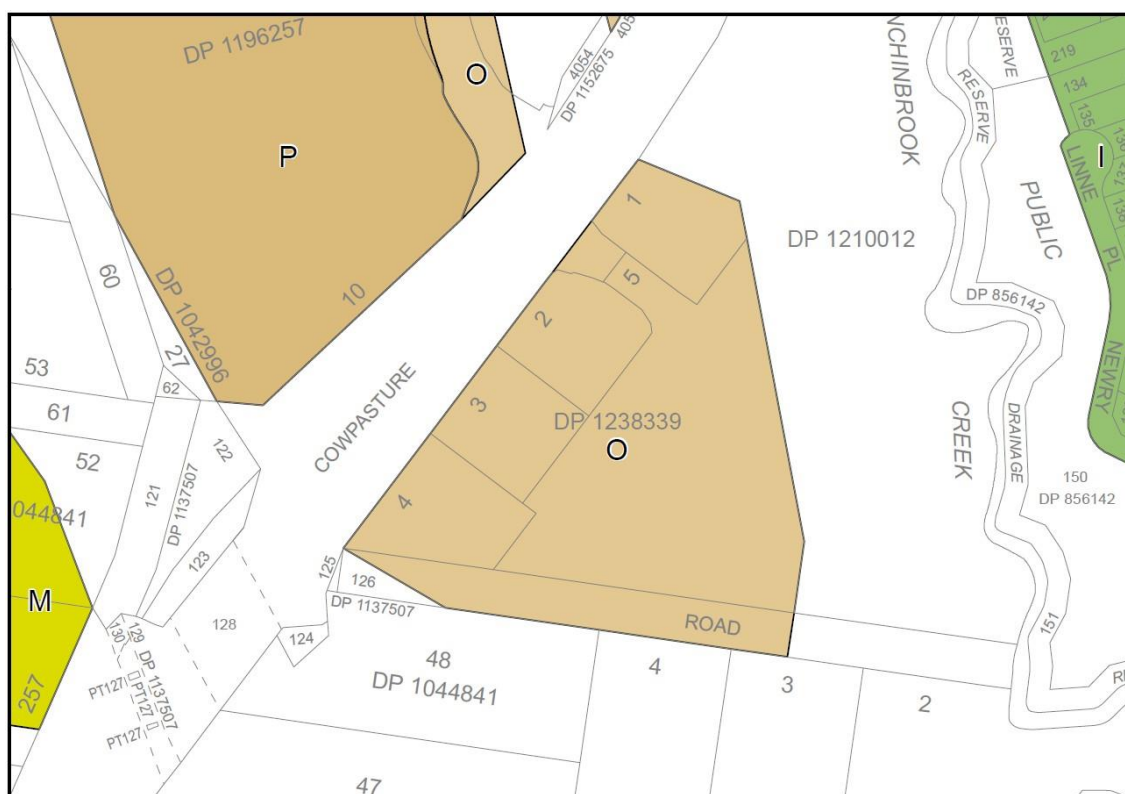


Figure 81: Proposed 525, 535 and 545 Cowpasture Road, Len Waters Estate height of buildings map (Map 008)



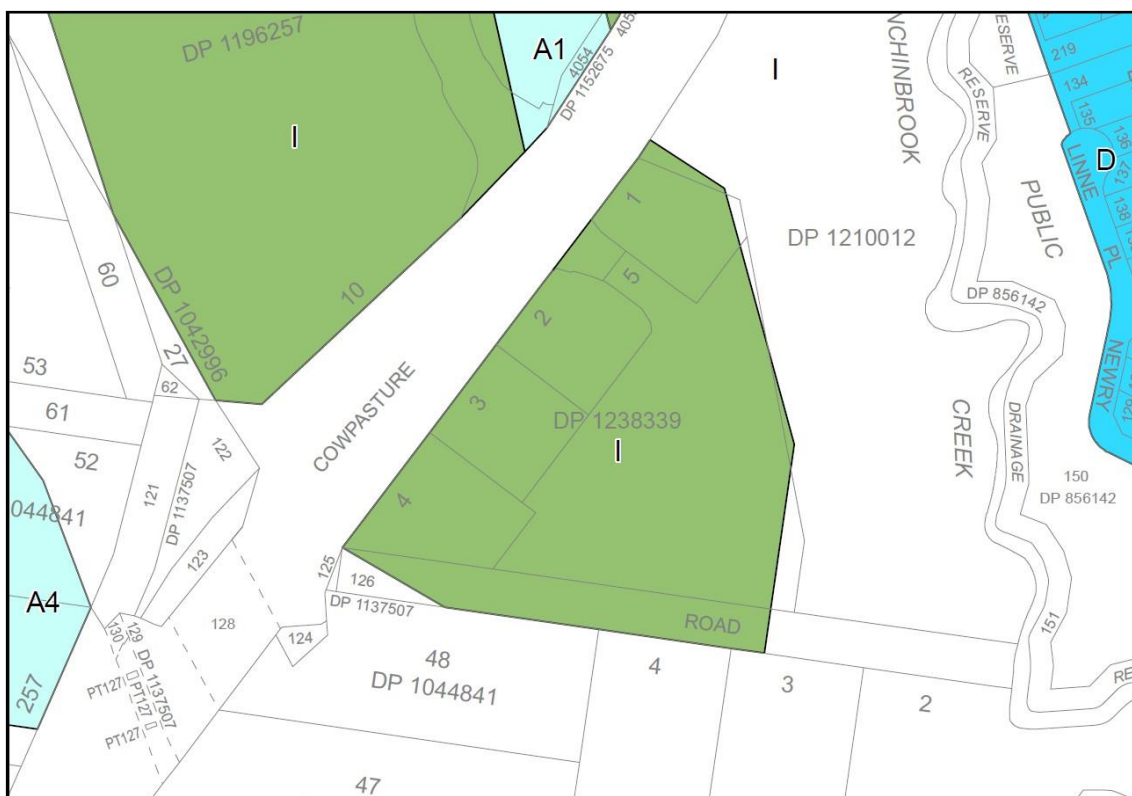


Figure 82: Existing 525, 535 and 545 Cowpasture Road, Len Waters Estate floor space ratio map (Map 008)

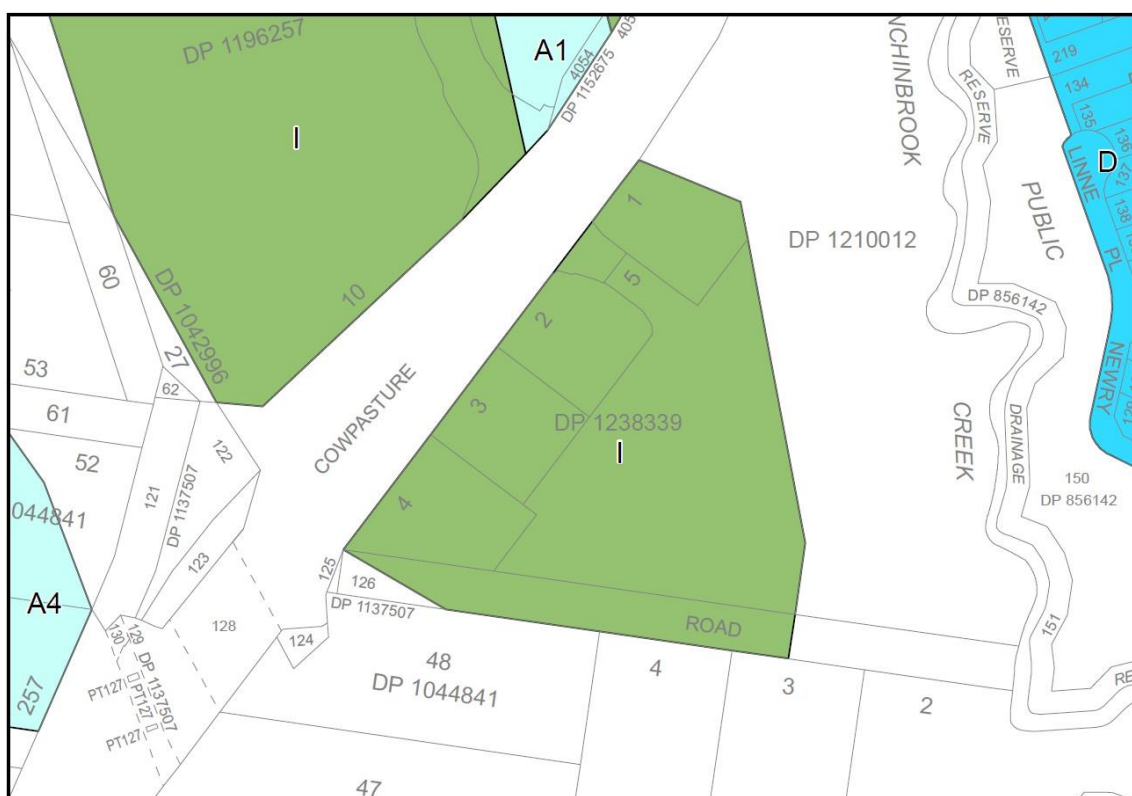


Figure 83: Proposed 525, 535 and 545 Cowpasture Road, Len Waters Estate floor space ratio map (Map 008)



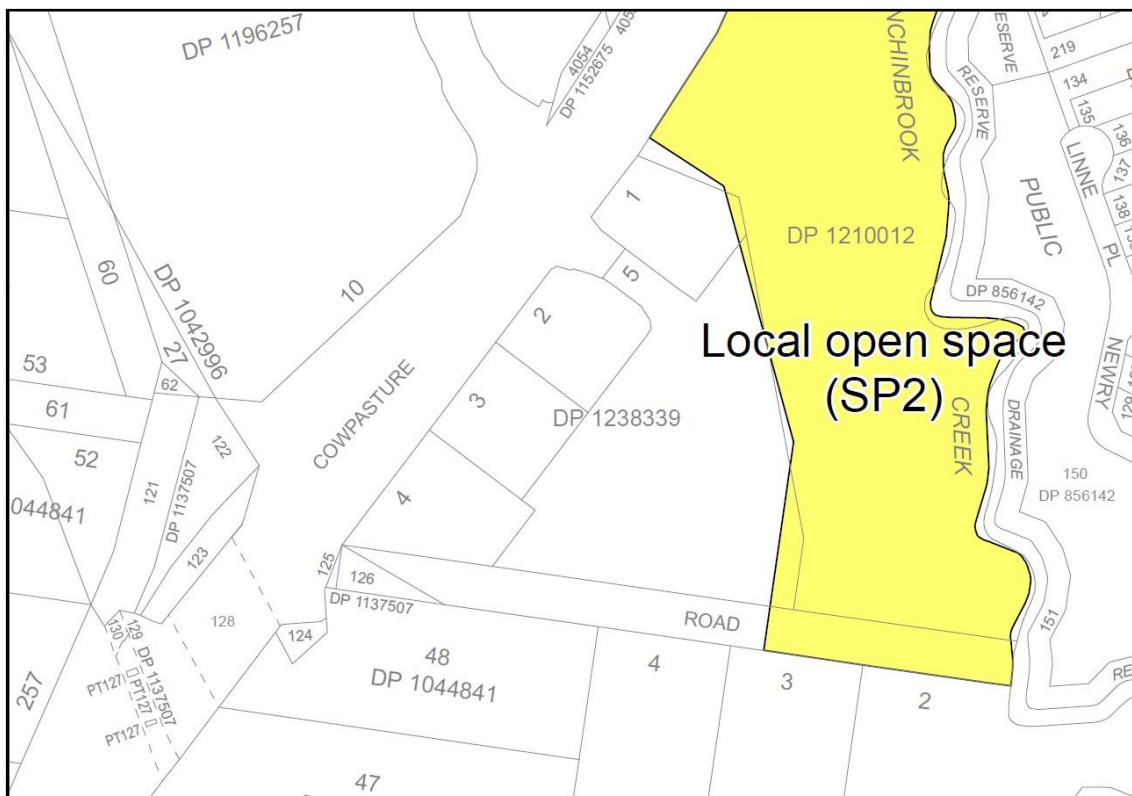


Figure 84: Existing 525, 535 and 545 Cowpasture Road, Len Waters Estate land reservation acquisition map (Map 008)

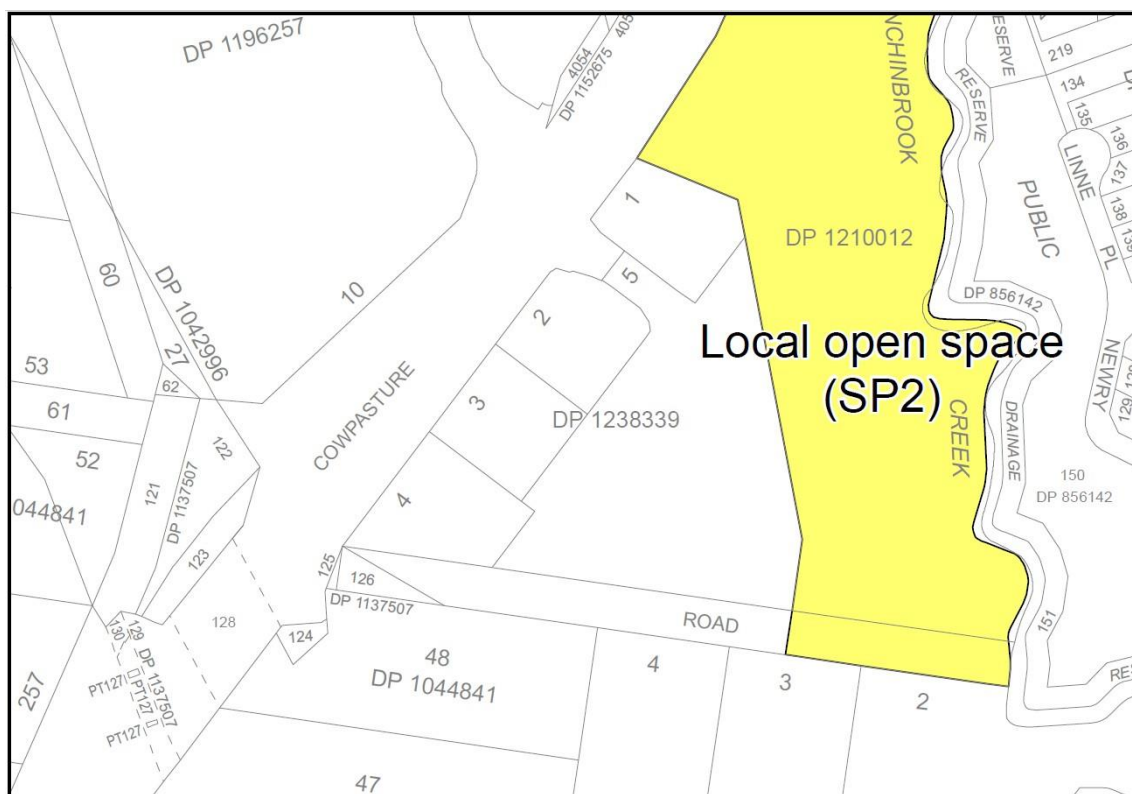


Figure 85: Proposed 525, 535 and 545 Cowpasture Road, Len Waters Estate land reservation acquisition map (Map 008)



Part 5 – Community Consultation

Community consultation will be undertaken in accordance with the Gateway Determination and Schedule 1 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 11.

Table 11: Anticipated project timeline

Timeframe	Action
September 2019	Submission of Planning Proposal to DPIE
November 2019	Gateway Determination issued
December 2019	Completion of required technical information
January 2019	State agency consultation
February 2020	Community consultation
March 2020	Public hearing if required
April 2020	Consideration of submissions and proposal post-exhibition
May 2020	Post-exhibition report to Council
June 2020	Drafting and making of the plan