

Planning Proposal

Liverpool Local Environmental Plan (LEP) Review – Phase 1

(Amendment 82 to Liverpool Local Environmental Plan 2008)

VERSION 2 – PUBLIC EXHIBITION
MAY 2020

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Executive Summary

This planning proposal explains the intended effect of, and justification for proposed amendments to the Liverpool Local Environmental Plan 2008 (LLEP 2008) to give effect to the Greater Sydney Region Plan, the Western City District Plan and particular objectives and actions in the Liverpool Local Strategic Planning Statement (LSPS) – *Connected Liverpool 2040*.

This planning proposal begins to implement the actions of the LSPS, as well as strengthen the LEP and correct anomalies. It has been prepared in accordance with Section 3.33 of the Act and the Department of Planning, Industry and Environment's *A Guide to Preparing Planning Proposals*.

Implement actions of the LSPS

The planning proposal:

- Rezones and updates development standards for certain R4 High Density Residential zoned land in Moorebank;
- Rezones land within the Casula Crossroads Industrial Precinct;
- Updates Schedule 5 Environmental Heritage inventory;
- Expands existing health and research uses in Liverpool CBD;
- Inserts an exempt development provision for the use of Council land for community events; and
- Inserts a waste management provision as part of design excellence considerations for development within the Liverpool CBD.

Strengthen the LLEP 2008

The planning proposal:

- Updates the overarching aims of the LEP;
- Rezones and amends development standards for land owned and operated by Sydney Water;
- Amends permissible uses in various zones and Schedule 1 Additional Permissible Uses;
- Removes additional Floor Space Ratio (FSR) provisions for dwelling houses in the R3 Medium Density Residential zone;
- Removes minimum street frontage requirements in the B6 Enterprise Corridor zone;
- Removes minimum lot width requirements for residential subdivision;
- Includes a clause to ensure residential subdivision and development considers the existing locality and any sensitive land uses;
- Updates the objectives of the B1 Neighbourhood Centre zone; and
- Amends 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

The planning proposal:

- Updates terminology and references to legislation and Australian Standards;
- Corrects anomalies and errors in mapping and provisions;
- Removes provisions and mapping relating to completed urban release areas and land identified as having deferred zoning;
- Removes void references to height based FSR controls in certain zones;
- Re-categorises and re-orders provisions in the LEP; and

- Removes duplication between LEP clauses, the *State Environmental Planning Policy (Exempt and Complying Codes) 2008* and the *Liverpool Development Control Plan (DCP) 2008*.

It is also intended to introduce a new savings and transitional clause to ensure that proposed amendments do not affect any development applications or appeal processes.

The draft proposed clauses included in this planning proposal will be subject to legal drafting and may alter under this process.

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, over 80 amendments to the LEP 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 the Liverpool City Centre, 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.

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 require 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 LSPS, *Connected Liverpool 2040* (refer to **Attachment C**), was finalised in March 2020 and identifies four themes, 16 planning priorities and 80 actions which encompass Council's strategic planning priorities for the next 20 years and how they are to be achieved.

The four themes of the LSPS are as follows:

- **Connectivity:** The Liverpool of 2040 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 2040 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 committed to as part of the Western Sydney City Deal, 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 LEP, 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 LEP 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 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 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.

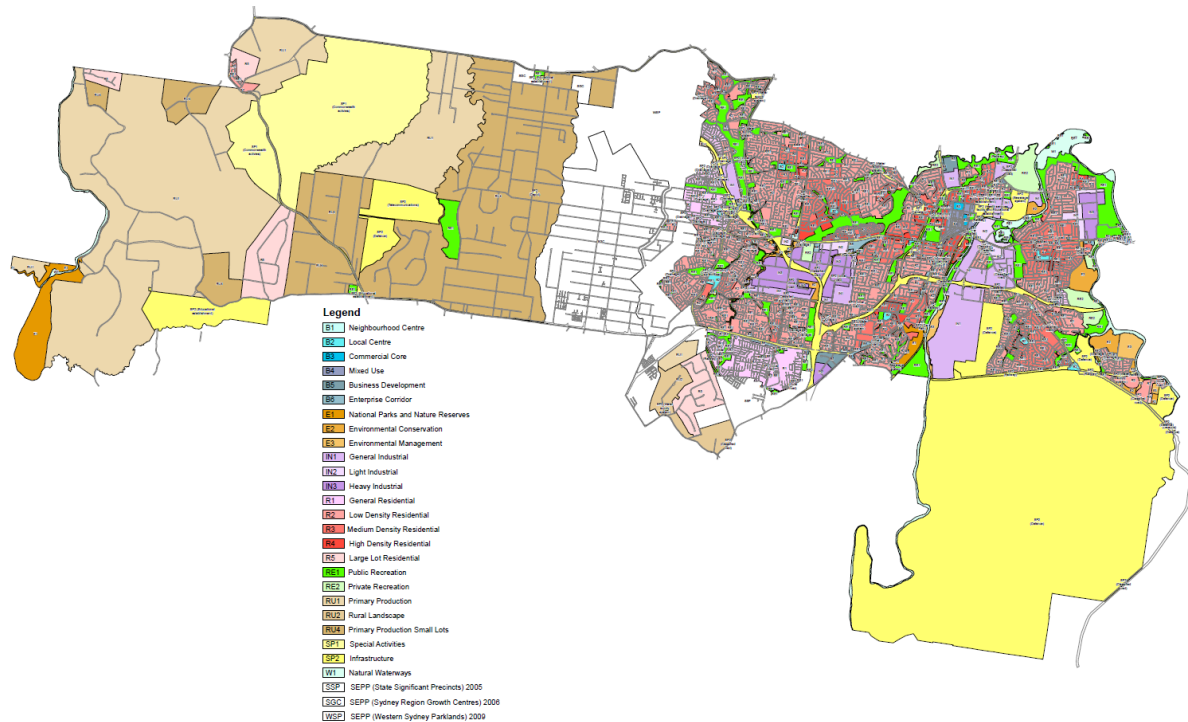


Figure 1: Liverpool LGA land application map

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 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 WesTrac.

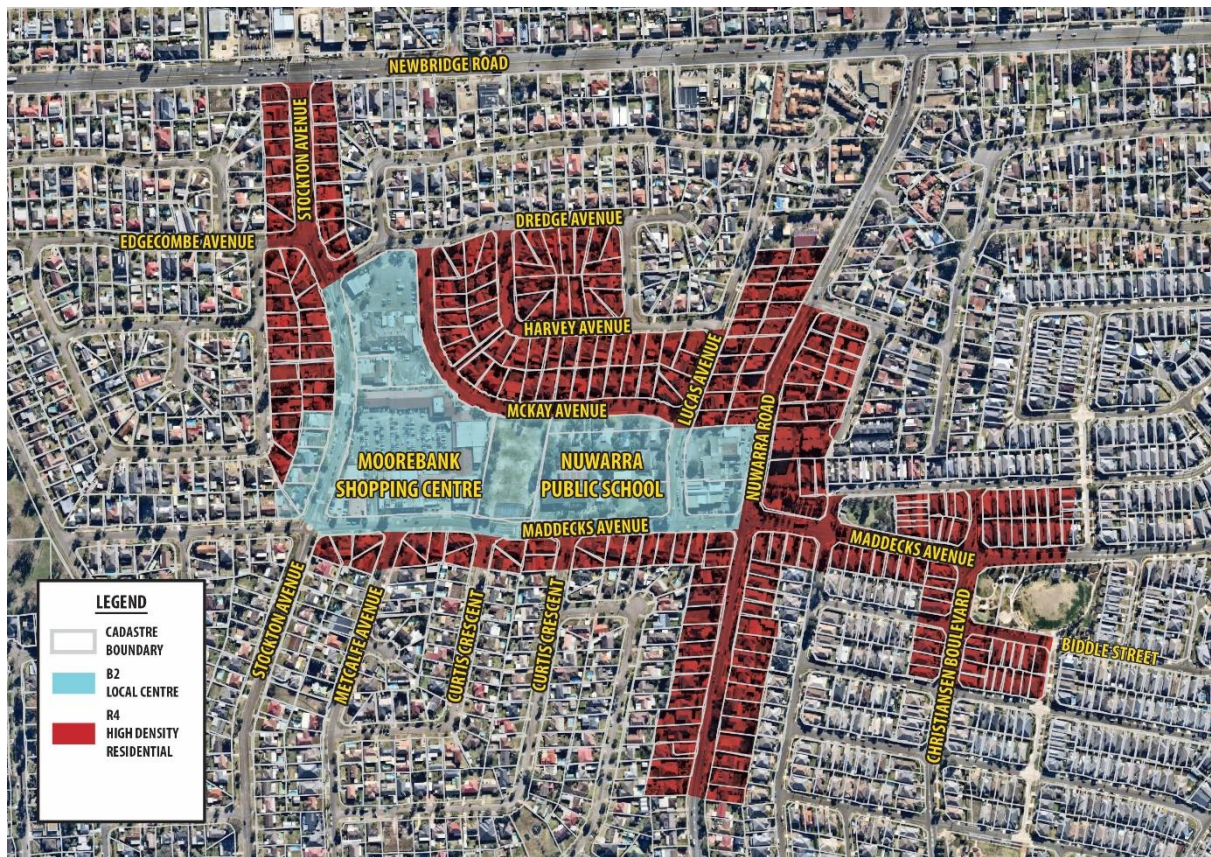


Figure 2: Moorebank Town Centre

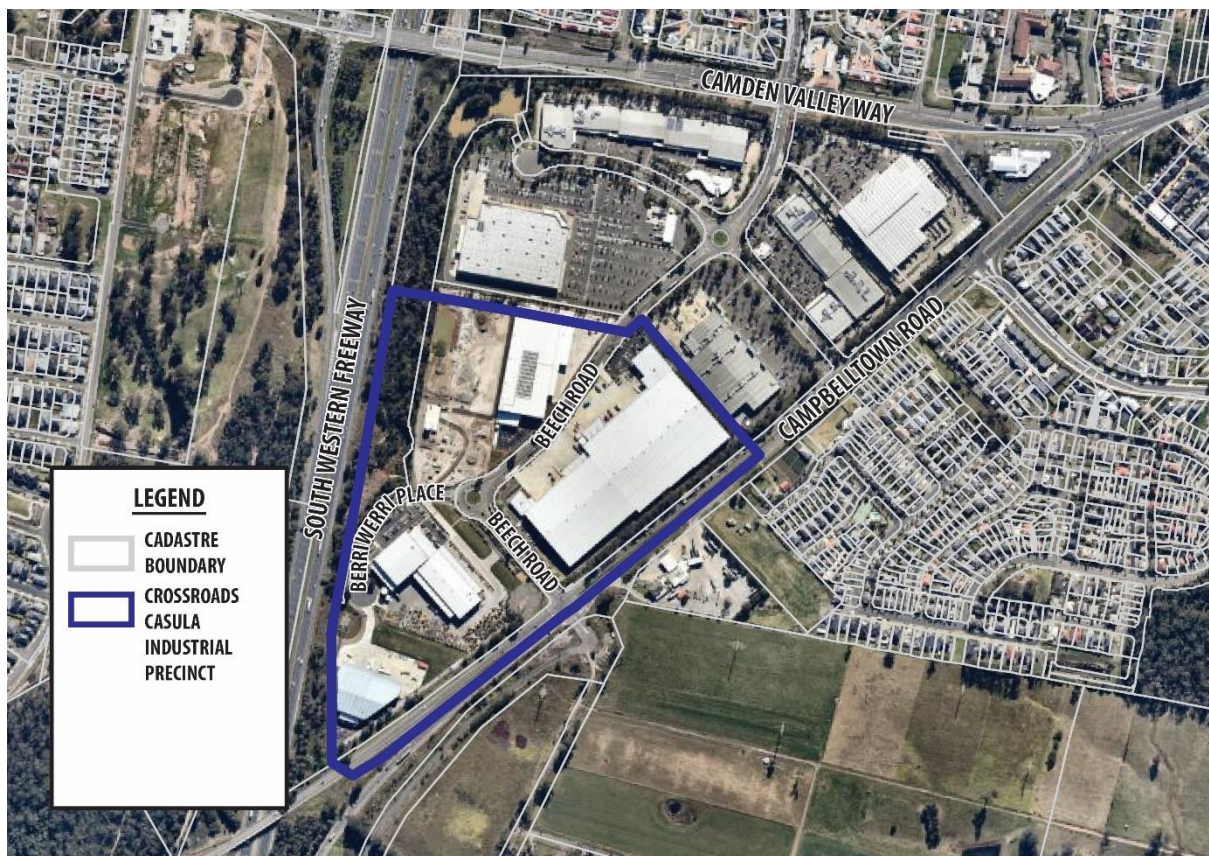


Figure 3: Crossroads Casula Industrial Precinct

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

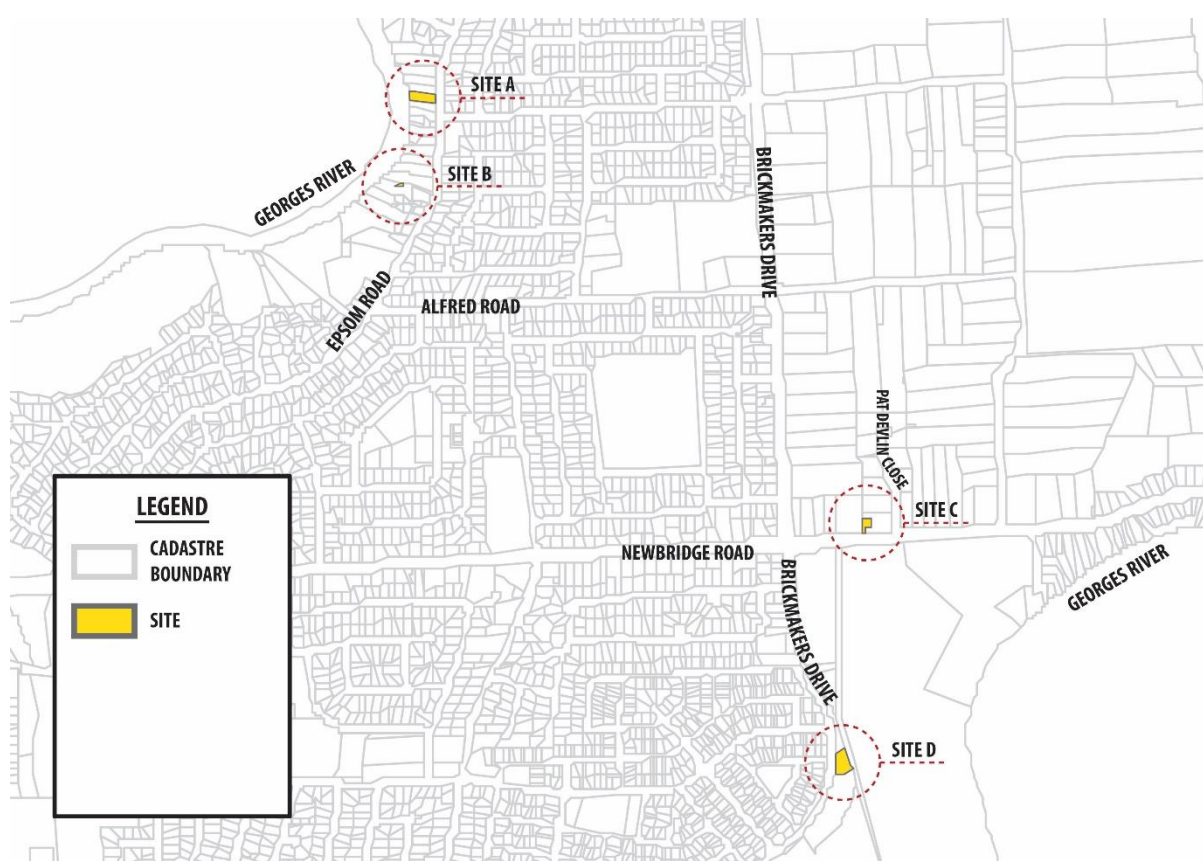


Figure 4: Chipping Norton Sydney Water sites

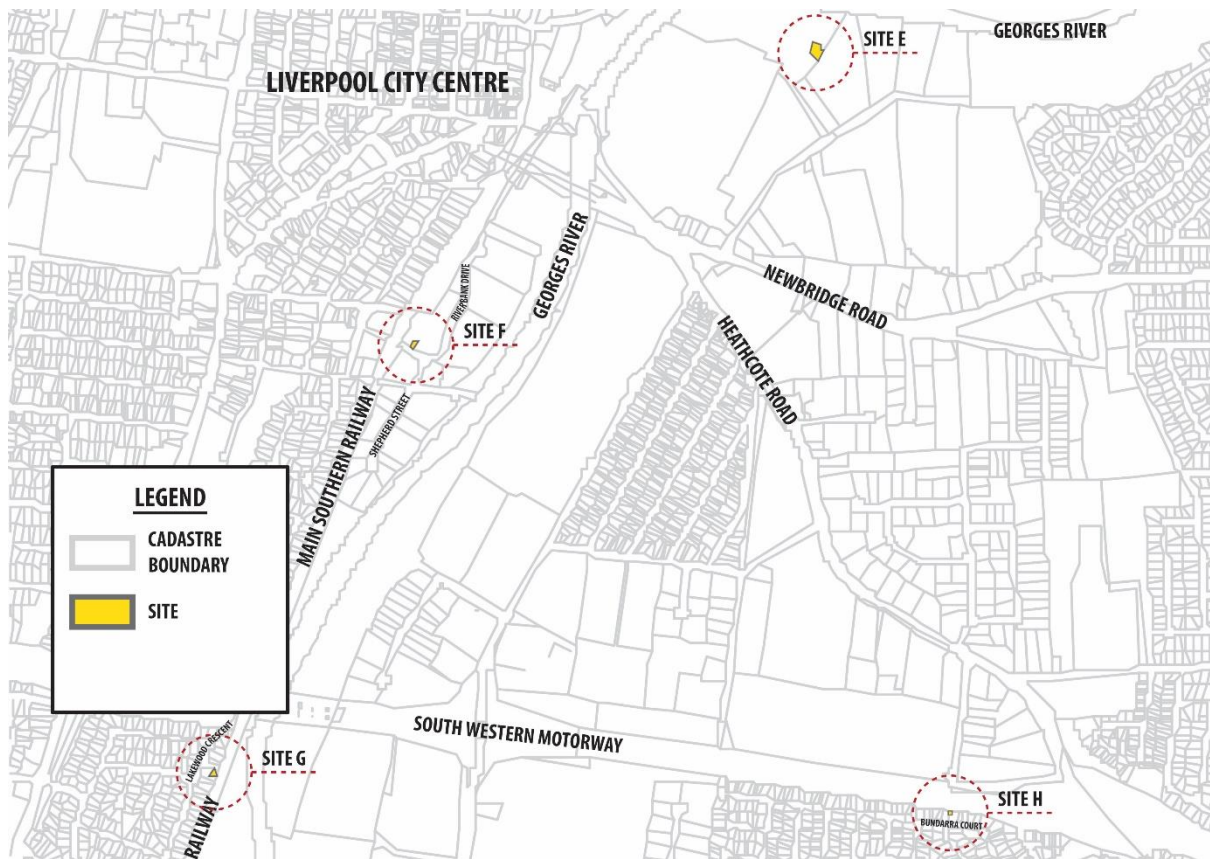


Figure 5: Moorebank Sydney Water sites

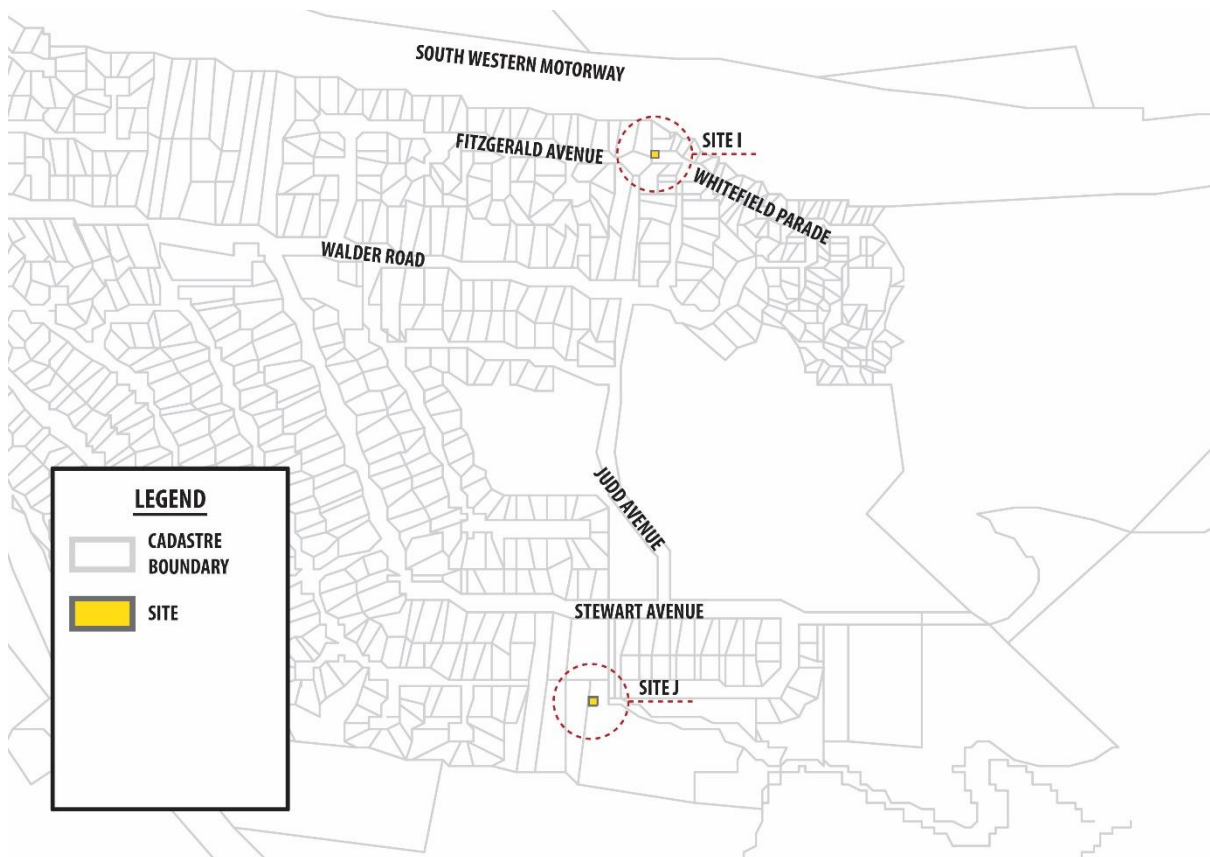


Figure 6: Hammondville Sydney Water sites

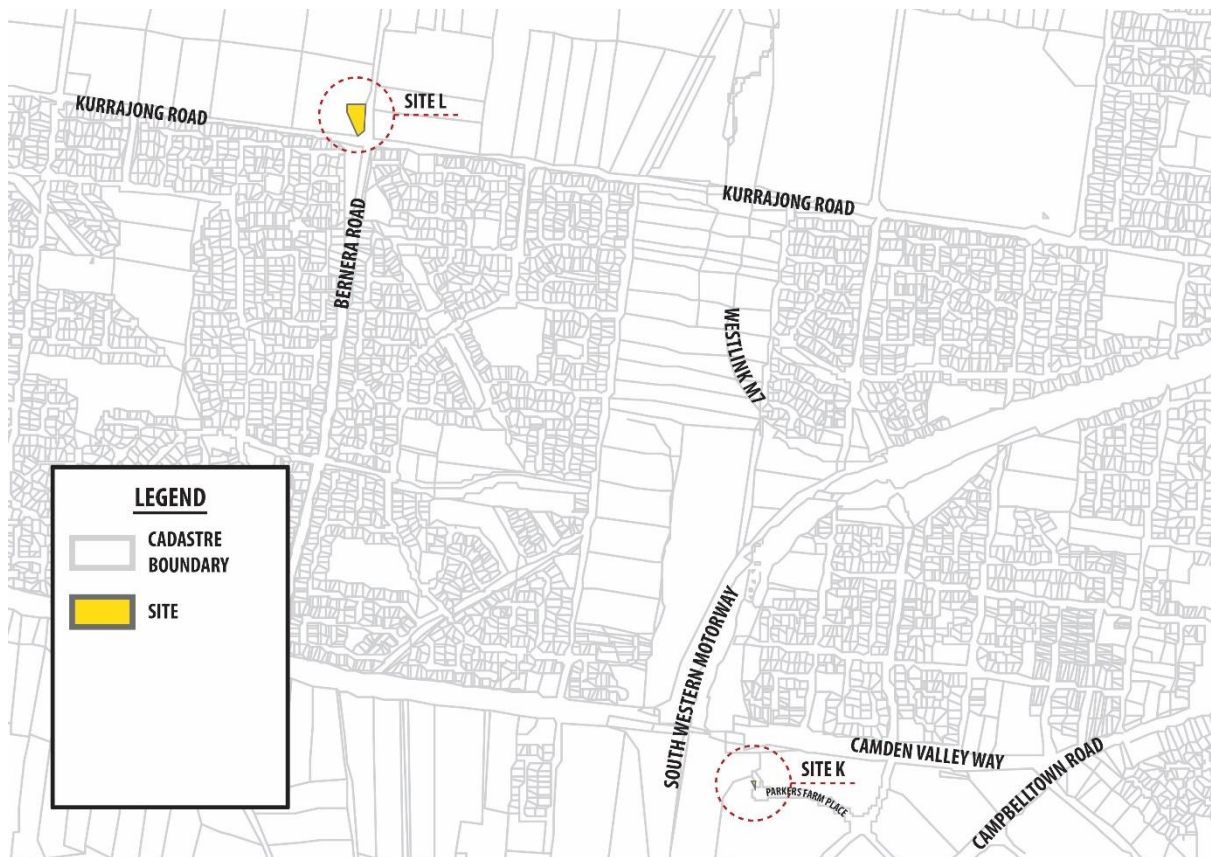


Figure 7: Prestons Sydney Water sites

Part 1 – Objectives or intended outcomes

The aim of this planning proposal is to amend the *Liverpool Local Environmental Plan 2008*, by:

1. Implementing the following relevant actions of the 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 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. The above LSPS actions, and other short, medium and long term actions within the LSPS will continue to be further implemented into the LEP via additional planning proposals in the future.

Part 2 – Explanation of provisions

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, in addition to various amendments to the written instrument.

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 that have been 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. 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;
4. 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;
5. Other minor amendments to the written instrument which are:
 - 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;
- b. Strengthen the LEP, including new overarching Aims of Plan, updated objectives, introduction of miscellaneous permissible uses, addition of a standard instrument clause, and removal of additional FSR provisions for dwellings in the R3 Medium Density Residential zone.
6. 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 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 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**.

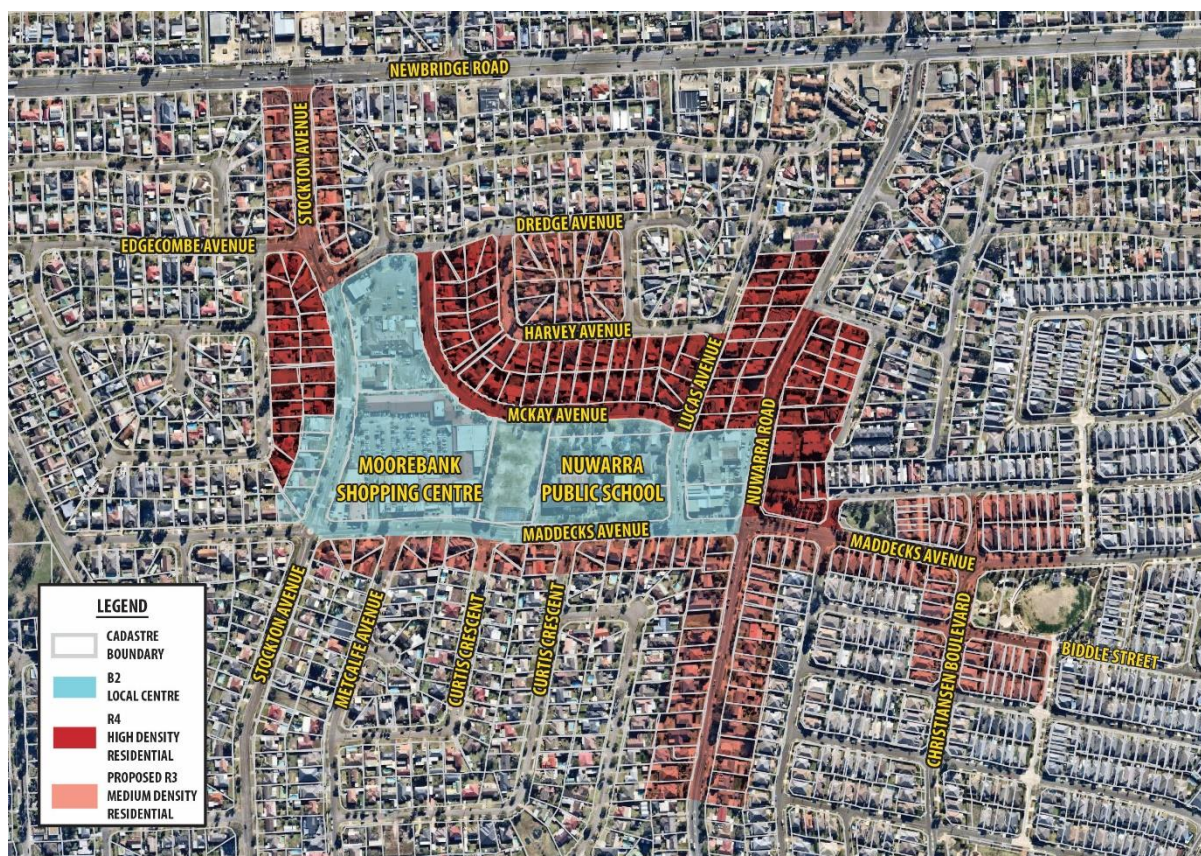


Figure 8: Moorebank Town Centre

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

	CURRENT	PROPOSED
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
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Liverpool Housing Study and SGS Advice

The Liverpool Housing Study and SGS Moorebank Rezoning Advice commissioned by Council supports the proposed amendments, concluding that:

- There is adequate capacity in the LGA to accommodate housing demand to 2036;
- While there is dwelling capacity, not all land is currently feasible to be developed for residential flat buildings (RFB) within the R4 zones outside of the Liverpool CBD;
- Under the existing controls, Moorebank Town Centre has capacity for additional housing, however, residential flat buildings are less likely to occur because it is less feasible (i.e. smaller land sizes and land values and higher development expectations), particularly on those 148 individual land parcels of R4 zoned land, which are proposed to be rezoned to R3;
- Whilst serviced by retail and community facilities, the R3 zone is considered more appropriate in the areas specified. The R3 zone will:
 - Likely generate additional housing capacity within the town centre due to its feasibility,
 - Be potentially easier to develop,
 - Allow land uses and built form that are more consistent with the surrounding residential character, and
 - Have less land use conflict with the adjoining lower density residential areas, i.e. bulk and scale, overshadowing and loss of visual and acoustic privacy.
- Moorebank Town Centre does not have good public transport connections with other centres;
- There are other areas with Moorebank that may be better suited to high density residential uses, such as the Moorebank East Precinct which is being investigated by Council.

Potential impacts on housing capacity

The SGS Moorebank Rezoning Advice provides a summary on the potential impacts of the proposed amendments on housing capacity.

All sites that are proposed to be rezoned (and sites to be retained as R4) can currently be developed for Residential Flat Buildings. All sites could also be developed as multi dwelling housing or attached dwellings in an R3 Medium Density Residential zone and R4 High Density Residential zone.

The SGS advice indicates:

- Under the current controls, the R4 area proposed to be rezoned has a hypothetical capacity of 712 dwellings.
- Under proposed controls, the dwelling capacity numbers in the R4 area proposed to be rezoned would likely drop to 313 dwellings (with site amalgamation).
- Under proposed controls (without site amalgamation), dwellings numbers would likely be reduced to 177 dwellings.

The SGS advice indicates that the proposed rezoning would have minimal overall impact on housing capacity in the Liverpool LGA and will only reduce the overall capacity in the Eastern District by around 6%.

Recent development applications for RFBs in Moorebank

In the last 5 years, seven (7) development applications (DAs) have been approved for Residential Flat Buildings in the R4 zone around the Moorebank Town Centre. There are currently six (6) DAs that are currently under assessment (or awaiting information) and one (1) DA under appeal. The pending and approved developments for residential flat buildings are located within the R4 High Density Residential area that is to be retained except for one land parcel, which is within the area proposed to be rezoned to R3.

Savings and Transitional Clause

Council intends to introduce a new savings and transitional clause to ensure that proposed amendments do not affect any current development applications or appeal processes.

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

	CURRENT	PROPOSED
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	CURRENT	PROPOSED
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	Newbridge Road, Chipping Norton	IN3 Heavy Industrial	SP2 (Sewerage System)
D	201	582009	Newbridge Road, Moorebank	R3 Medium Density Residential / E2 Environmental Conservation	SP2 (Sewerage System)
E	1	1117280	Bridges Road, Moorebank	IN2 Light Industrial	SP2 (Sewerage System)
F	8	564380	Shepherd Street, Liverpool	R4 High Density Residential	SP2 (Sewerage System)
G	982	237845	3 Woodbrook Road, Casula	R2 Low Density Residential	SP2 (Sewerage System)
H	354	246753	Bundarra Court, Wattle Grove	R2 Low Density Residential	SP2 (Sewerage System)
I	1	840726	Fitzgerald Avenue, Hammondville	R2 Low Density Residential	SP2 (Sewerage System)
J	1	606363	Stewart Avenue, Hammondville	R2 Low Density Residential	SP2 (Sewerage System)
K	106	606718	Parkers Farm Place Casula	B5 Business Development	SP2 (Sewerage System)
L	10	1033932	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.	1.2 Aims of Plan	Update aims in accordance with Liverpool's LSPS
2.	1.9A Suspension of covenants, agreements and instruments	Update references and hyperlinks to relevant legislation
Part 2 Permitted or prohibited development - Land Use Table		
3.	RU1 Primary Production	Update reference to Western Sydney International Airport, and amend Land Use Table to specify 'Environmental protection works' as permitted with consent
4.	B1 Neighbourhood Centre	Add an objective to facilitate sense of place, and amend Land Use Table to add 'Car parks' as permitted with consent
5.	B2 Local Centre	Amend Land Use Table to add 'Car parks' as permitted with consent

ITEM	CLAUSE	NATURE OF CHANGE
6.	B3 Commercial Core	Amend Land Use Table to add 'Amusement centres' as permitted with consent
7.	B4 Mixed Use	Amend Land Use Table to add 'Amusement centres', 'Artisan food and drinks industries' and 'High technology industries' as permitted with consent
8.	B5 Business Development	Amend Land Use Table to add 'Kiosks' as permitted with consent
9.	B6 Enterprise Corridor	Amend Land Use Table to remove 'Multi dwelling housing' as permitted with consent
10.	IN1 General Industrial	Amend Land Use Table to add 'Vehicle sales or hire premises' as permitted with consent
11.	IN2 Light Industrial	Amend Land Use Table to remove 'Recreation facilities (major)' as permitted with consent
12.	IN3 Heavy Industrial	Amend Land Use Table to add 'Liquid fuel depots' and 'Vehicle sales or hire premises' and remove 'Light industries', 'Recreation facilities (outdoor)', 'Sex services premises' and 'Storage premises' from permitted with consent
Part 4 Principal development standards		
13.	4.4 Floor space ratio	Remove references to development standards that are no longer used in particular zones
Part 5 Miscellaneous Provisions		
14.	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
15.	<i>New clause:</i> 5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	Addition of standard instrument clause to minimise potential conflict between residential, rural and environmental uses
Part 6 Urban Release Areas		
16.	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
17.	6.4A Arrangements for designated State public infrastructure in intensive urban development areas	As above
18.	6.6 Development control plan	As above
Part 7 Additional Local Provisions - Division 1 Liverpool city centre provisions		

ITEM	CLAUSE	NATURE OF CHANGE
19.	<i>New clause:</i> 7.1A Arrangements for designated State public infrastructure in intensive urban development areas	Create new clause to include provisions for 'intensive urban development areas' within this Division, as they have been removed from Part 6 Urban Release Areas
20.	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
21.	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'
22.	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
23.	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		
24.	7.13 Minimum lot width in Zones R1, R2, R3 and R4	Remove clause as this can be effectively managed by the DCP
25.	7.15 Minimum building street frontage in B6	Remove clause as RMS approval is required at the DA stage
26.	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
27.	7.17 Airspace operations	Correct hyperlink to the <i>Airports Act 1996</i>
28.	7.18 Development in areas subject to potential airport noise	Update reference to Western Sydney International Airport and update reference to Australian Standards
29.	7.21 Delayed rezoning of certain land	Remove clause as land is no longer deferred
30.	7.22 Development in Zone B6	Amend clause to reference correct land use terms
31.	7.26A Residential development at former New Brighton Golf Course	Update reference to <i>Strata Schemes Development Act 2015</i>
32.	7.28 Minimum rear setbacks at Georges Fair Moorebank	Remove clause as development has occurred
33.	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
34.	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
35.	7.37 Floor space ratio of buildings on certain land at Bigge, Elizabeth and George Streets	Update property address descriptions

ITEM	CLAUSE	NATURE OF CHANGE
36.	<i>New clause:</i> Entertainment facilities, restaurants or cafes for certain land in Zones R3 and R4 at Moorebank	Amend clause to include reference to R3 zoned land in accordance with proposed Moorebank rezoning
37.	<i>New clause:</i> Medical research and development for certain land in Zone R4 in the Liverpool city centre	Amend clause to extend precinct south to Elizabeth Street
Schedule 1 Additional Permitted Uses		
38.	Various	Amend schedule to remove clauses that are no longer required and alter clauses to achieve desired local outcomes
Schedule 2 Exempt Development		
39.	<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
40.	Various	Remove overlap between SEPP and LEP Exempt Development controls
Schedule 5 Environmental heritage		
41.	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		
42.	Schedule 6	Change to Schedule 7 to correct numbering error
LLEP 2008 Maps		
43.	Moorebank	Amend zoning and development standards for certain land zoned R4 High Density Residential in proximity to Moorebank Town Centre
44.	Crossroads Casula Industrial Precinct	Amend zoning for land at Crossroads Casula Industrial Precinct, from IN3 Heavy Industrial to IN1 General Industrial
45.	Various sites owned by Sydney Water	Amend zoning and development standards of sites owned and used by Sydney Water to SP2 Infrastructure
46.	Urban Release Area Map	Amend map to remove areas which have already been developed
47.	Delayed Rezoning Map	Remove maps from LEP, as they are no longer required
48.	Heritage and Key Sites Maps	Amend maps in accordance with written instrument changes
49.	Various mapping anomalies	Correct mapping anomalies to reflect the intended use and/or completed acquisition of land
Miscellaneous Amendments		
50.	EP&A Act Numbering	Update numbering throughout the LEP to reflect the new EP&A Act numbering

ITEM	CLAUSE	NATURE OF CHANGE
51	General wording	<p>Correct other minor anomalies:</p> <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. The proposed amendments are either the result of actions within the LSPS, Connected Liverpool 2040 or are administrative in nature, either to strengthen the operation and function of the LEP or correct errors.

The 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 2020, and will inform further amendments to the LEP 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 the LEP.

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		
A city supported by infrastructure: <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 A collaborative city: <ul style="list-style-type: none"> Objective 5: Benefits of growth realised by collaboration of governments, community and business 	A city supported by infrastructure: <ul style="list-style-type: none"> Planning Priority W1: Planning for a city supported by infrastructure A collaborative city: <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 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>

GREATER SYDNEY REGION PLAN – A METROPOLIS OF THREE CITIES	WESTERN CITY DISTRICT PLAN	CONSISTENCY / RESPONSE:
LIVEABILITY		
<p>A city for people:</p> <ul style="list-style-type: none"> • 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 <p>Housing the city:</p> <ul style="list-style-type: none"> • Objective 10: Greater housing supply • Objective 11: Housing is more diverse and affordable <p>A city of great places</p> <ul style="list-style-type: none"> • Objective 12: Great places that bring people together • Objective 13: Environmental heritage is identified, conserved and enhanced 	<p>A city for people:</p> <ul style="list-style-type: none"> • 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 <p>Housing the city:</p> <ul style="list-style-type: none"> • Planning Priority W5: Providing housing supply, choice and affordability with access to jobs, services and public transport <p>A city of great places:</p> <ul style="list-style-type: none"> • Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage 	<p>This 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 LSPS. Further amendments to the LLEP 2008 are anticipated to implement further LSPS actions on completion of various studies, this will include the provision of social services and infrastructure.</p> <p>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 <i>SGS Moorebank Rezoning Advice</i> (SGS 2019; Attachment D) and the <i>Liverpool Housing Study</i> (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.</p> <p>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.</p>

GREATER SYDNEY REGION PLAN – A METROPOLIS OF THREE CITIES	WESTERN CITY DISTRICT PLAN	CONSISTENCY / RESPONSE:
		<p>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.</p> <p>The planning proposal includes the addition of Standard Instrument Clause 5.16. 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.</p> <p>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.</p> <p>The review of Schedule 5 Environmental Heritage ensures this inventory is correct and will effectively conserve and respect the Districts heritage.</p> <p>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.</p>

GREATER SYDNEY REGION PLAN – A METROPOLIS OF THREE CITIES	WESTERN CITY DISTRICT PLAN	CONSISTENCY / RESPONSE:
PRODUCTIVITY		
<p>A well-connected city:</p> <ul style="list-style-type: none"> • 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 <p>Jobs and skills for the city:</p> <ul style="list-style-type: none"> • 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 	<p>A well-connected city:</p> <ul style="list-style-type: none"> • Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City <p>Jobs and skills for the city:</p> <ul style="list-style-type: none"> • 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 	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>

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>

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 • 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>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 • 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>	<p>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>To address sustainable waste outcomes, an amendment to Clause 7.5 is proposed 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:
<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 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>	
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>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 Planning and Reporting framework under the <i>Local Government Act</i>. Regular reviews will ensure that the LSPS continues to reflect the community's vision.</p>

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

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?

Liverpool LSPS, Connected Liverpool 2040

Liverpool's LSPS, *Connected Liverpool 2040* (refer to **Attachment C**) identifies four themes, 16 planning priorities and 80 actions that encompass Council's local planning priorities for the next 20 years and how they are to be achieved. A summary of how each of the actions of the LSPS is 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 the LEP, following the completion of additional targeted studies.

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

CONNECTED LIVERPOOL 2040:		CONSISTENCY / RESPONSE:
LIVABILITY		
Planning Priority 8. Community-focused low-scale suburbs where our unique local character and heritage are respected.	Action 8.1 Amend LEP to implement findings of review of dwelling typologies and density around Moorebank Shopping Centre	<p>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:</p> <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	<p>It is proposed to update the heritage provisions in Schedule 5. The updates are primarily administrative. Heritage items which are proposed to be removed from the schedule are proposed to be demolished 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.</p>

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>The LEP 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;</i> and 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 findings 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 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 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>The LEP 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>
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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"> <i>Celebrate diversity, promote inclusion and recognise heritage</i> <i>Deliver a range of community events and activities</i> <i>Implement access and equity for all members of the community</i> <i>Provide community facilities which are accessible to all</i> <i>Create a dynamic, inclusive environment, including programs to support healthy living</i> 	<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"> <i>Manage the community's disposal of rubbish</i> <i>Protect and enhance bushland, rivers and the visual landscape</i> <i>Encourage sustainability, energy efficiency and the use of renewable energy</i> <i>Exercise planning controls to create high-quality, inclusive, urban environments</i> <i>Develop, and advocate for, plans that support safe and friendly communities</i> 	<p>This 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>The LEP 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"> <i>Meet the challenges of Liverpool's growing population</i> <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>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 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>

4. Leading through collaboration:

- *Seek efficient and innovative methods to manage our resources*
- *Increase community engagement*
- *Encourage community participation in decision-making*
- *Strive for best practice in all Council processes*

This planning proposal is to undergo public exhibition in accordance with the community engagement plan outlined in Part 5 of this report.

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. Impacts to Koala habitat will require assessment as part of the development application process in accordance with the provisions of the SEPP and LLEP 2008.</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</p>

		contaminated or, if it is contaminated, that it can be adequately remediated to be suitable for the proposed use.
No 70 – Affordable Housing (Revised Schemes)	Yes	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.
Affordable Rental Housing 2009	Yes	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 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.
Building Sustainability Index: BASIX 2004	Yes	All residential development will continue to require achievement of BASIX standards in accordance with the SEPP.
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,

		<ol style="list-style-type: none"> whether the proposed development has the potential to restrict the operation of existing industrial land uses, 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 2008. 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"> General requirements for state significant development (Schedule 1); Identified sites for state significant development (Schedule 2); General requirements for state significant infrastructure (Schedule 3); Specified development on specified land for state significant infrastructure (Schedule 4); Critical state significant infrastructure (Schedule 5); and Regionally significant development (Schedule 7). <p>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.</p>

State Significant Precincts 2005	Yes	LLEP 2008 does not include the portion of the Liverpool LGA to which the State Significant Precincts SEPP applies.
Sydney Region Growth Centres 2006	Yes	LLEP 2008 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 this amendment to the LLEP 2008.
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>The proposal seeks to:</p> <ul style="list-style-type: none"> • Rezone the Casula Crossroads Industrial Precincts from IN3 Heavy Industrial to IN1 General Industrial; • Apply a maximum floor area for the following land uses as follows: <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 • Amend permissible uses within business and industrial zones; • Specify that only retail and business premises are to be provided at ground floor in B4 Mixed Use developments; • Remove minimum building street frontage provision for development in B6 zone; • Rezone sites owned by Sydney Water, three of which are currently zoned for industrial uses. <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	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 1,750m ² 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.
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 (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal 		

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
<p>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		
<p>3.1 Residential Zones</p> <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>(5) A planning proposal must, in relation to land to which this direction applies:</p>	<p>Justifiably Consistent</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 “overall impact of the proposed rezoning on housing capacity in the Liverpool LGA is minimal” (p9).</p>

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
<p>(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</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</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).
3.4 Integrating Land-Use and Transport	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</i>

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
<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). 		<p><i>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.</p>
(4)		
Regional Planning		
5.10 Implementation of Regional Plans		
<p>(4) Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.</p>	Consistent	<p>The planning proposal is consistent with the Regional and District Plans (refer to assessment in Table 6).</p>
Local Plan Making		
6.1 Local Plan Making		
<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 (c) not identify development as designated development unless the relevant planning authority: 		<p>This planning proposal is consistent with the objective of this direction, as it updates the current LLEP 2008 through various housekeeping amendments to ensure LEP provisions are appropriate.</p>

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
<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> <ul style="list-style-type: none"> (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). (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: <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. (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 	<p>Consistent</p>	<p>The following amendments are consistent with this direction as they 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>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		
<p>7.1 Implementation of A Plan for Growing Sydney</p>		
<p>(4) Planning proposals shall be consistent with:</p>	Consistent	<p><i>A Plan for Growing Sydney</i> (DPE 2014) sets four goals for Sydney as follows:</p>

S. 9.1 DIRECTIONS	CONSISTENCY	COMMENT
<p>(a) the NSW Government's A Plan for Growing Sydney published in December 2014.</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>
<p>7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan</p> <p>(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).</p>	<p>Consistent</p>	<p>The planning proposal is not inconsistent with the implementation plan.</p>

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..

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 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.

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

Moorebank Town Centre

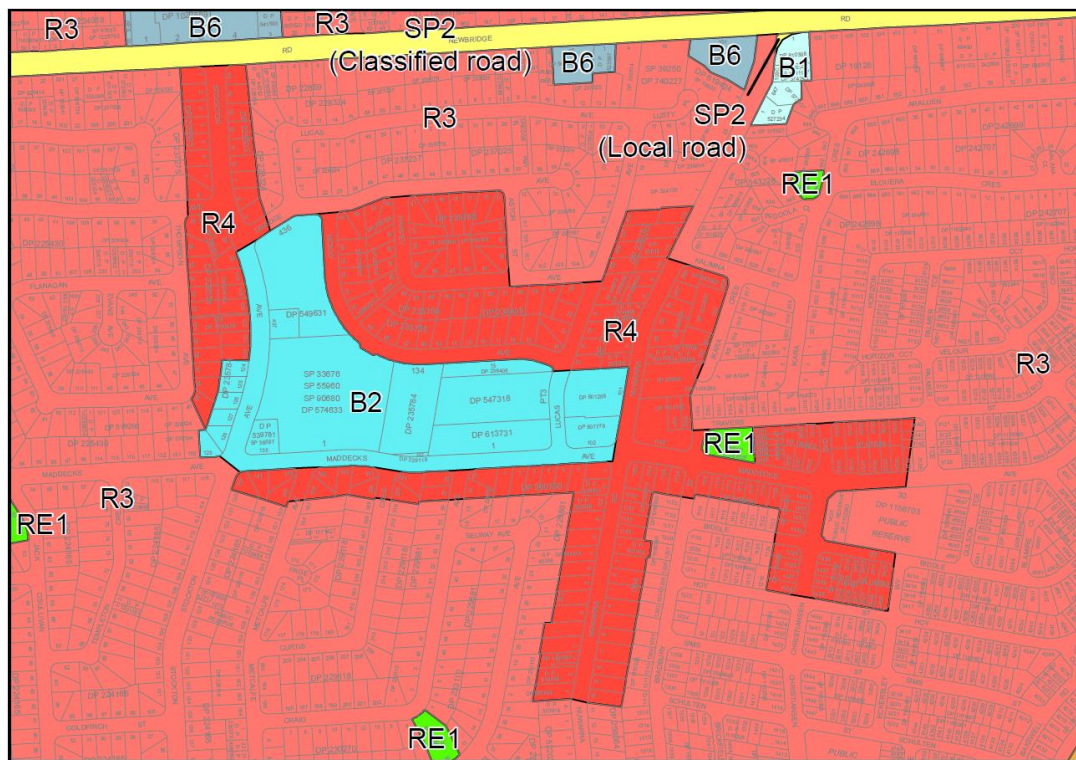


Figure 10: Existing Moorebank town centre land use zoning map (Maps 014 & 015)

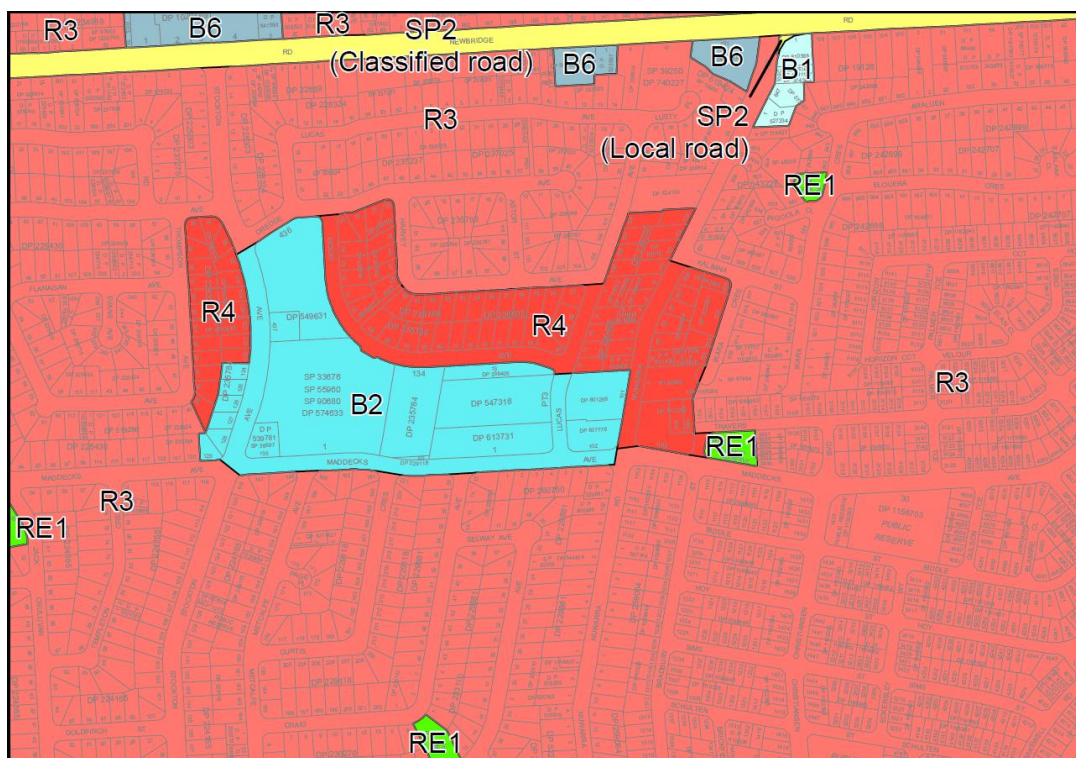


Figure 11: Proposed Moorebank town centre land use zoning map (Maps 014 & 015)

Legend

- SP2 Infrastructure
- R3 Medium Density Residential
- R4 High Density Residential
- B2 Local Centre
- B1 Neighbourhood Centre
- B6 Enterprise Corridor
- RE1 Public Recreation

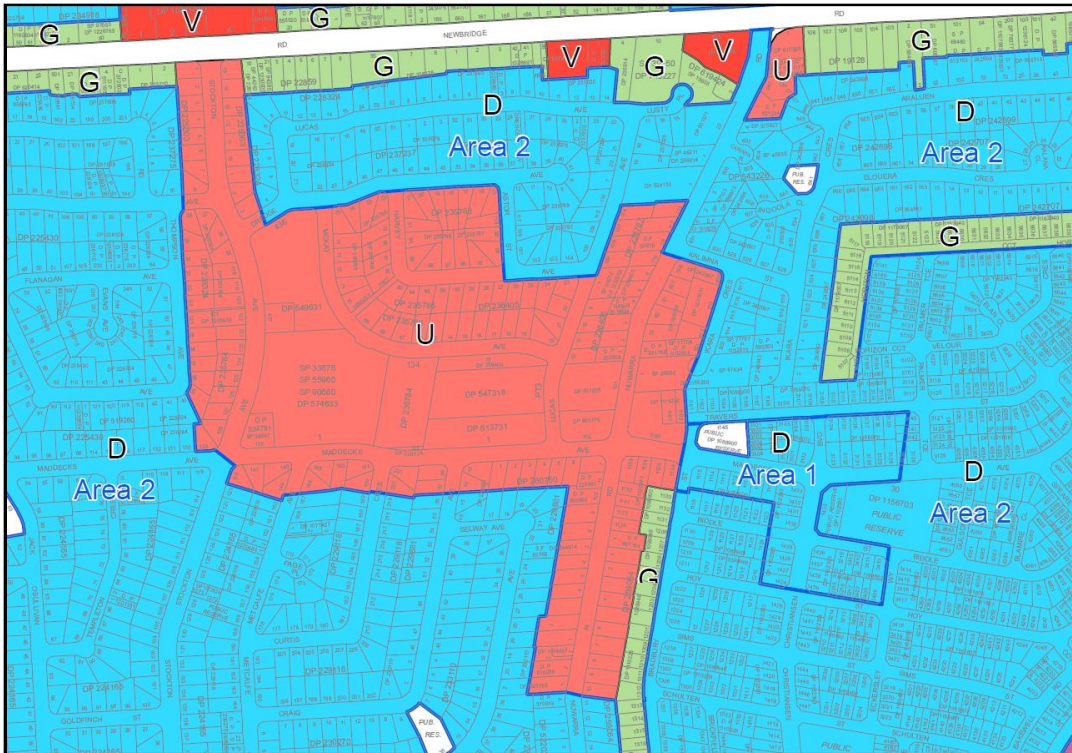


Figure 12: Existing Moorebank town centre minimum lot size map (Maps 014 & 015)

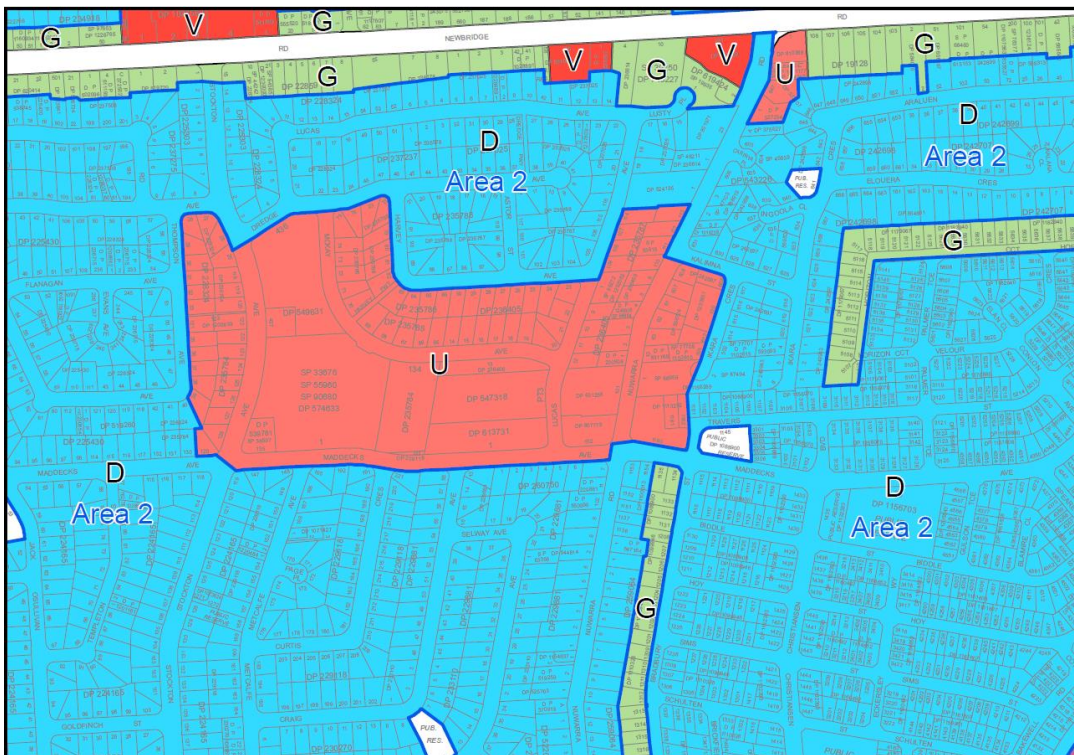


Figure 13: Proposed Moorebank town centre minimum lot size map (Maps 014 & 015)



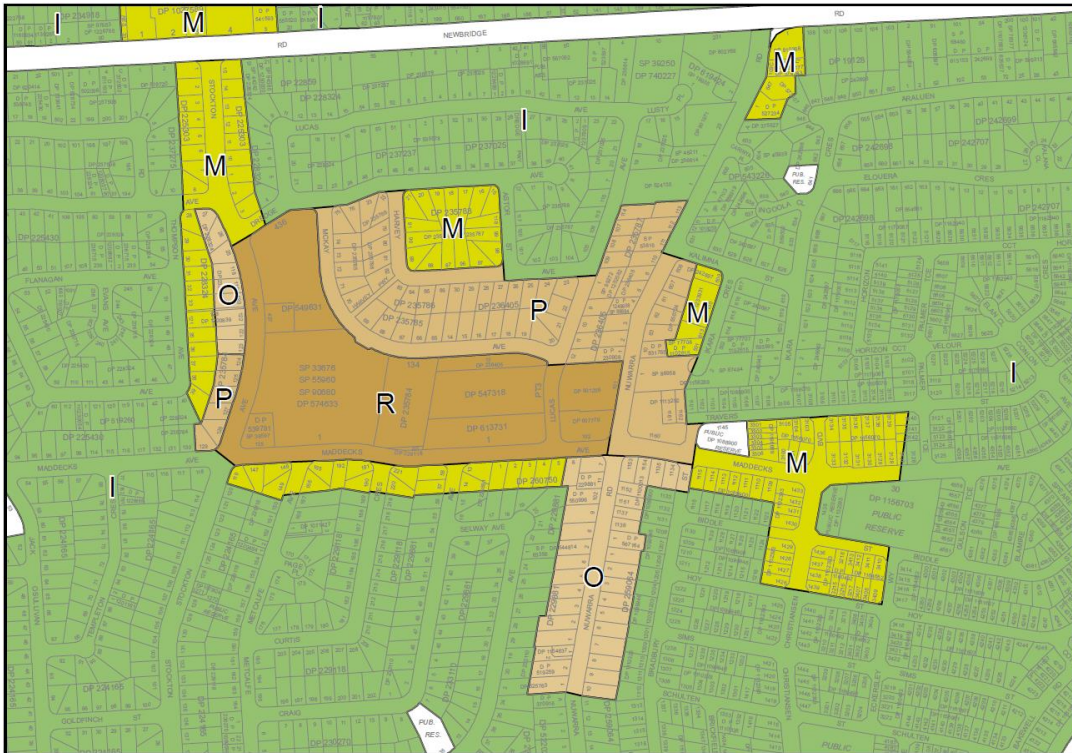


Figure 14: Existing Moorebank town centre maximum height of buildings map (Maps 014 & 015)

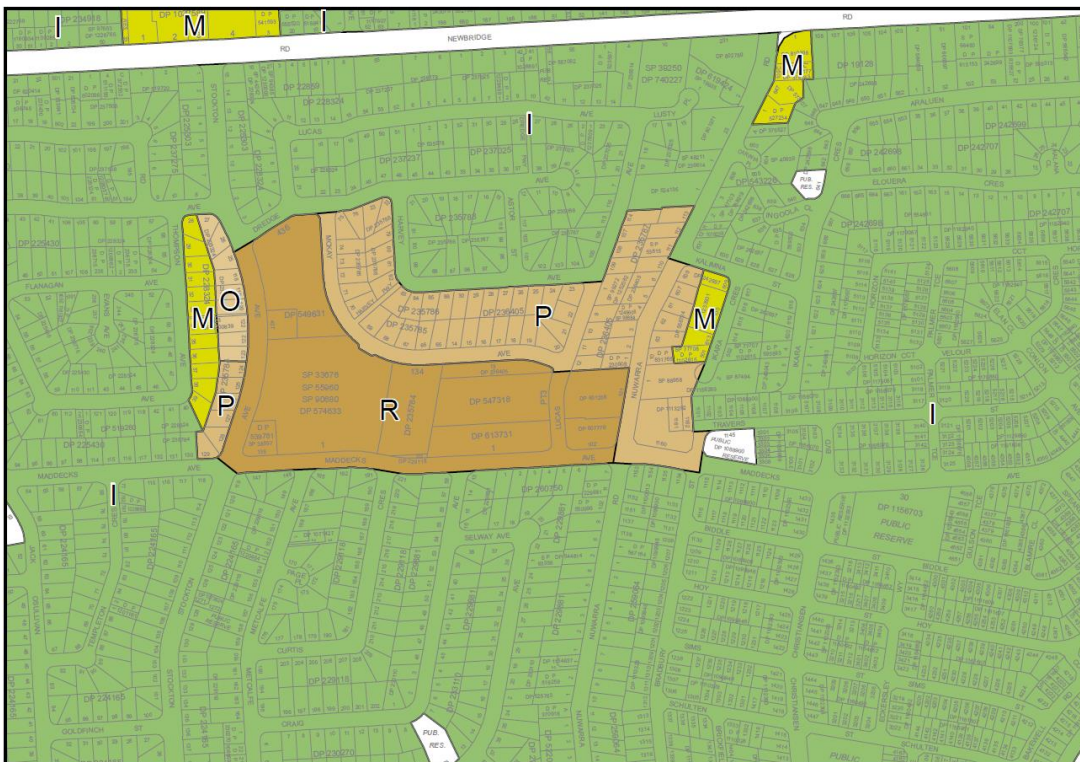
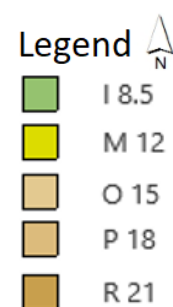


Figure 15: Proposed Moorebank town centre maximum height of buildings map (Maps 014 & 015)



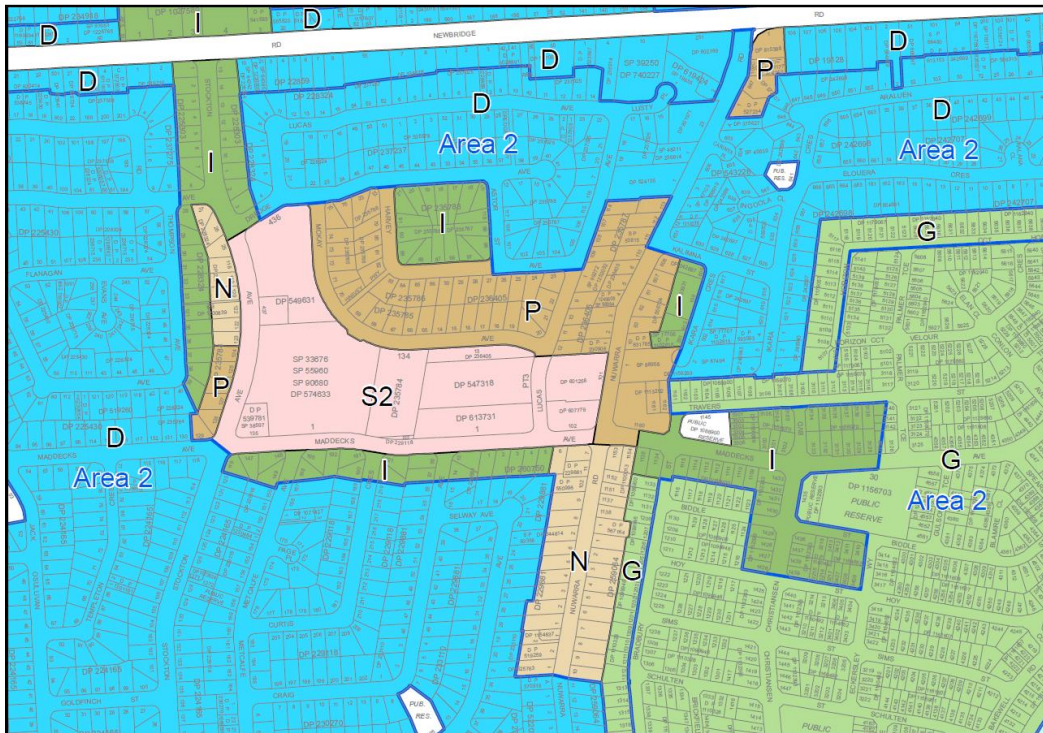


Figure 16: Existing Moorebank town centre maximum FSR map (Maps 014 & 015)

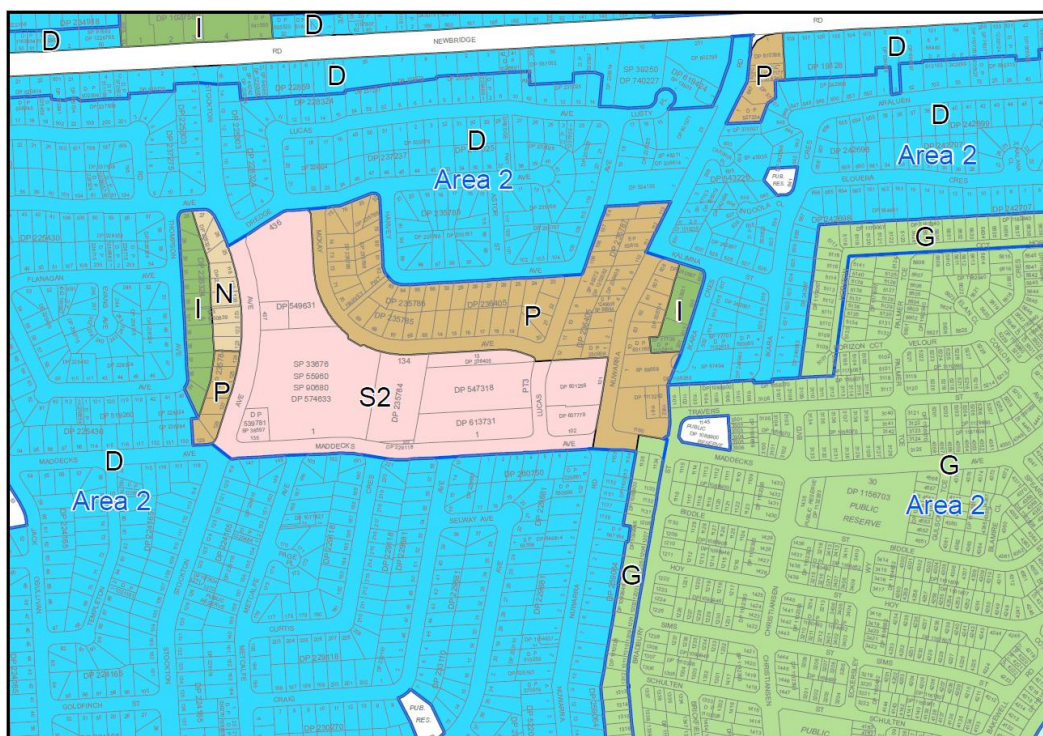










Figure 17: Proposed Moorebank town centre maximum FSR map (Maps 014 & 015)

Legend 

-  D 0.5
-  G 0.65
-  I 0.75
-  N 1.0
-  P 1.2
-  S2 1.7
-  Clause 4.4, Area 2

Crossroads Casula Industrial Precinct

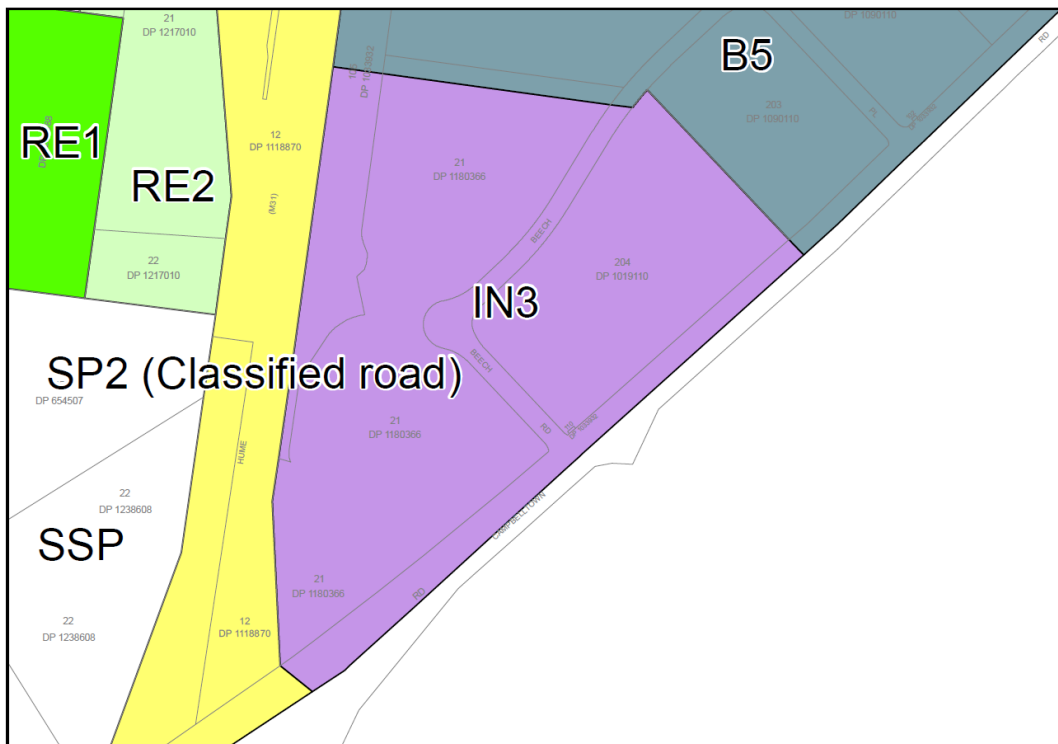


Figure 18: Existing Crossroads Casula land use zoning map (Map 013)

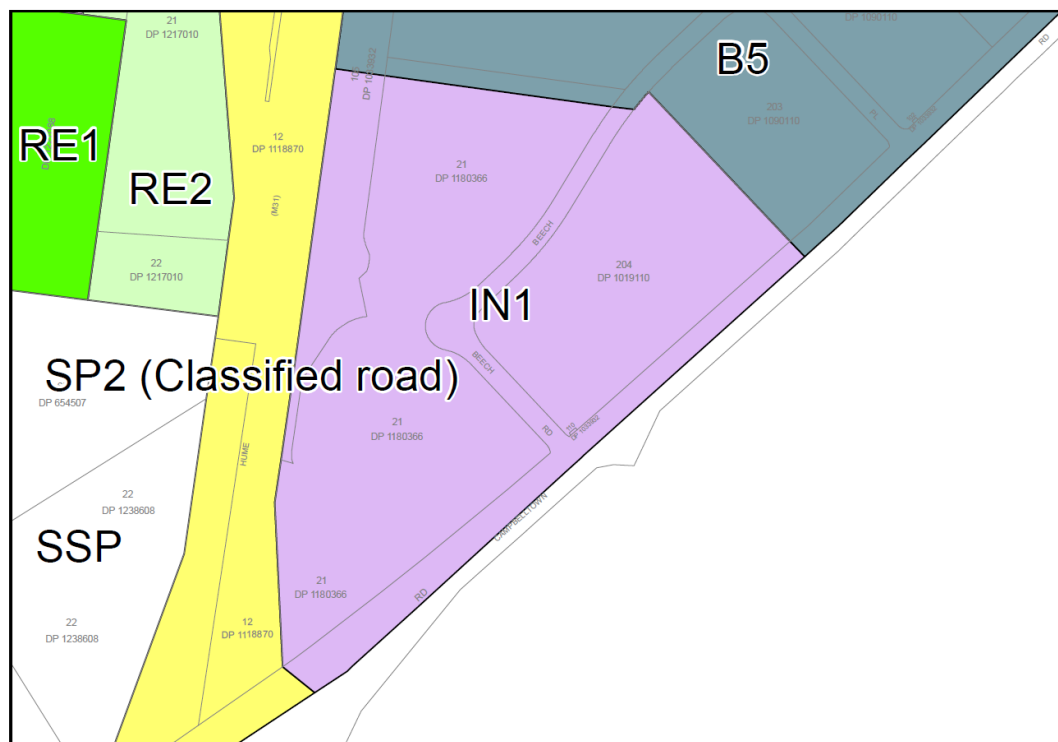


Figure 19: Proposed Casula Crossroads land use zoning map (Map 013)



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.

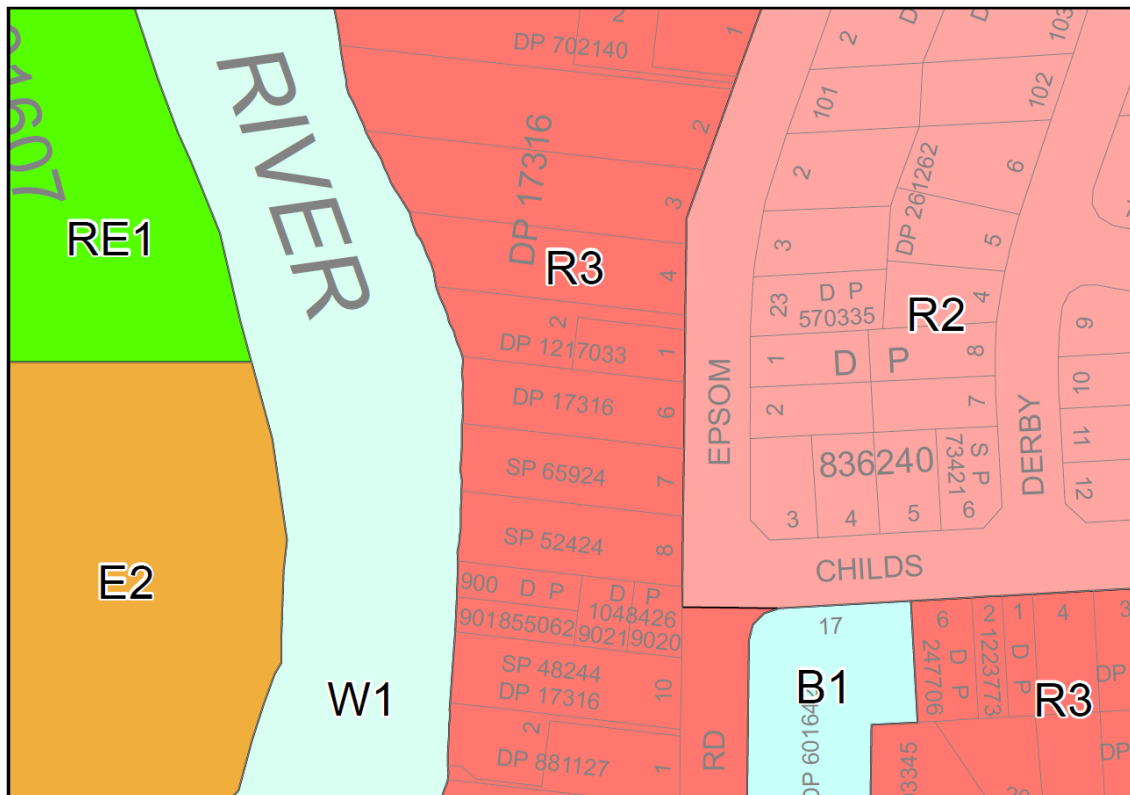


Figure 20: Existing 155 Epsom Road, Chipping Norton land use zoning map (Map 014)

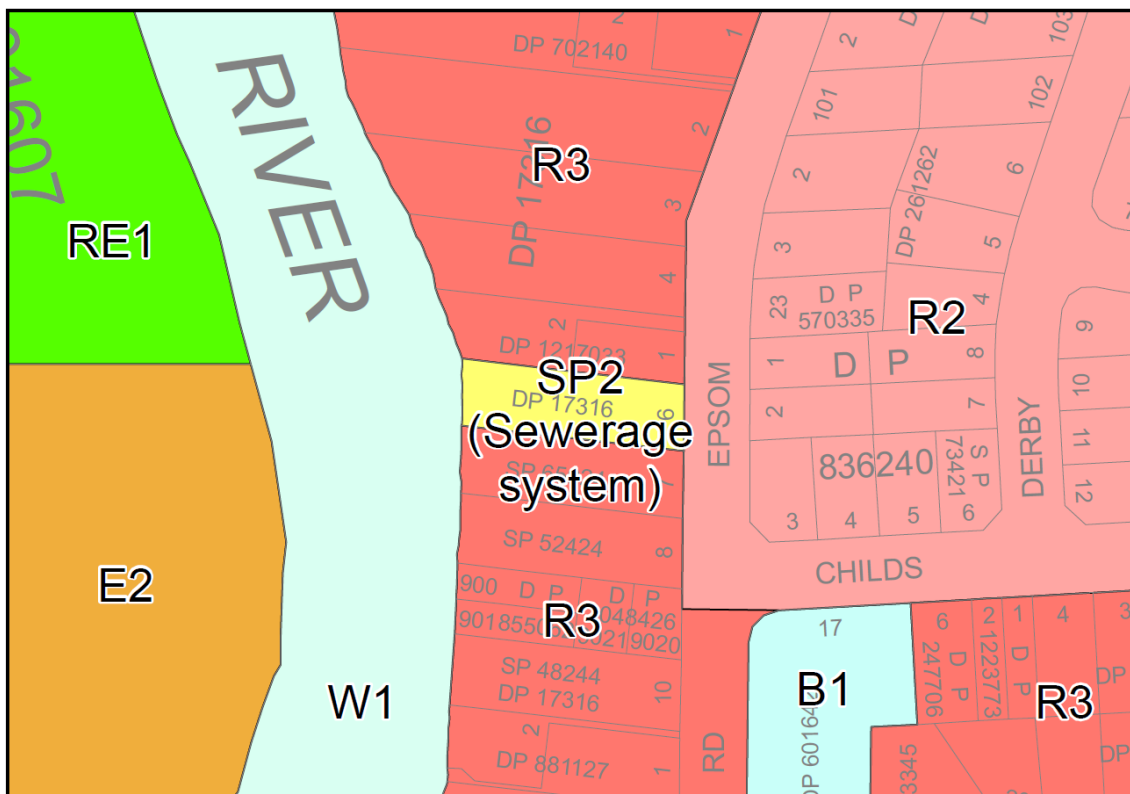


Figure 21: Proposed 155 Epsom Road, Chipping Norton land use zoning map (Map 014)

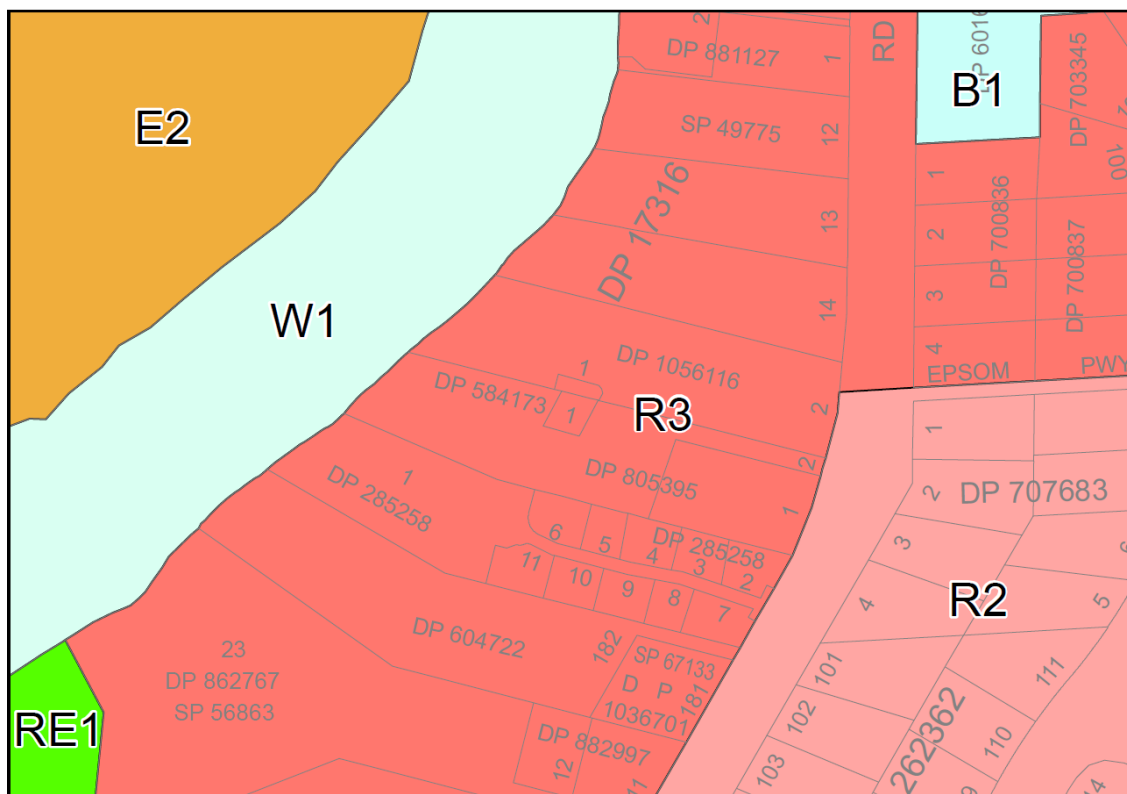


Figure 22: Existing 179 Epsom Road, Chipping Norton land use zoning map (Map 014)

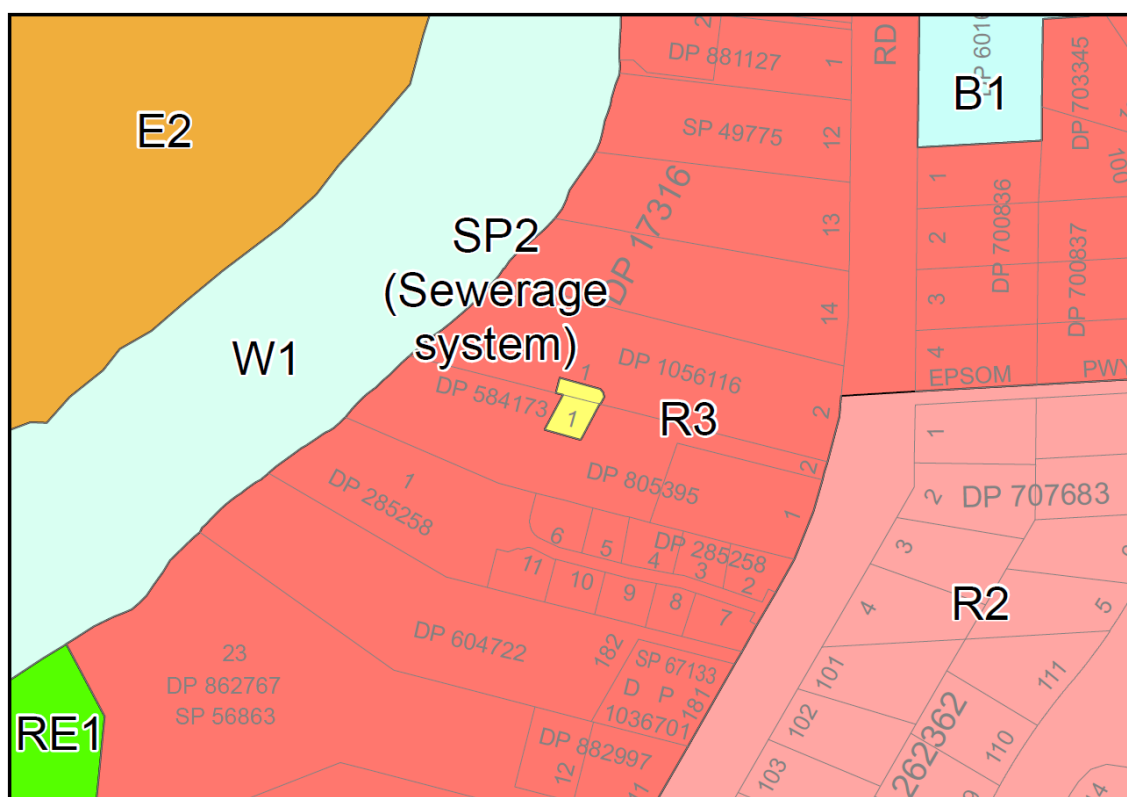


Figure 23: Proposed 179 Epsom Road, Chipping Norton land use zoning map (Map 014)

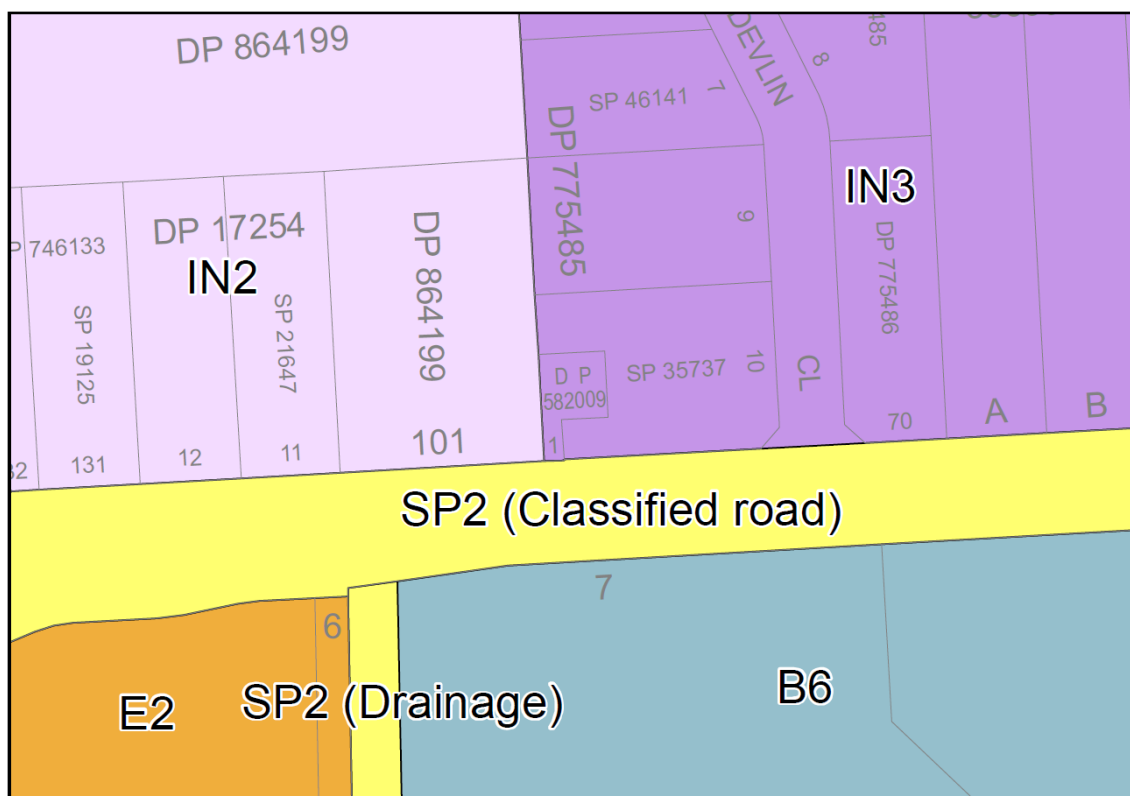


Figure 24: Existing Lot 1 Newbridge Road, Chipping Norton land use zoning map (Map 014)

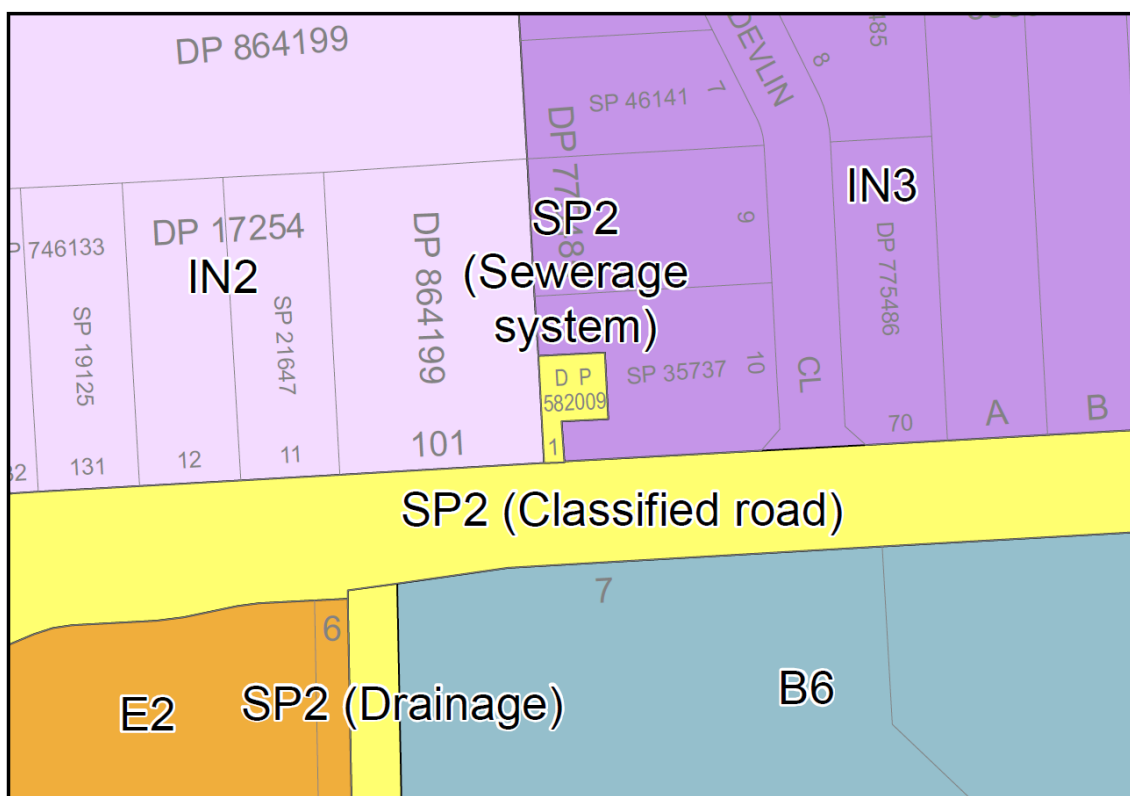


Figure 25: Proposed Lot 1 Newbridge Road, Chipping Norton land use zoning map (Map 014)

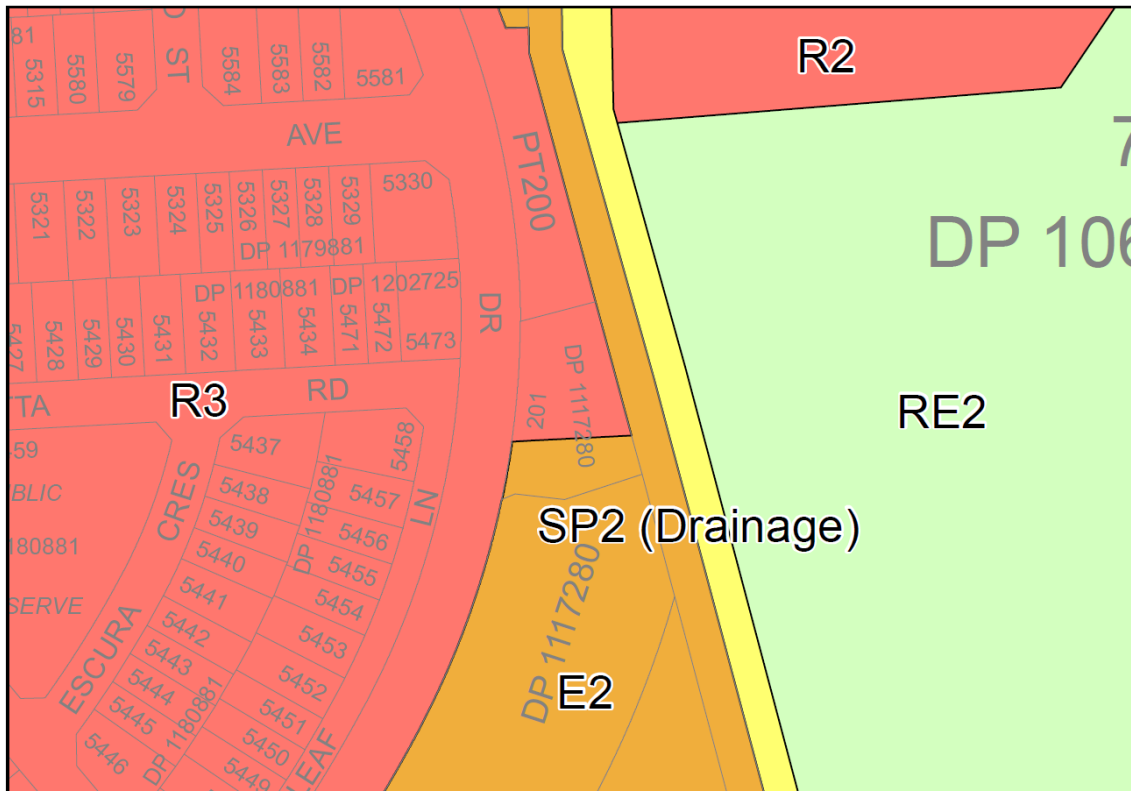


Figure 26: Existing Lot 201 Newbridge Road, Moorebank land use zoning map (Map 014)

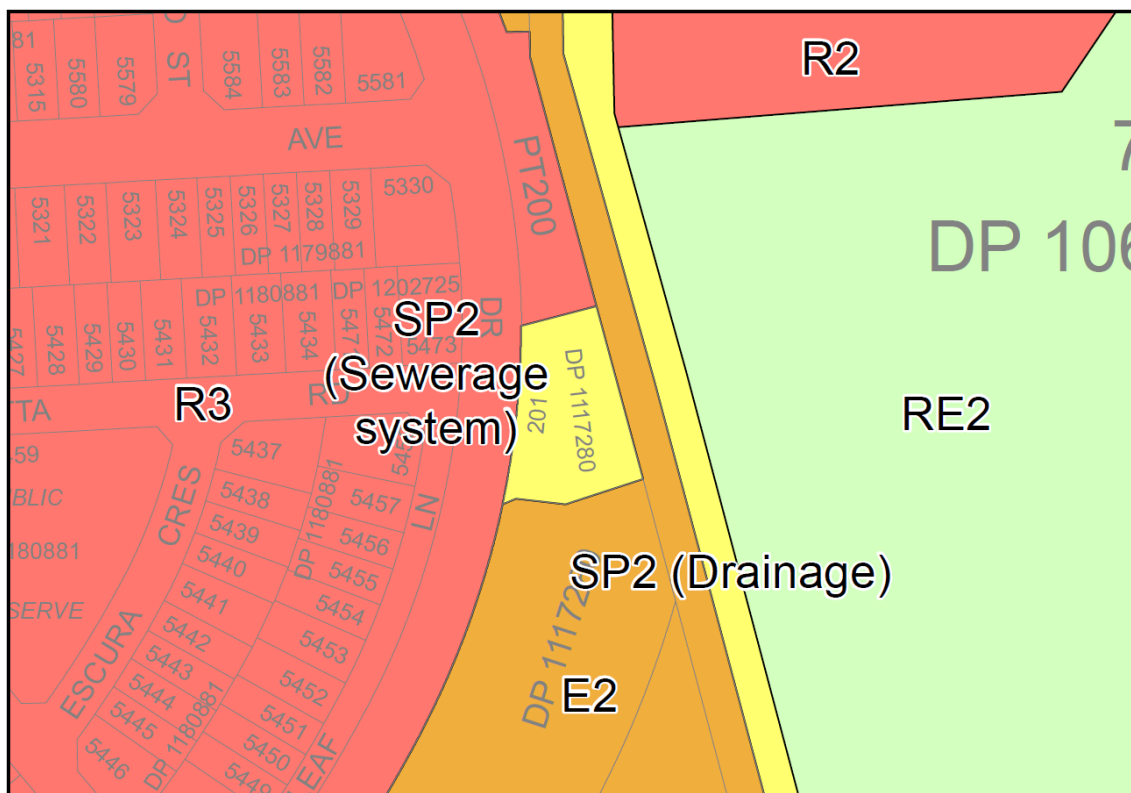


Figure 27: Proposed Lot 201 Newbridge Road, Moorebank land use zoning map (Map 014)

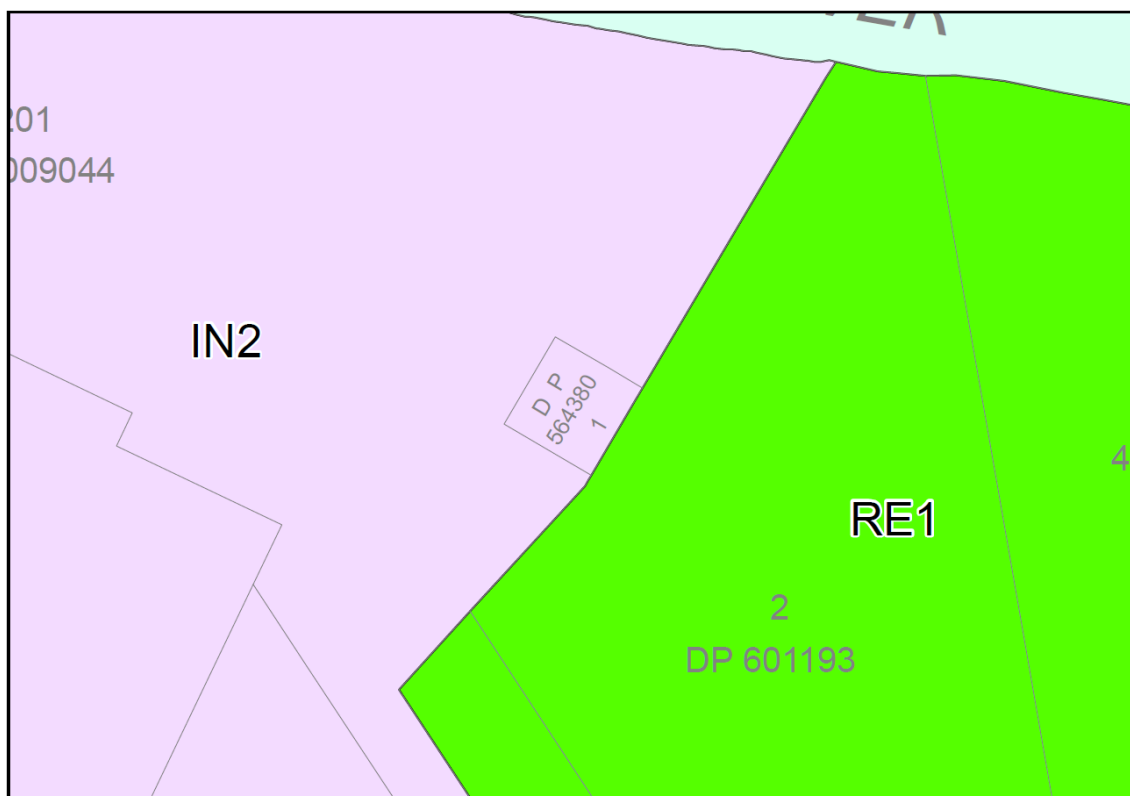


Figure 28: Existing Lot 1 Bridges Road, Moorebank land use zoning map (Map 012)

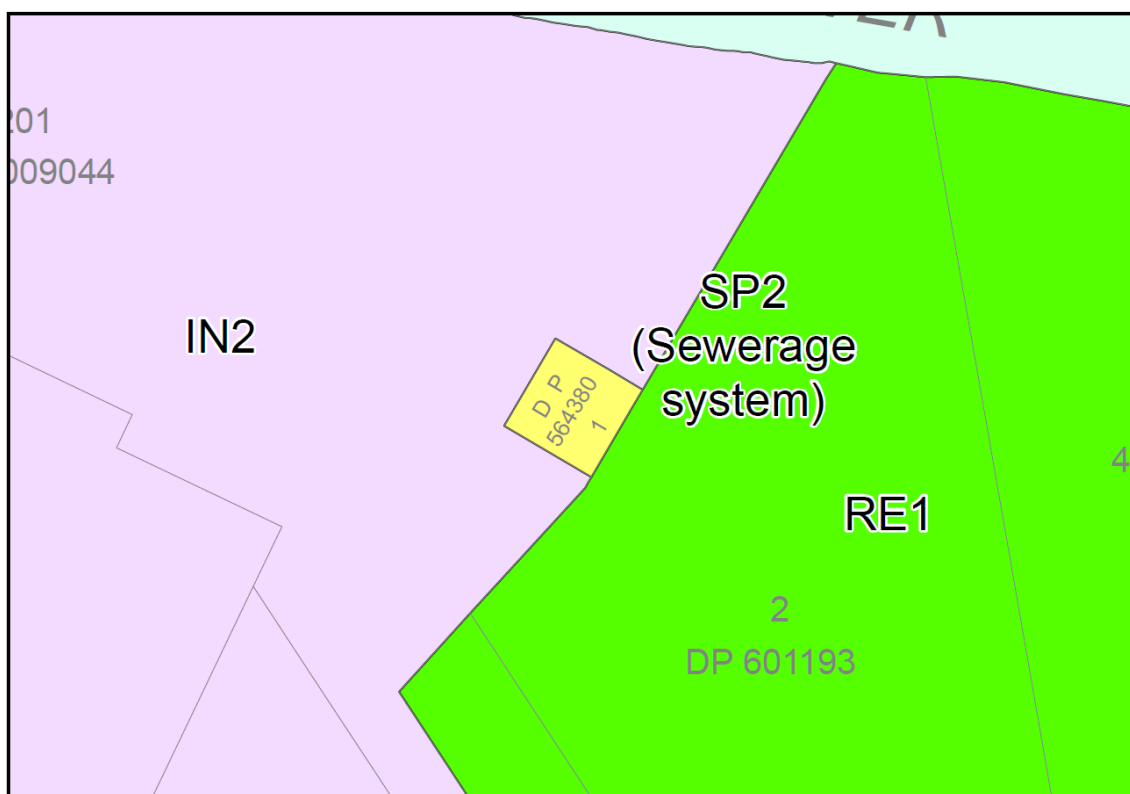


Figure 29: Proposed Lot 1 Bridges Road, Moorebank land use zoning map (Map 012)

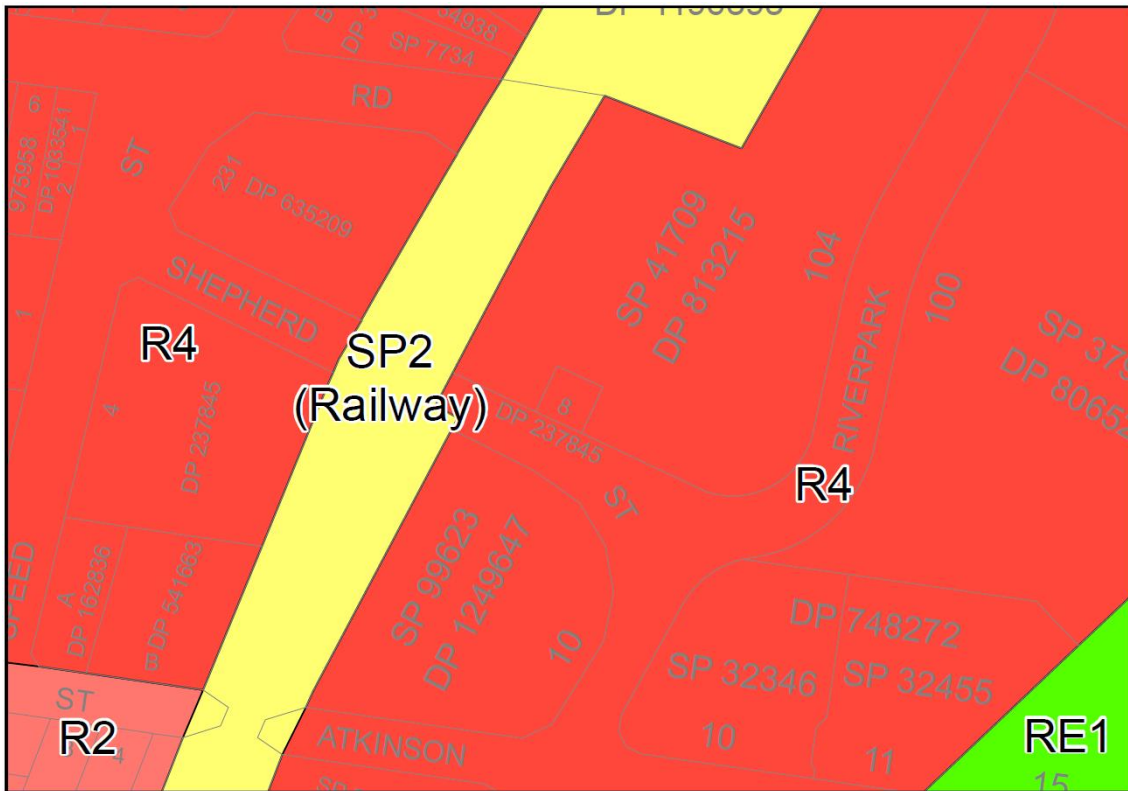


Figure 30: Existing Lot 8 Shepherd Street, Liverpool land use zoning map (Map 014)

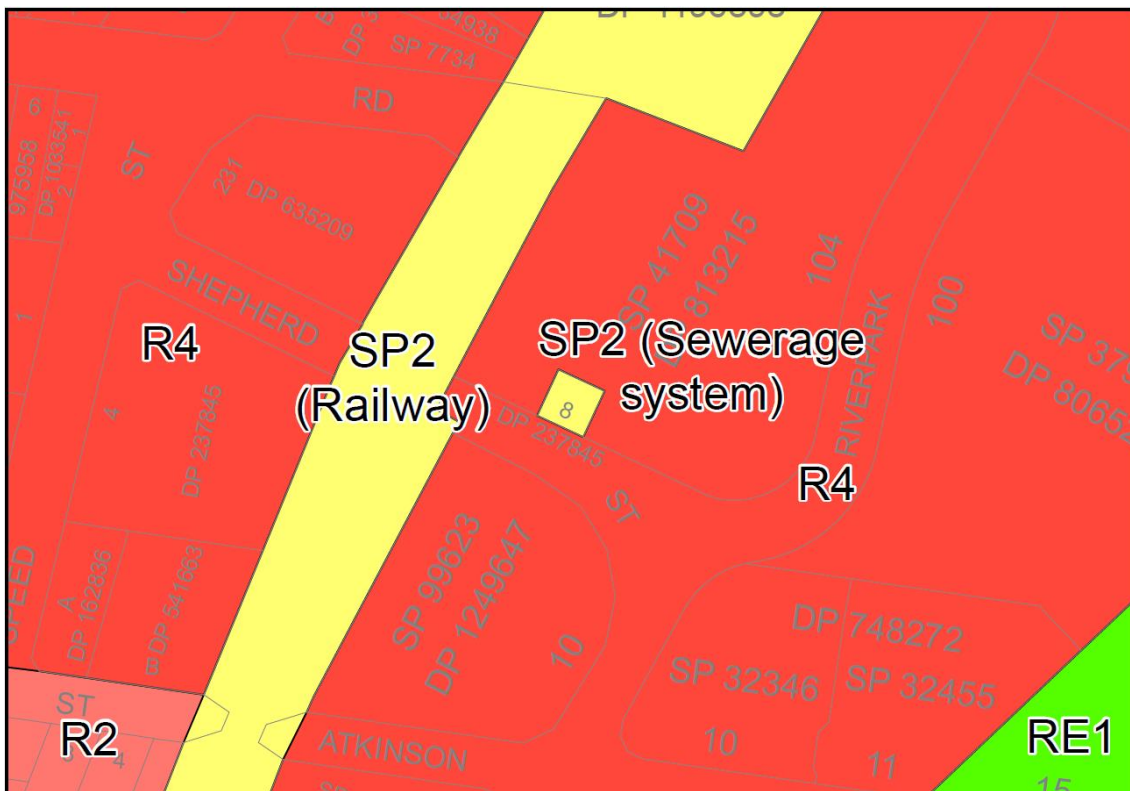


Figure 31: Proposed Existing Lot 8 Shepherd Street, Liverpool land use zoning map (Map 014)

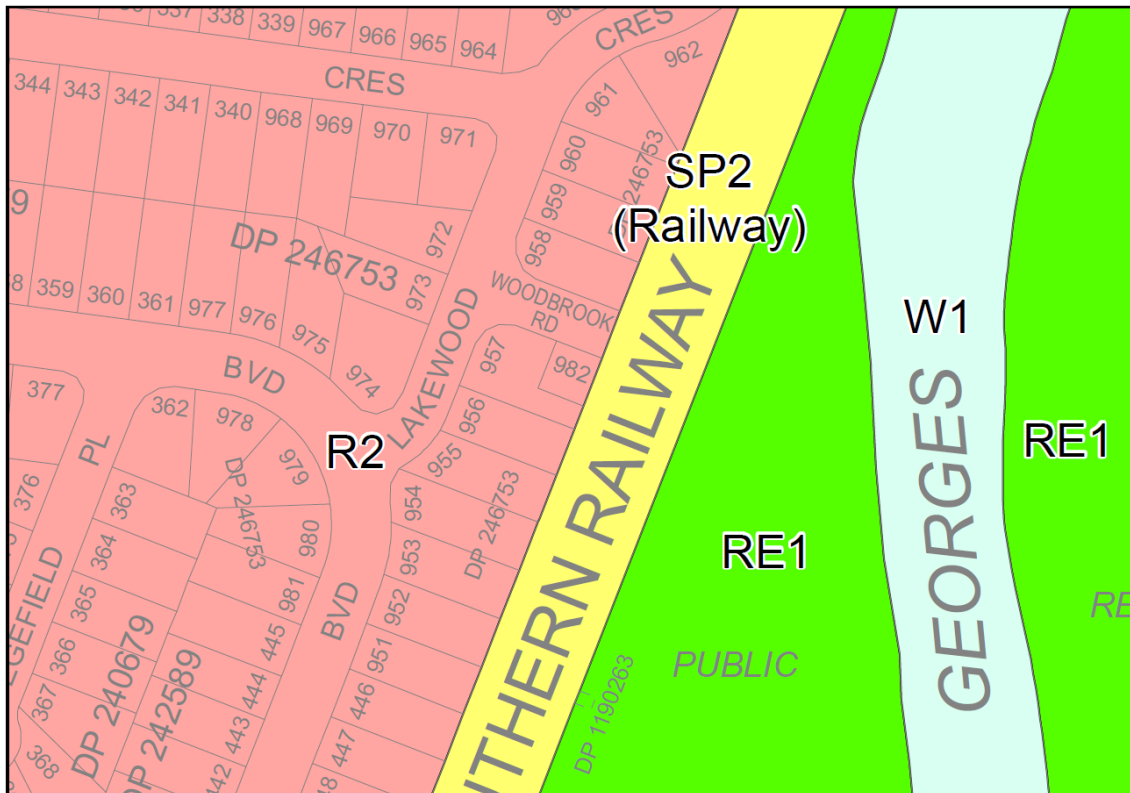


Figure 32: Existing Lot 982 Woodbrook Road, Casula land use zoning map (Map 013)

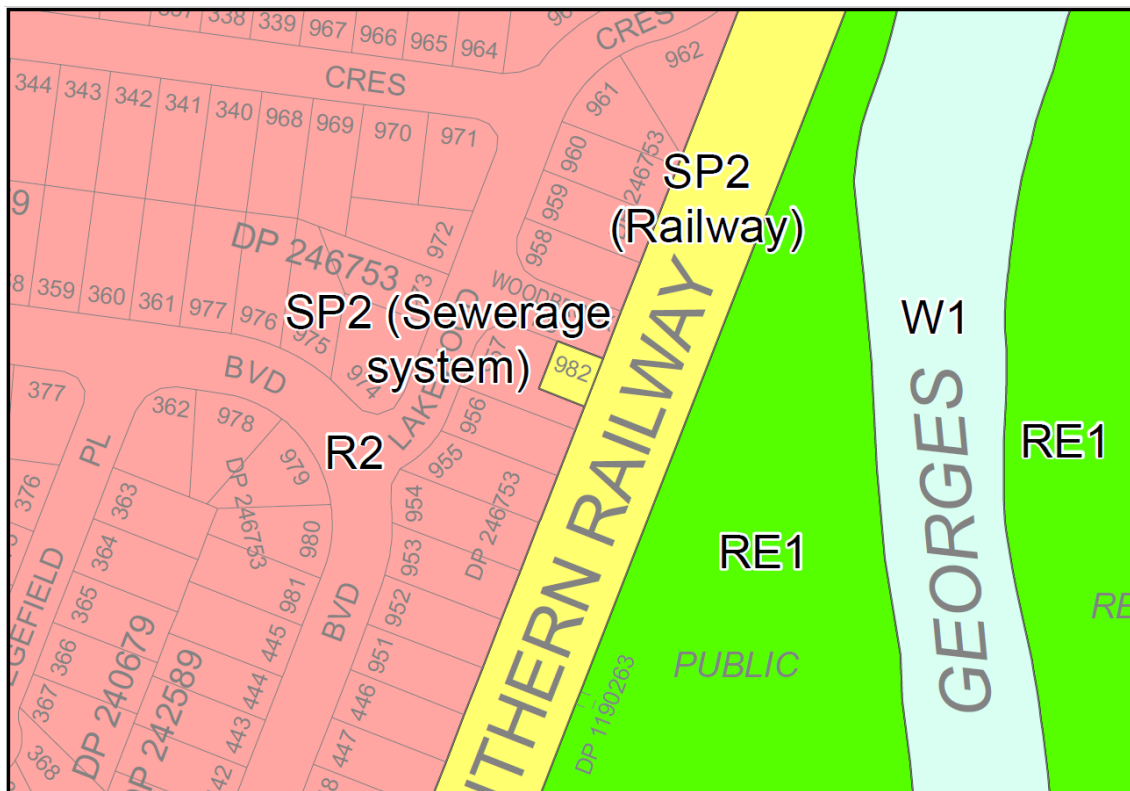


Figure 33: Proposed Lot 982 Woodbrook Road, Casula land use zoning map (Map 013)

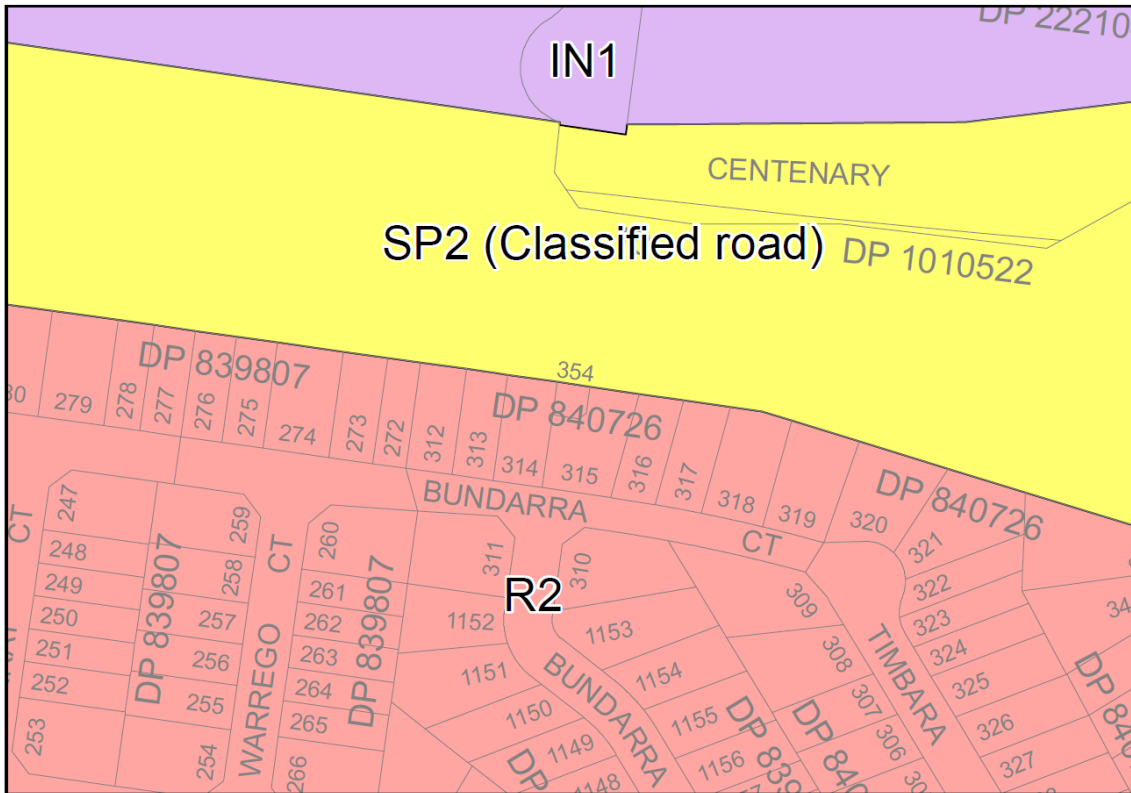


Figure 34: Existing Lot 10 Timbara Circuit, Wattle Grove land use zoning map (Map 015)

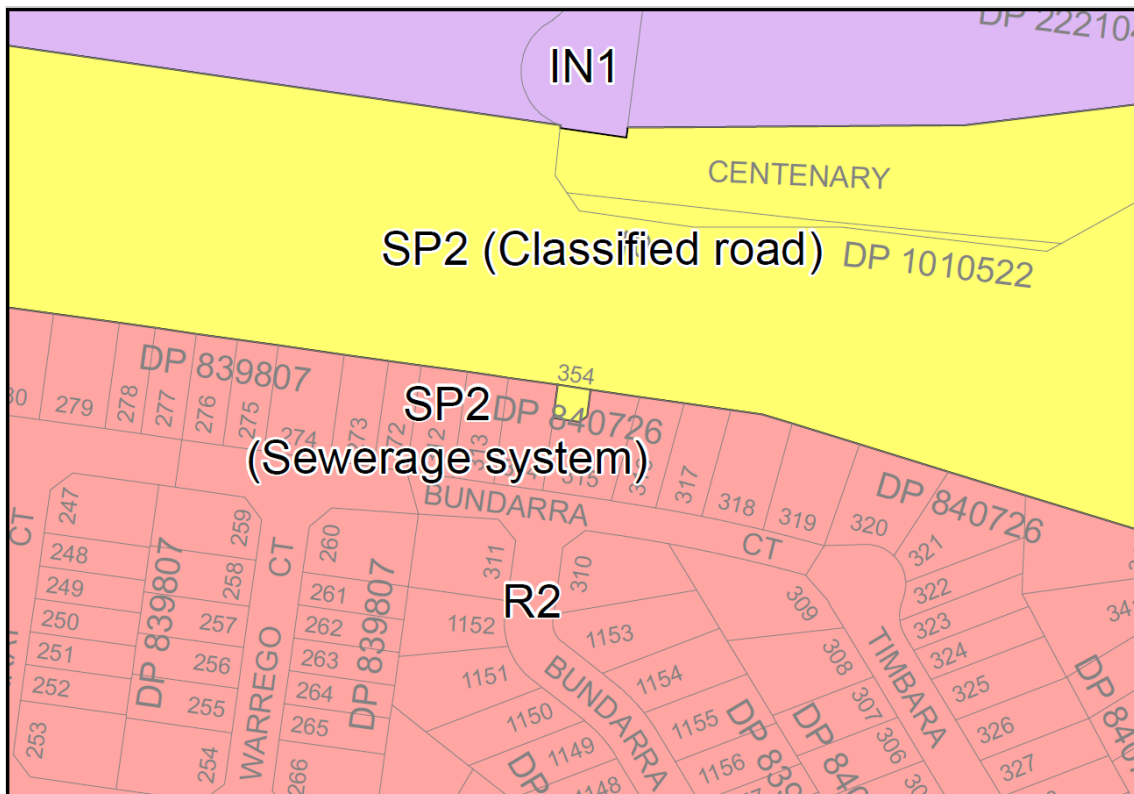


Figure 35: Proposed Lot 10 Timbara Circuit, Wattle Grove land use zoning map (Map 015)

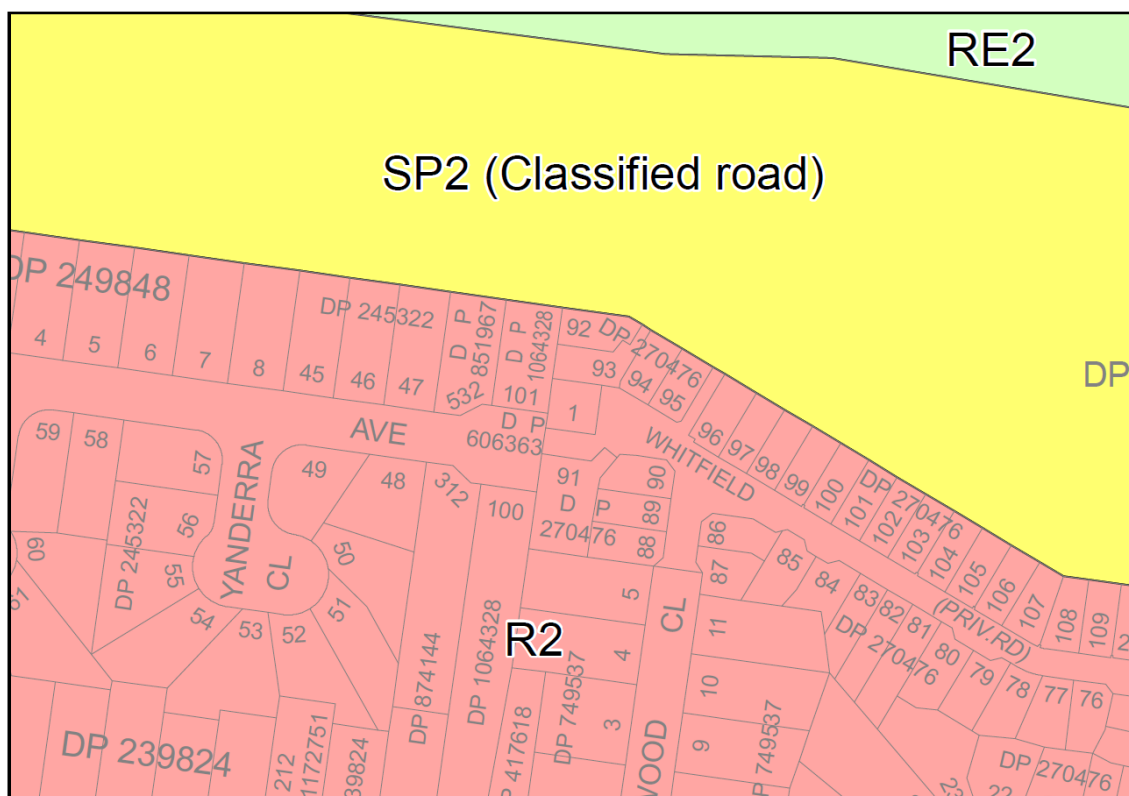


Figure 36: Existing Lot 1 Fitzgerald Avenue, Hammondville land use zoning map (Map 015)

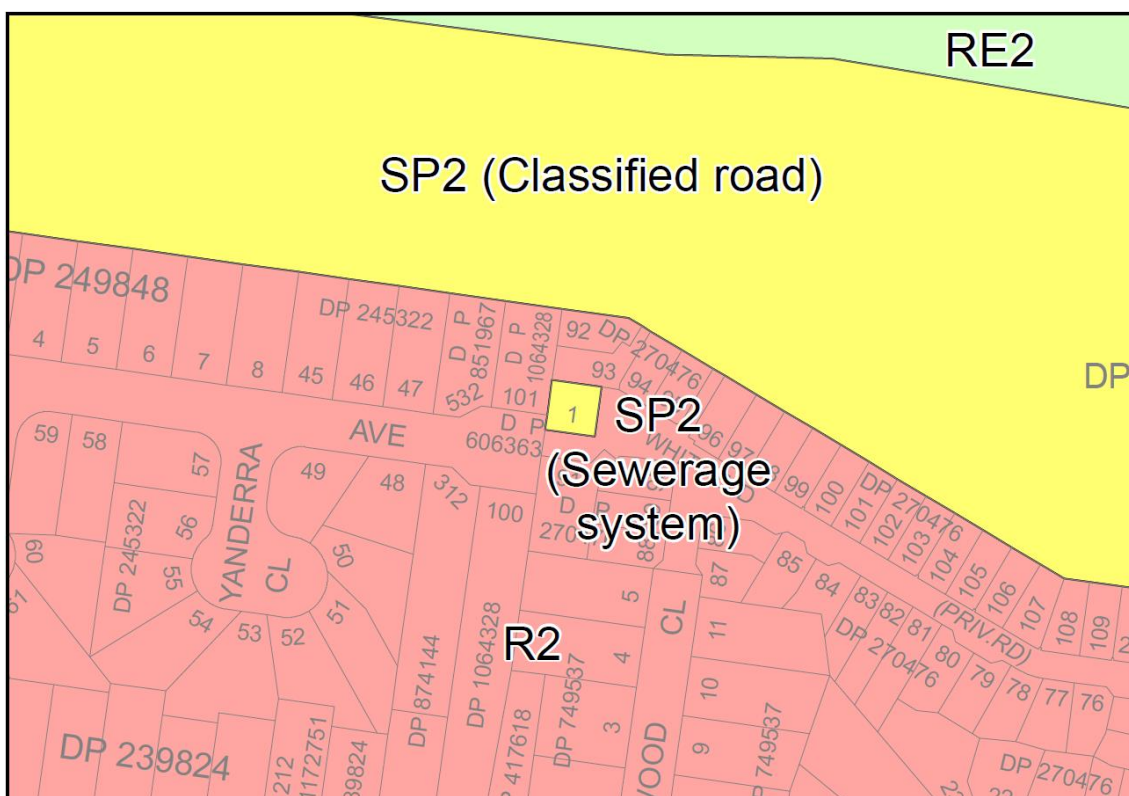


Figure 37: Proposed Lot 1 Fitzgerald Avenue, Hammondville land use zoning map (Map 015)

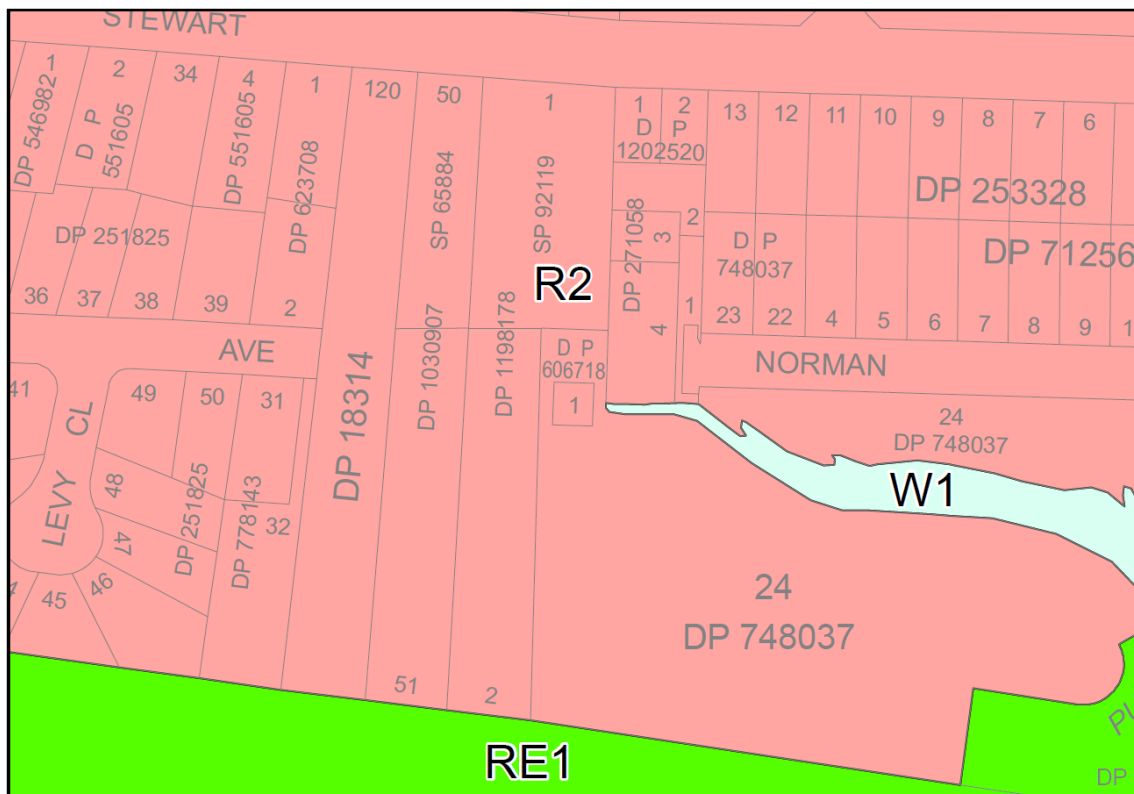


Figure 38: Existing Lot 1 Stewart Avenue, Hammondville land use zoning map (Map 015)

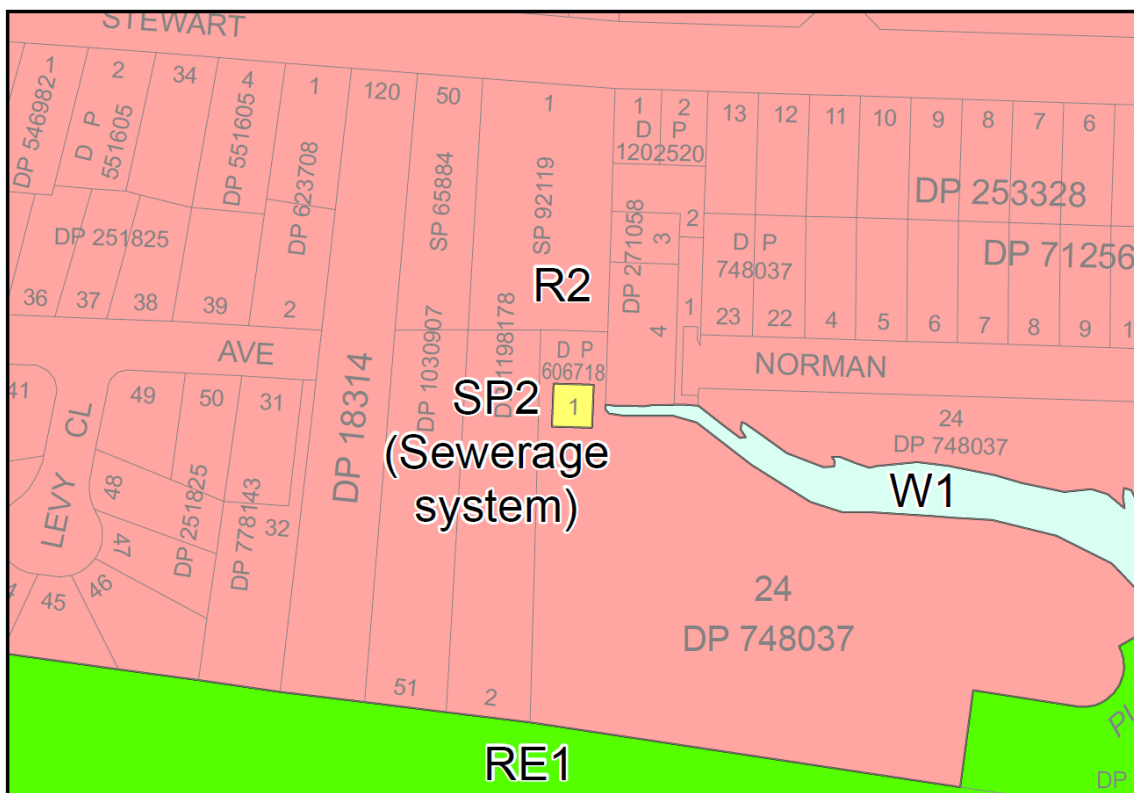


Figure 39: Proposed Lot 1 Stewart Avenue, Hammondville land use zoning map (Map 015)

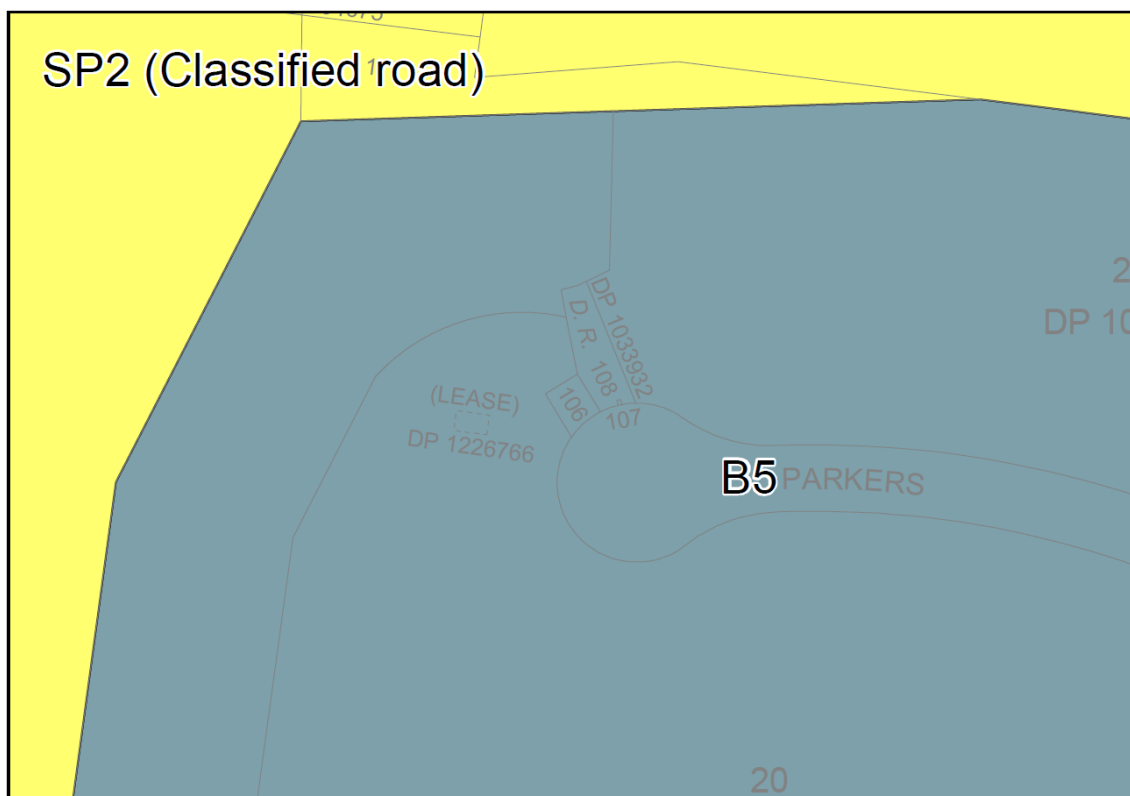


Figure 40: Existing Lot 106 Parkers Farm Place, Casula land use zoning map (Map 013)

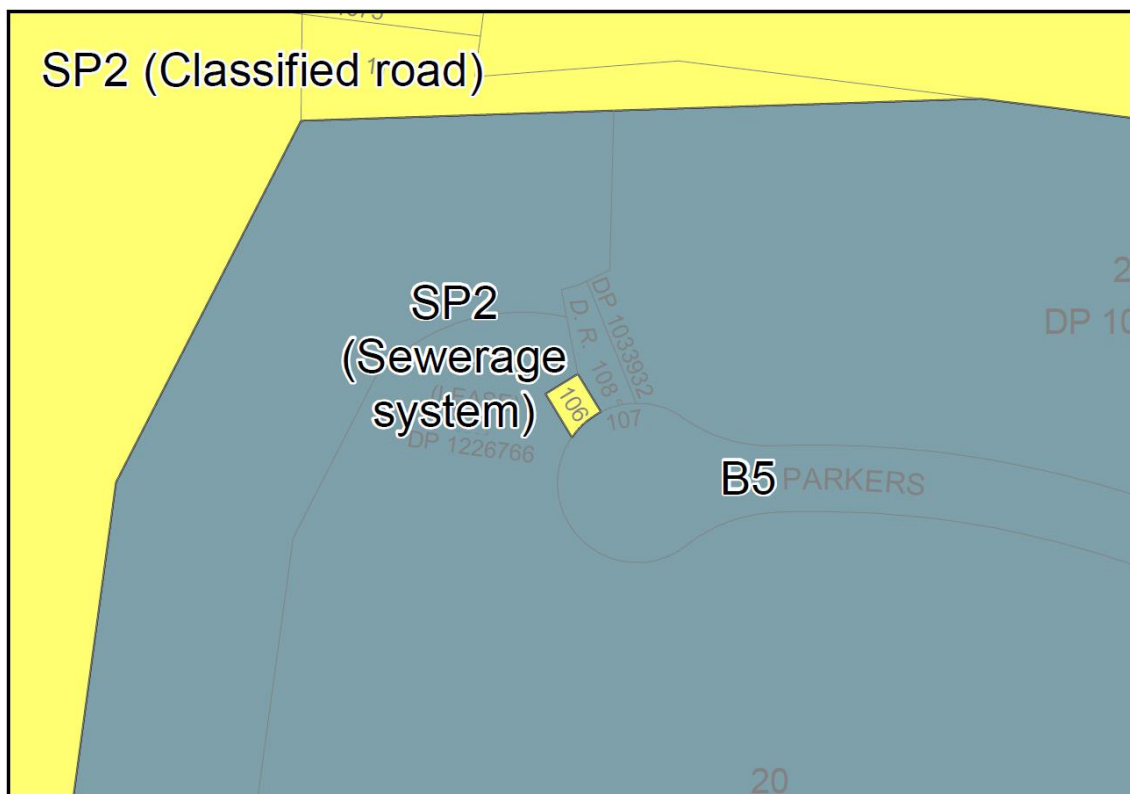


Figure 41: Proposed Lot 106 Parkers Farm Place, Casula land use zoning map (Map 013)

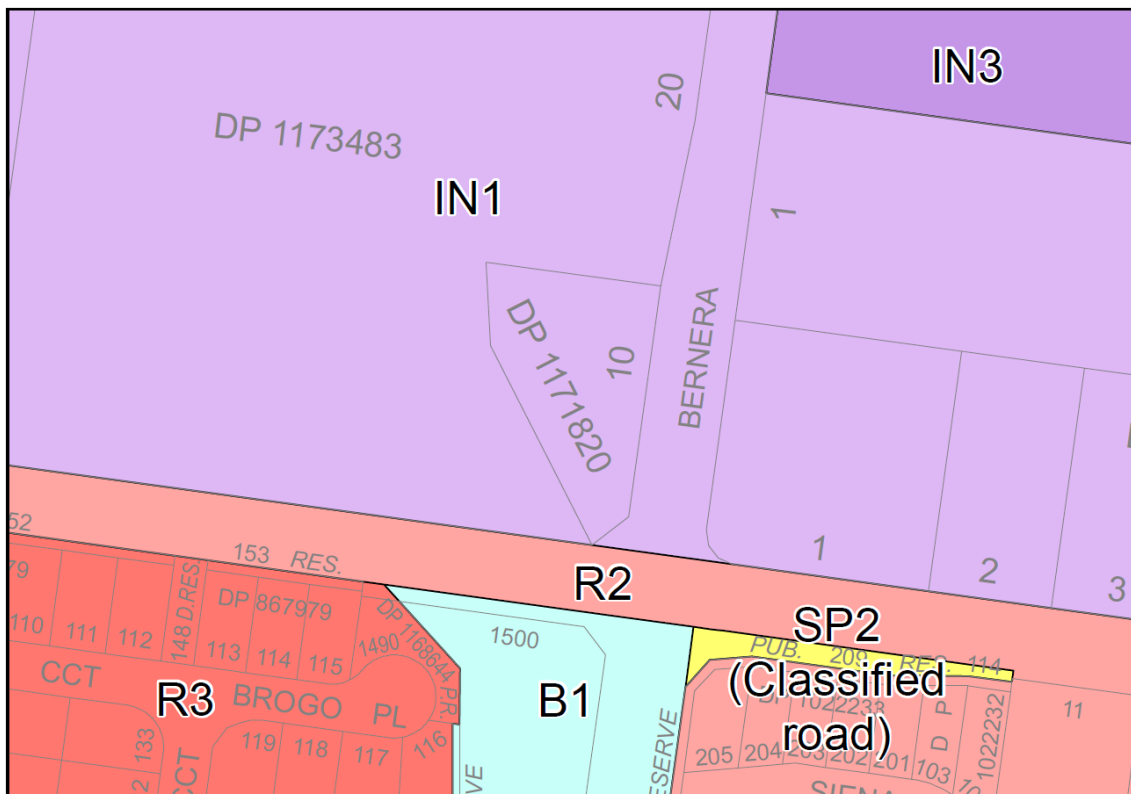


Figure 42: Existing Lot 10 Kurrajong Road, Prestons land use zoning map (Map 008)

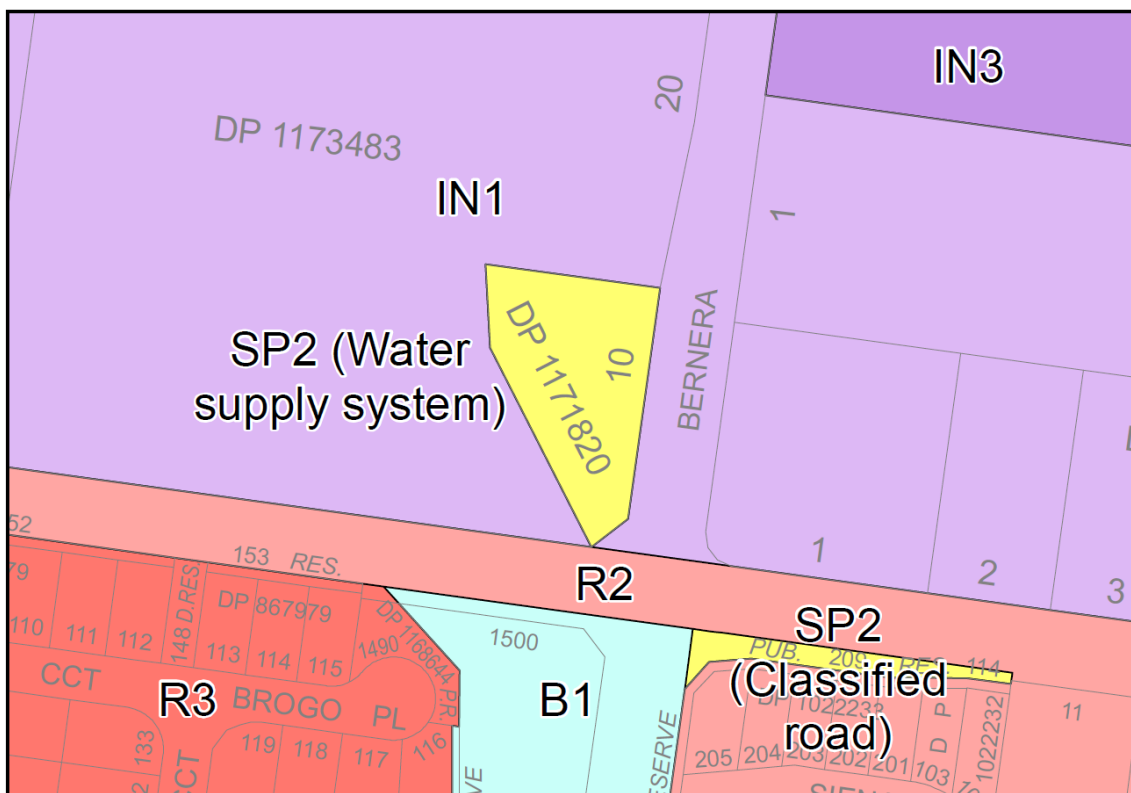


Figure 43: Proposed Lot 10 Kurrajong Road, Prestons land use zoning map (Map 008)

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.

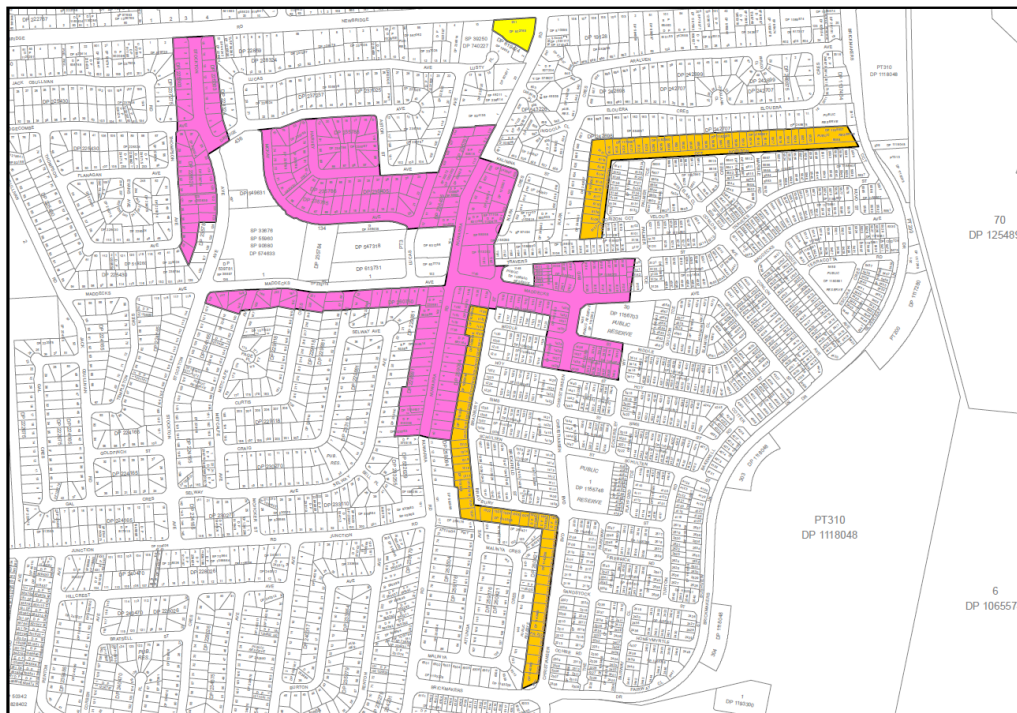


Figure 44: Existing Moorebank Town Centre key sites map (Maps 014 & 015)

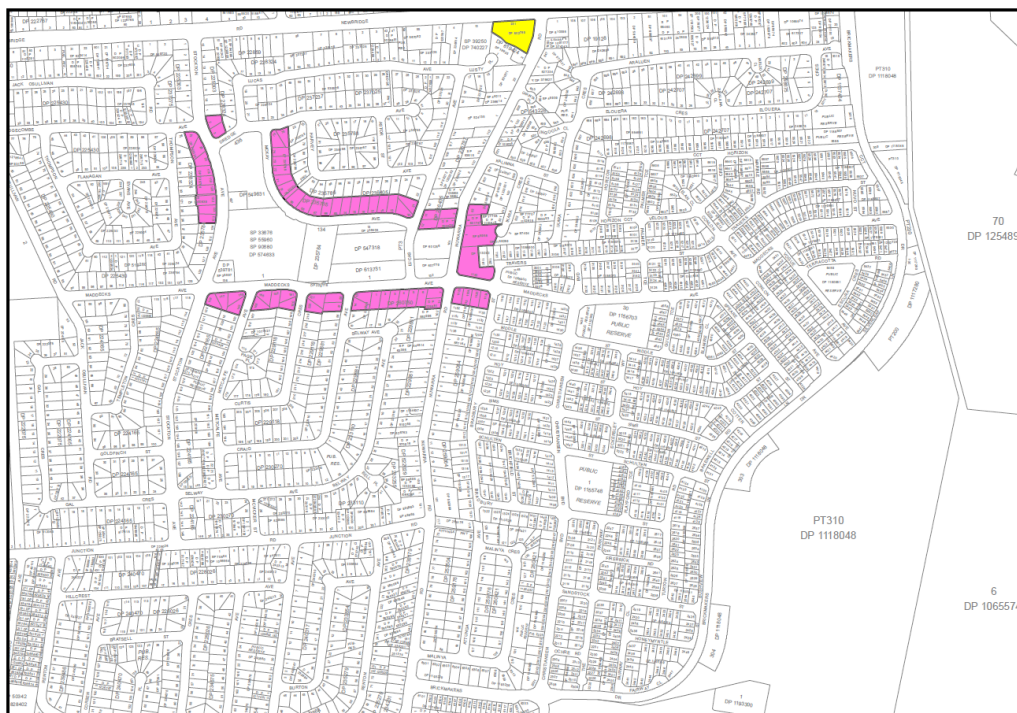





Figure 45: Proposed Moorebank Town Centre key sites map (Maps 014 & 015)

Legend

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

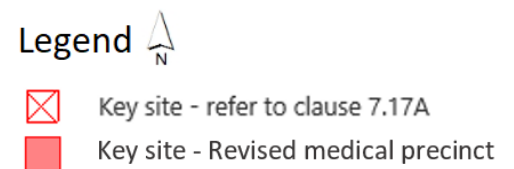
- Add Medical Research and Development precinct to Key Sites Map (refer to Schedule 1, Clause 10 in Attachment A).



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.

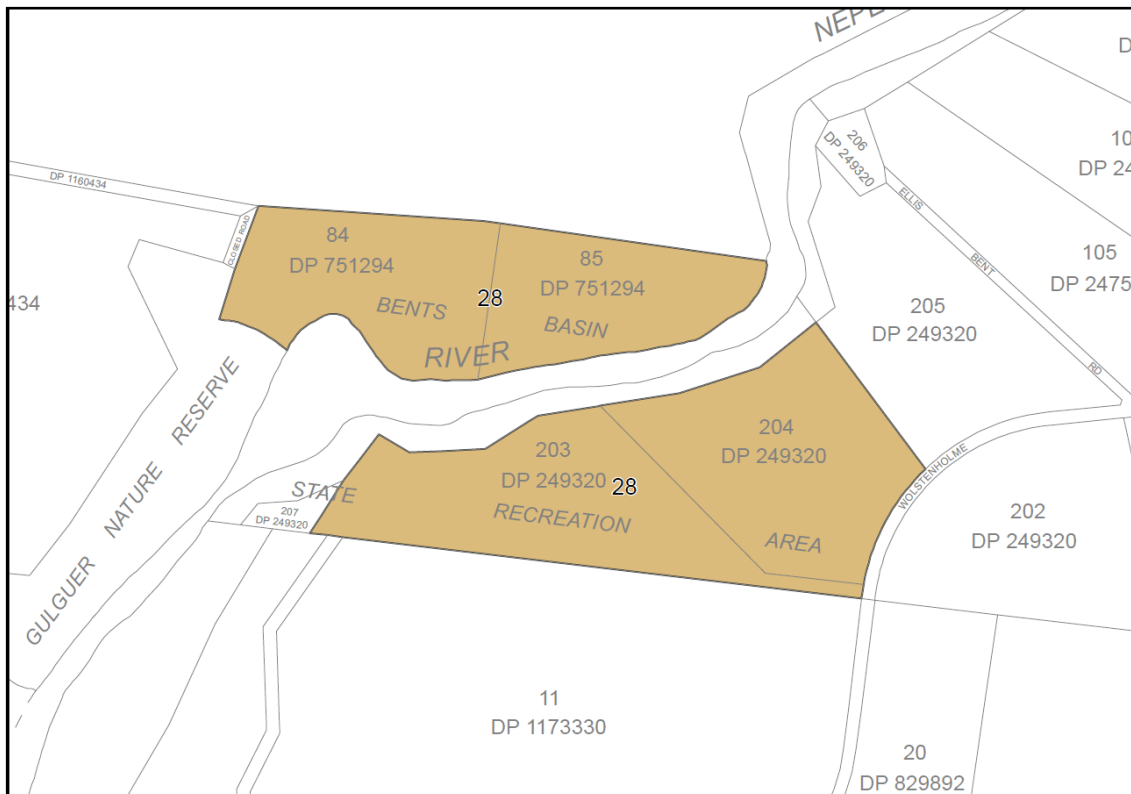


Figure 50: Existing Bents Basin Inn Site heritage map (Map 002)

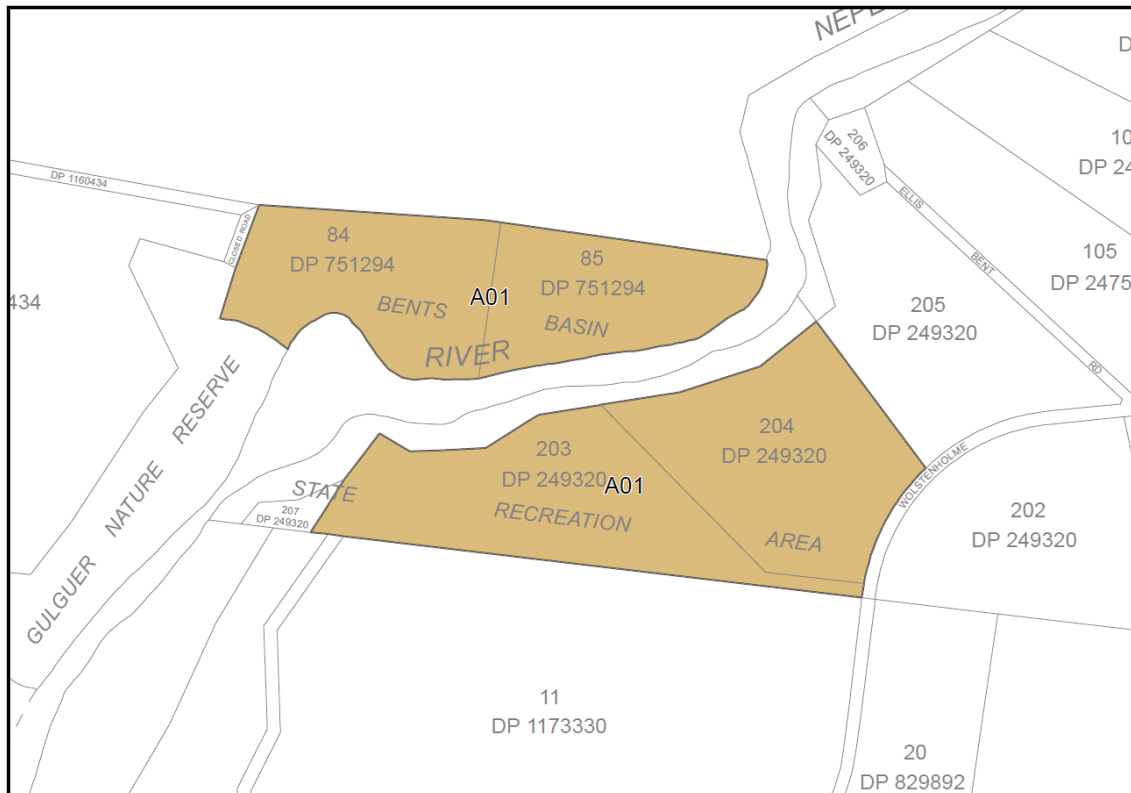


Figure 51: Proposed Bents Basin Inn Site heritage map (Map 002)



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

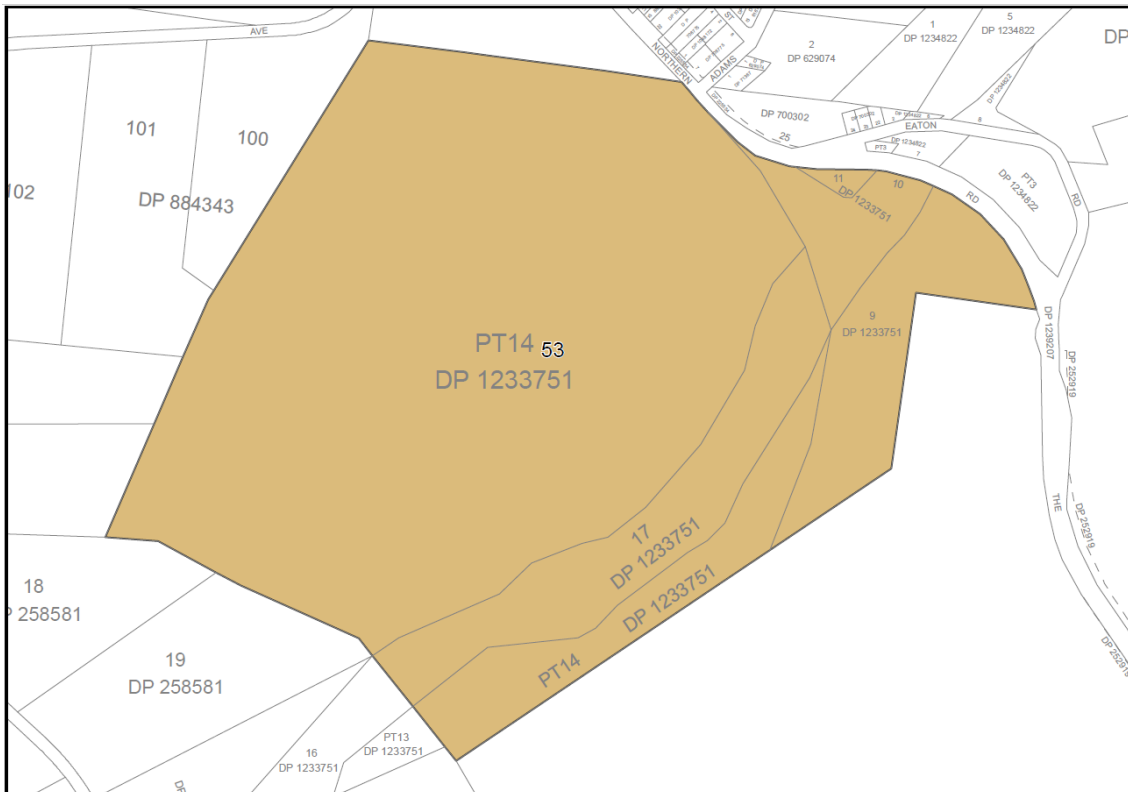


Figure 52: Existing Lawson's Inn Site heritage map (Map 003)

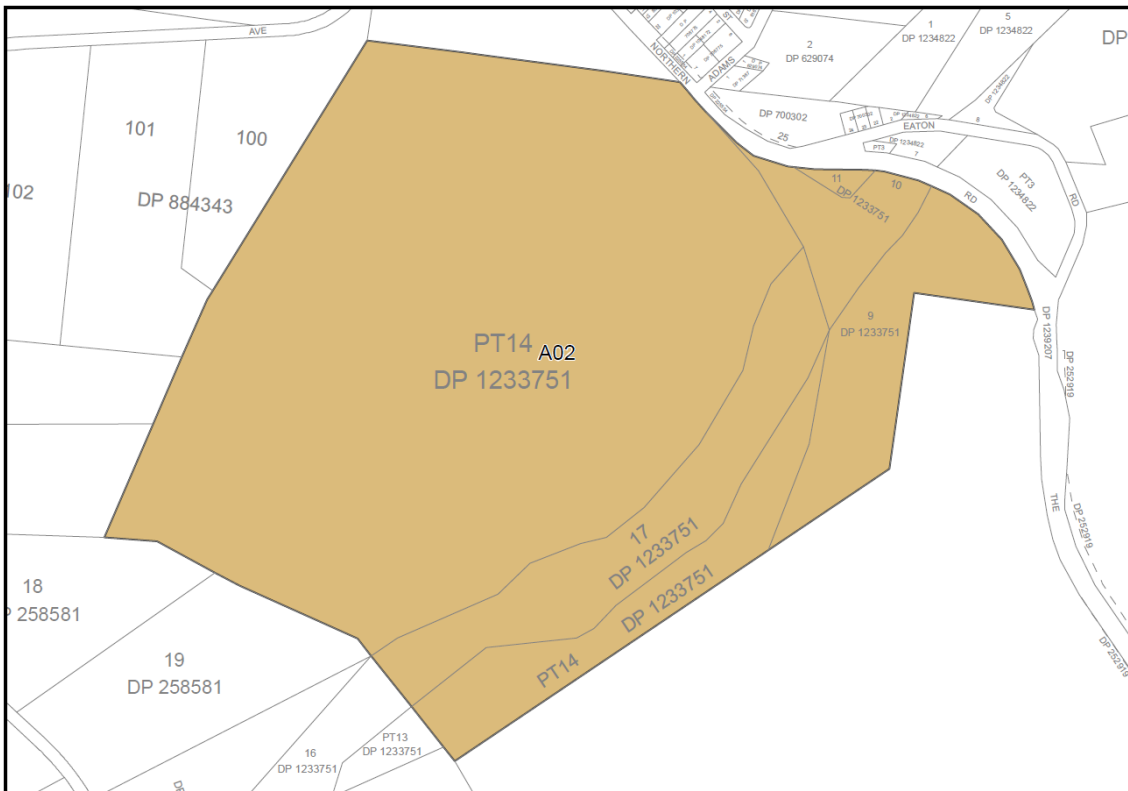


Figure 53: Proposed Lawson's Inn Site heritage map (Map 003)



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

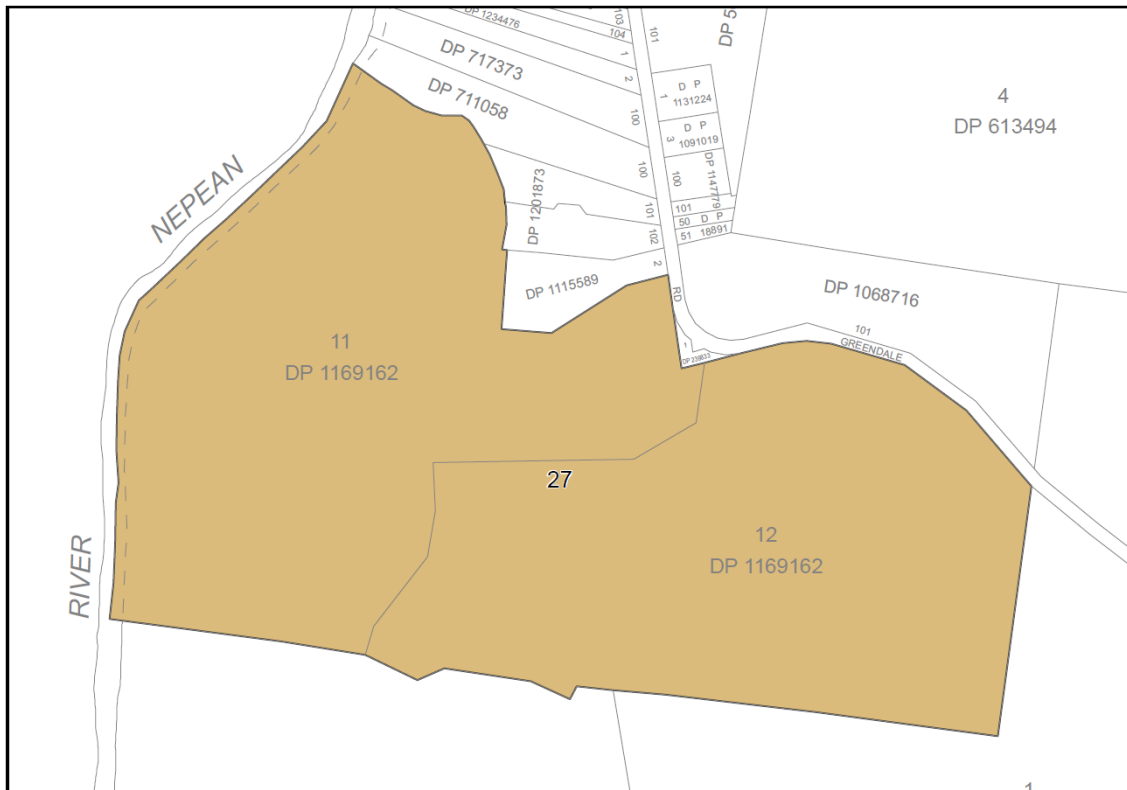


Figure 54: Existing Pemberton former farm homestead heritage map (Map 001)

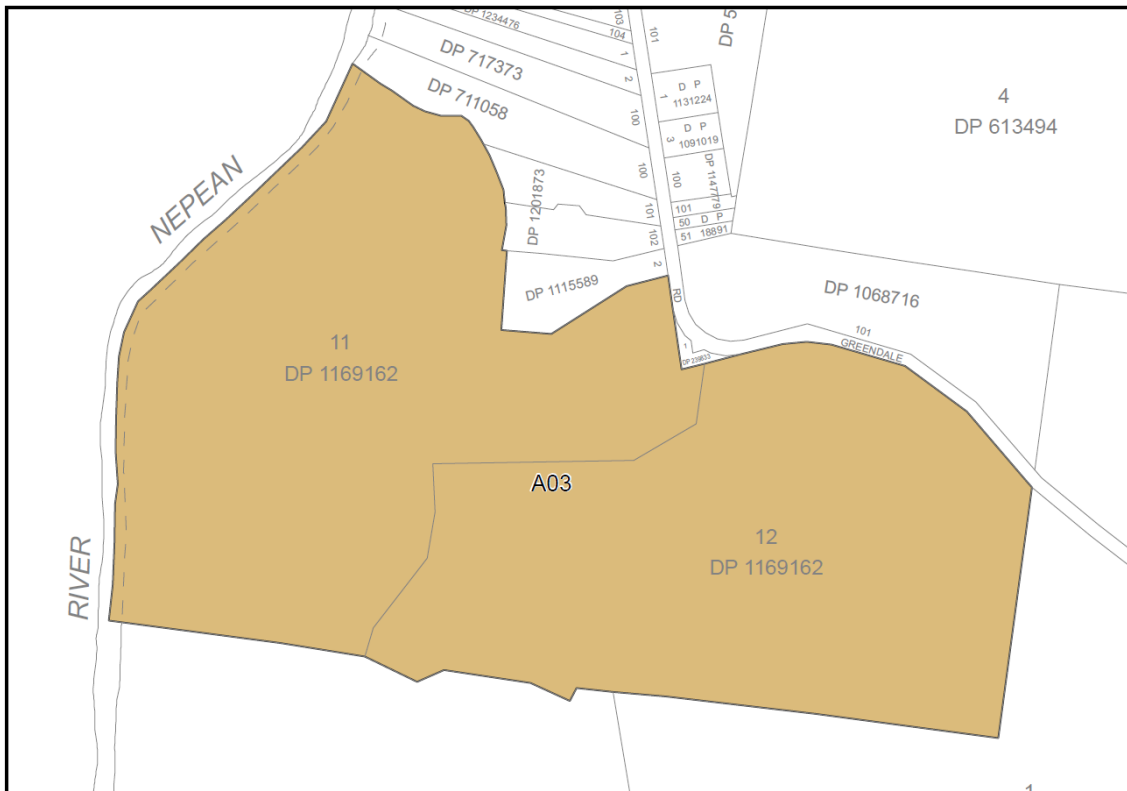


Figure 55: Proposed Pemberton former farm homestead heritage map (Map 001)



- 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)

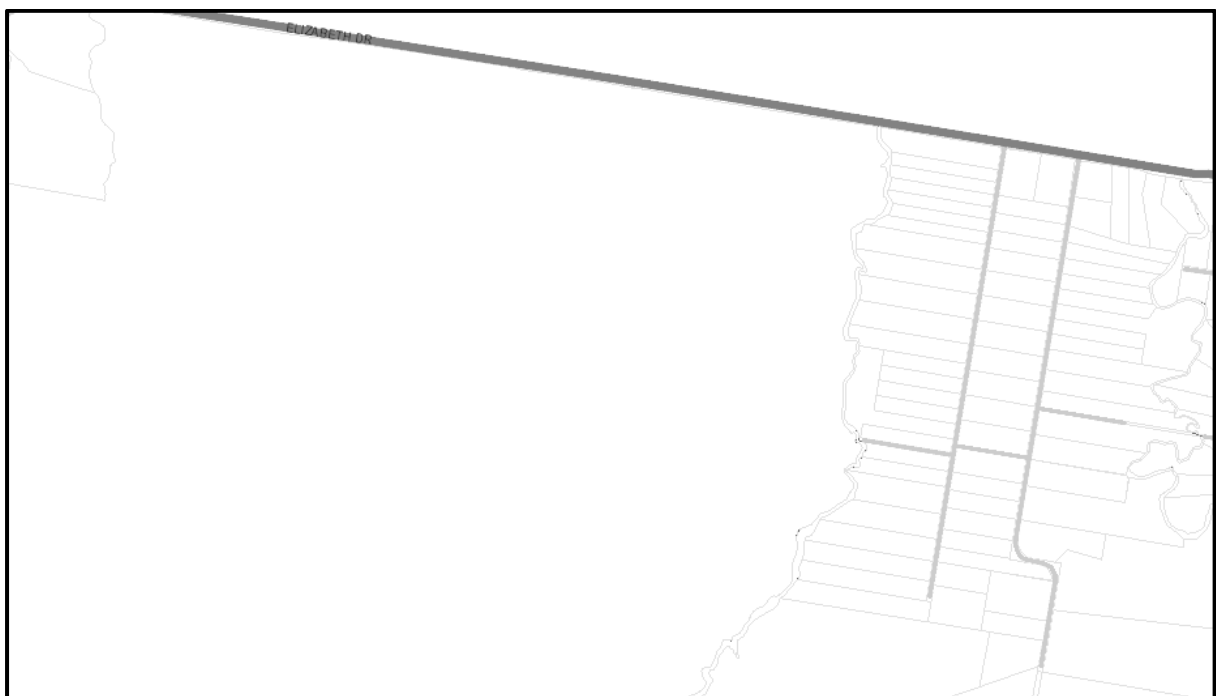


Figure 57: Proposed Heritage Map for Part Lot 1 DP 838361 (Map 005)



- 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.

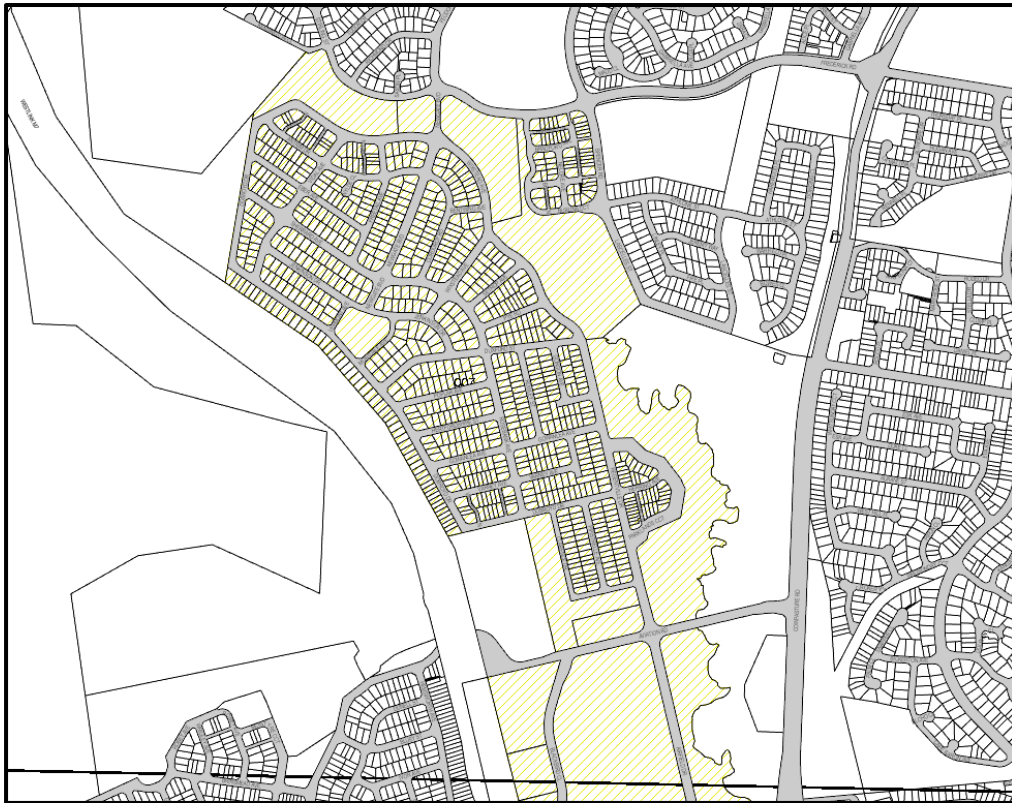


Figure 60: Existing Elizabeth Hills Urban Release Area Map (Map 007)

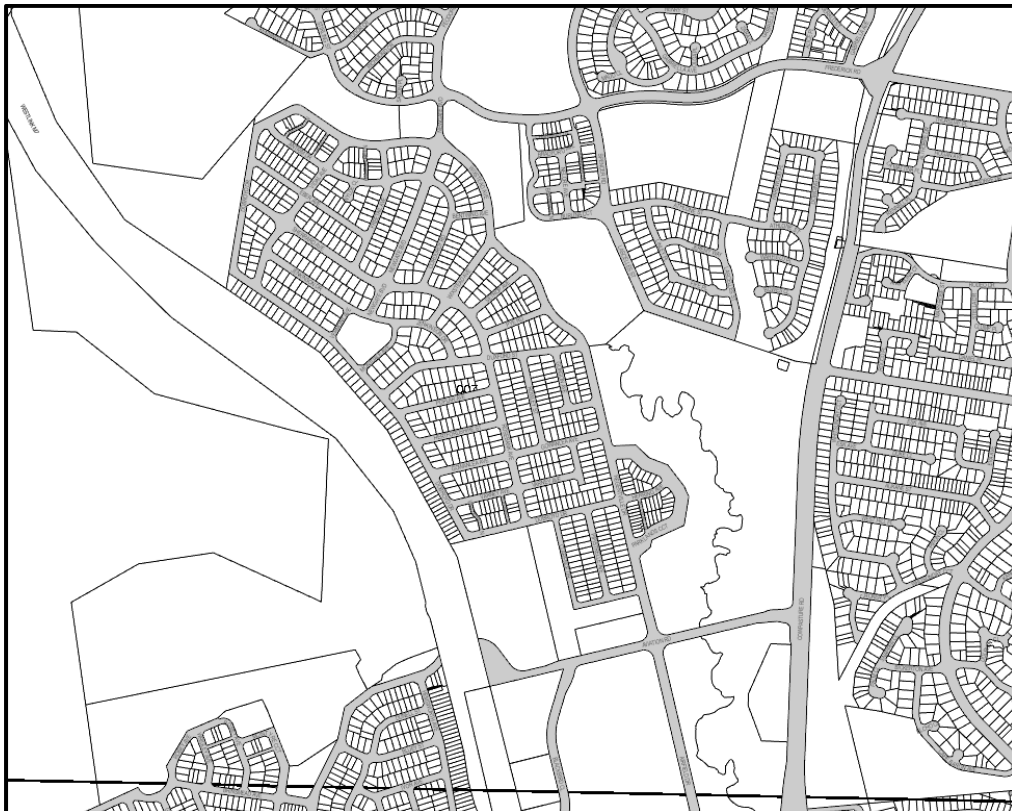


Figure 61: Proposed Elizabeth Hills Urban Release Area Map (Map 007)

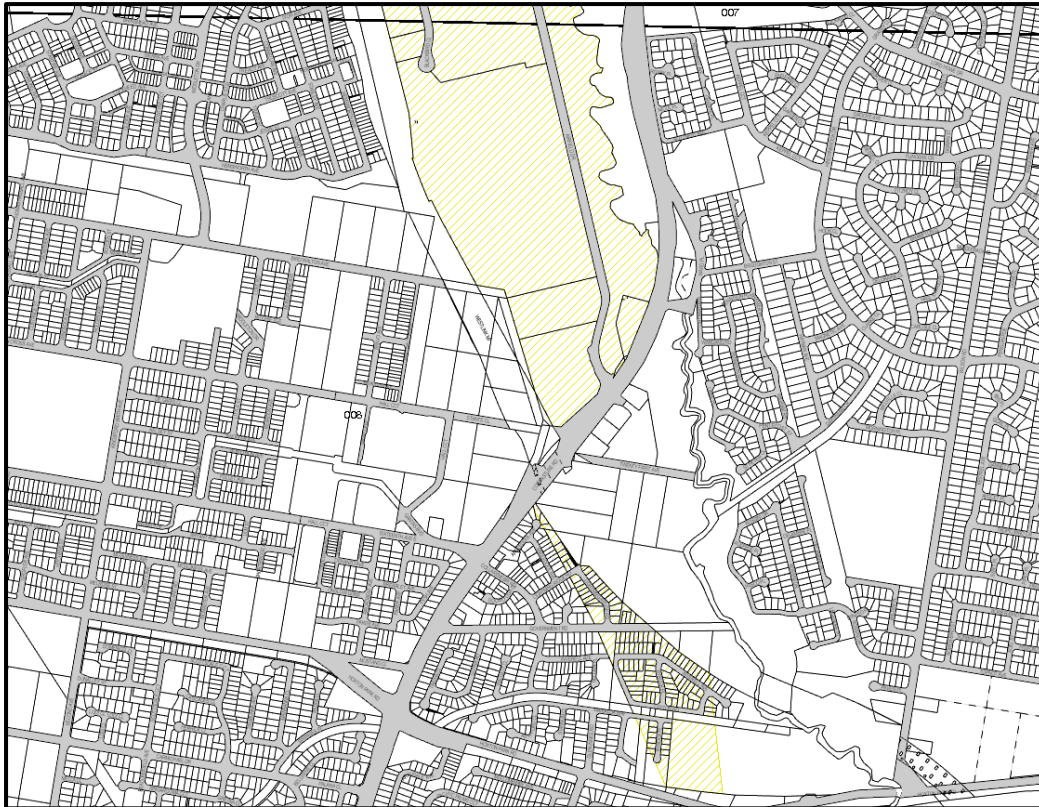


Figure 62: Existing Elizabeth Hills Urban Release Area Map (Map 008)



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



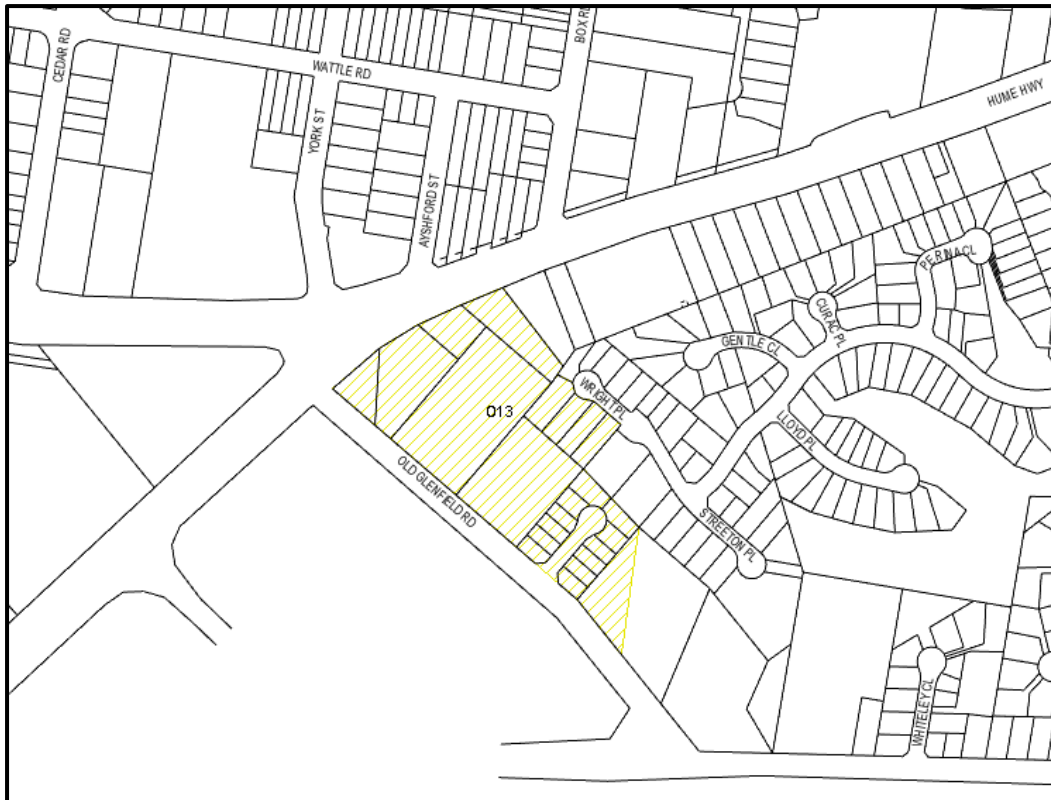


Figure 64: Existing Old Glenfield Road Urban Release Area Map (Map 013)



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)



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.

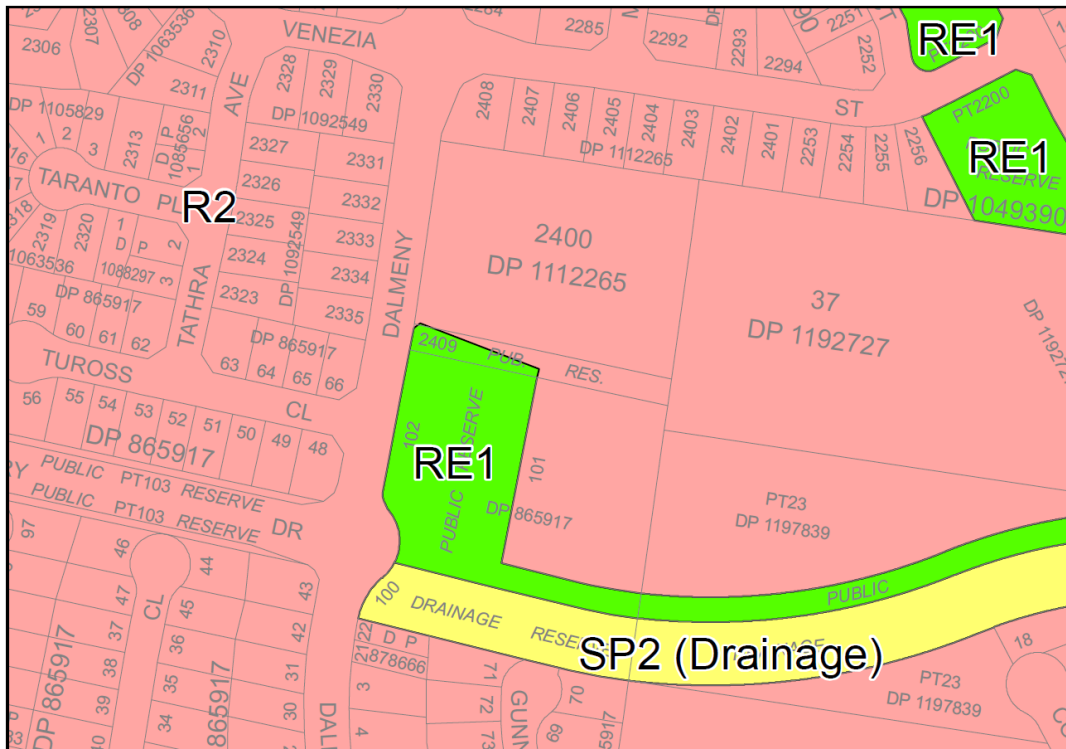


Figure 68: Existing Dalmeny Reserve land use zoning map (Maps 008/013)

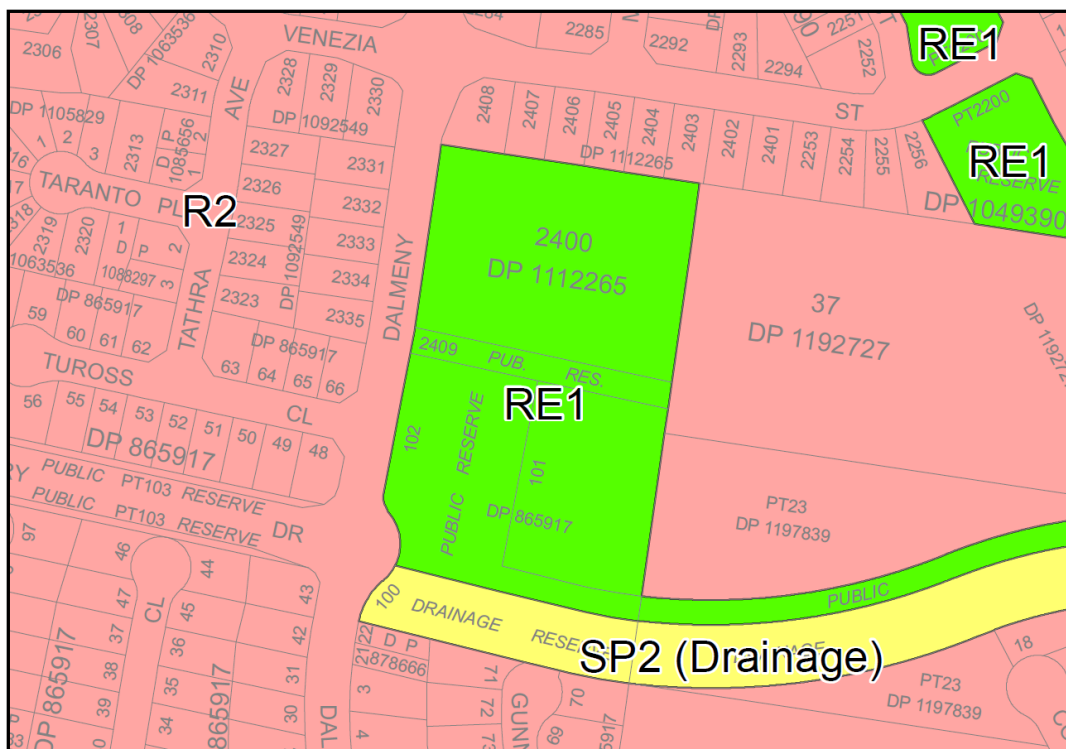
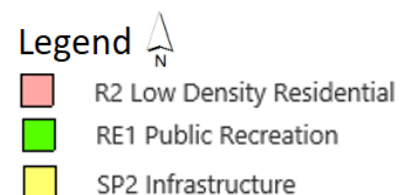


Figure 69: Proposed Dalmeny Reserve land use zoning map (Maps 008/013)



- [illegible]

The map displays a complex arrangement of land parcels. Key features include:

- Streets:** TATHRA AVE, DALMENY ST, and a portion of ARANTO PL are visible.
- Public Reserves:** A large 'PUBLIC RESERVE' is shown, along with a 'DRAINAGE RESERVE' and a 'PUBLIC DRAINAGE' area.
- Parcels:** Numerous numbered parcels are shown, including DP 865917, DP 1192727, DP 1197839, and DP 1112265.
- Other Labels:** 'PUB. RES.' (Public Reserve), 'CL' (Crown Land), and 'PT23' (Part 23) are also present.

Legend 
 LAND RESERVATION ACQUISITION

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

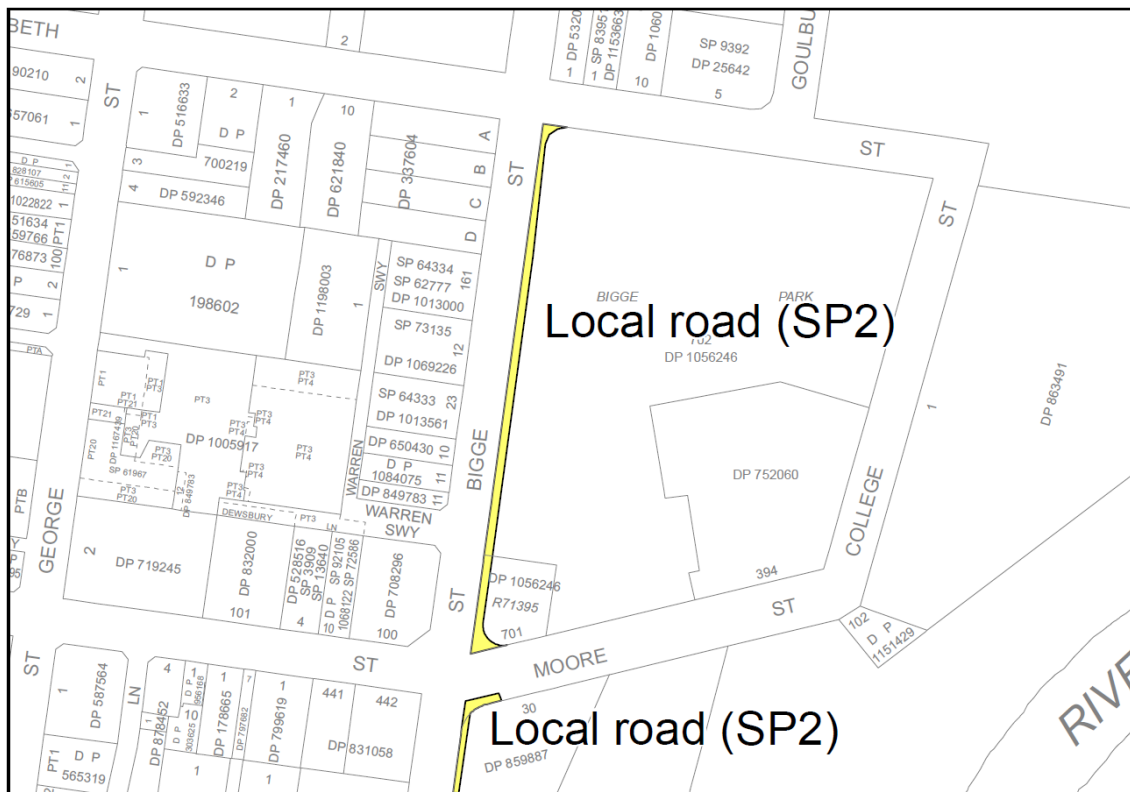


Figure 72: Existing Bigge Park land reservation acquisition map (Map 011)

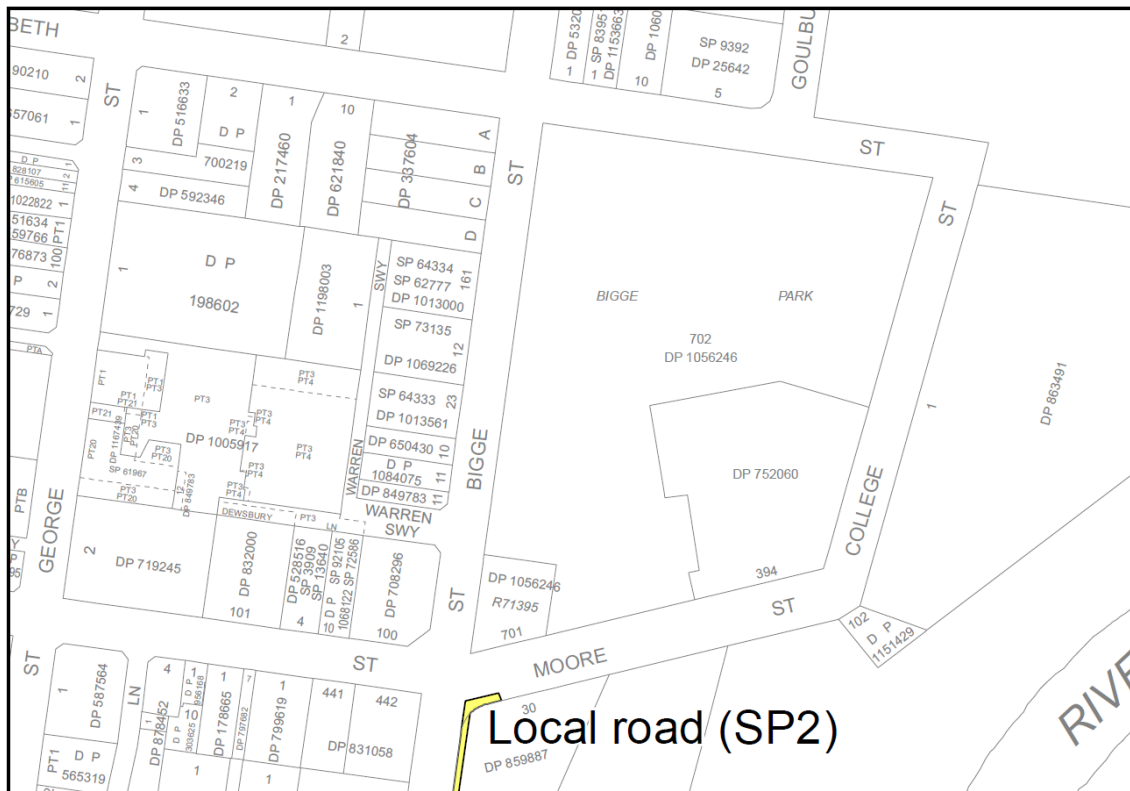


Figure 73: Proposed Bigge Park land reservation acquisition map (Map 011)



- Correct mapping anomaly for Lot 2 DP 1074727 to show RMS acquisition requirements.

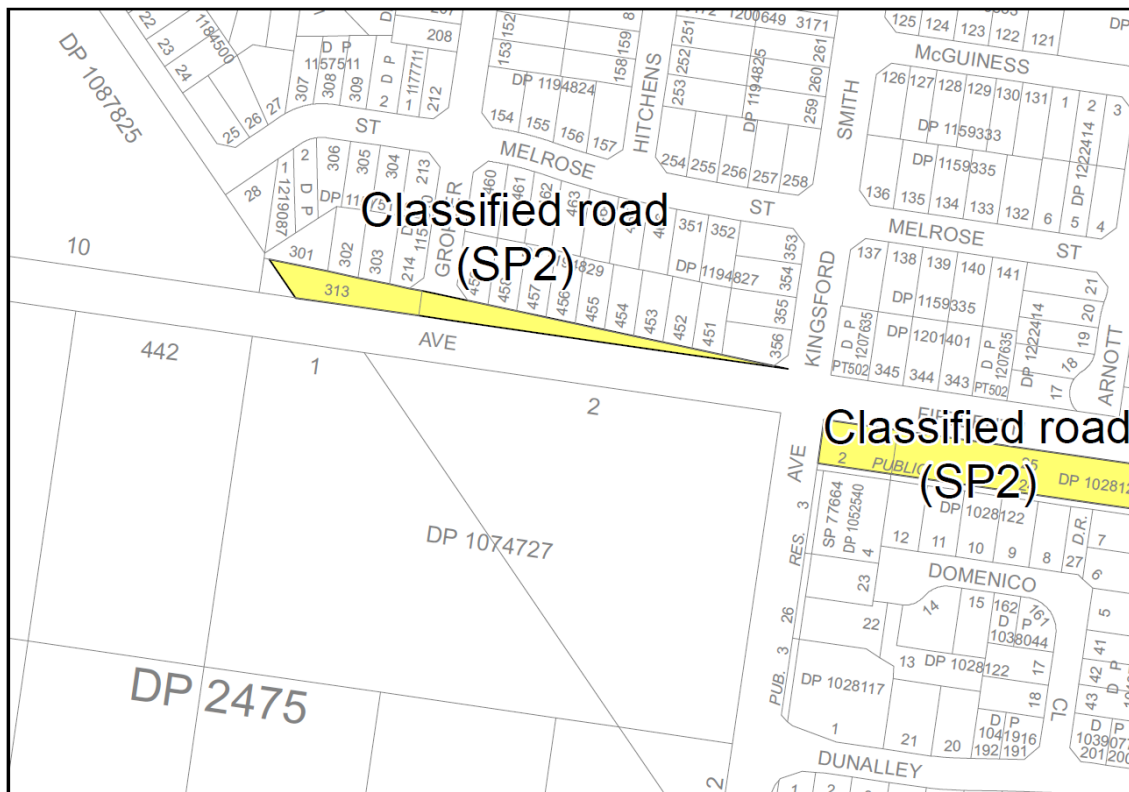


Figure 74: Existing Fifteenth Avenue land reservation acquisition map (Map 008)

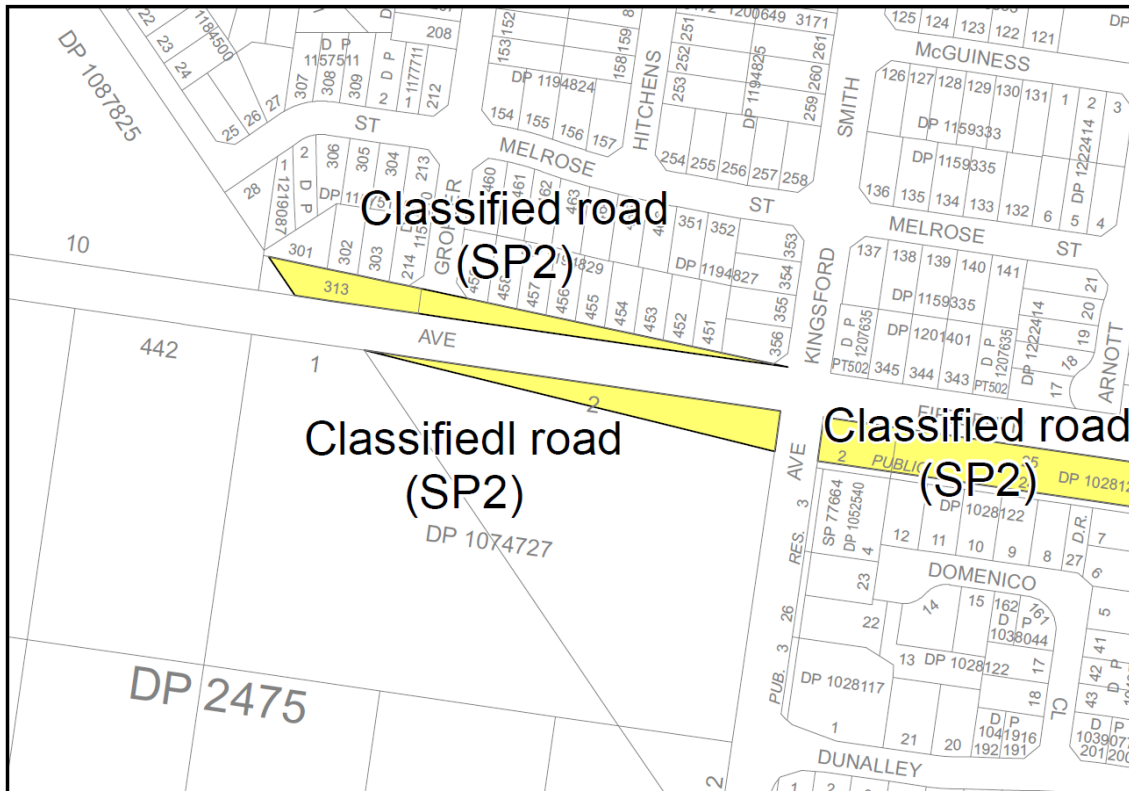


Figure 75: Proposed Fifteenth Avenue land reservation acquisition map (Map 008)

Legend 
 LAND RESERVATION ACQUISITION

- Adjust zoning and development standard boundaries to align with lot boundaries.

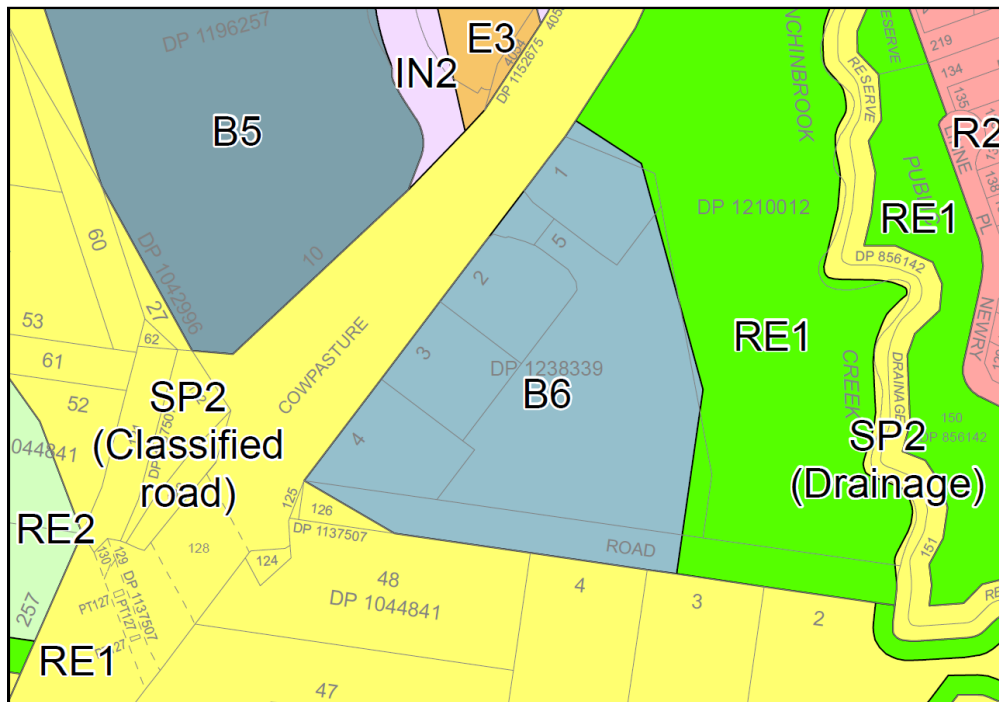


Figure 76: Existing 525, 535 and 545 Cowpasture Road, Len Waters Estate land zoning map (Map 008)

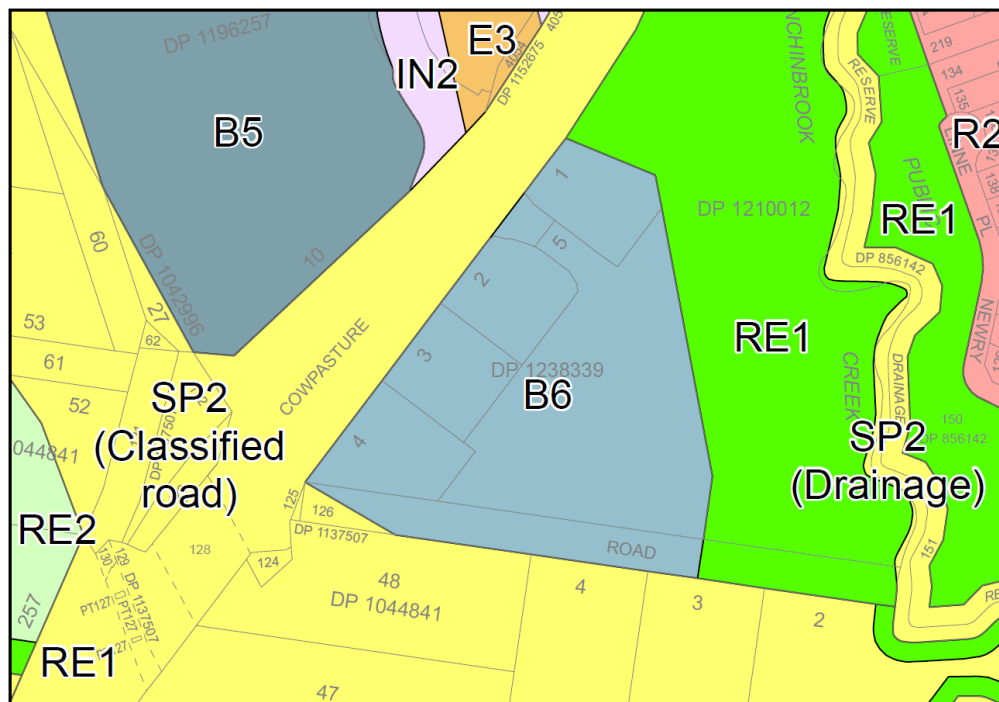
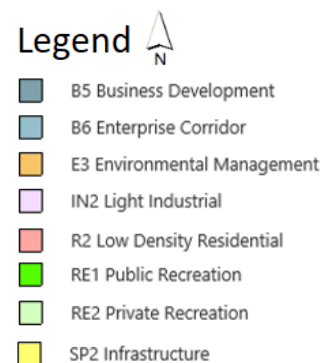


Figure 77: Proposed 525, 535 and 545 Cowpasture Road, Len Waters Estate land zoning map (Map 008)



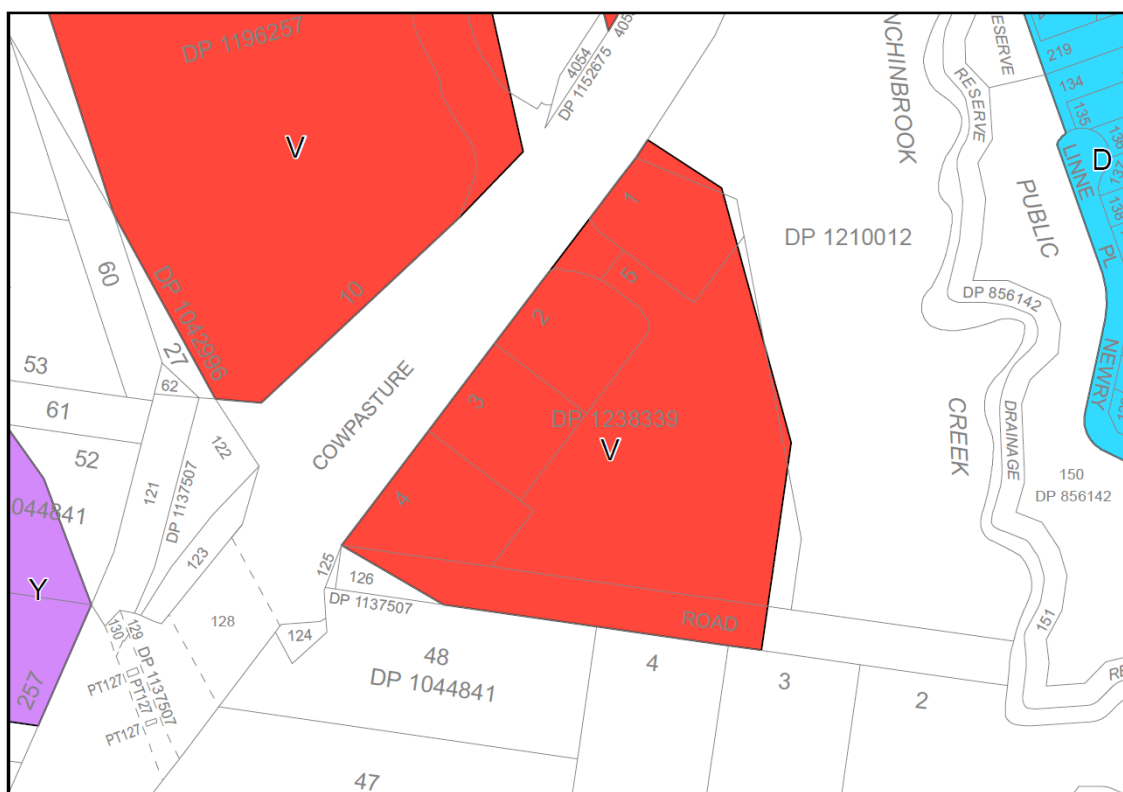


Figure 78: Existing 525, 535 and 545 Cowpasture Road, Len Waters Estate minimum lot size map (Map 008)

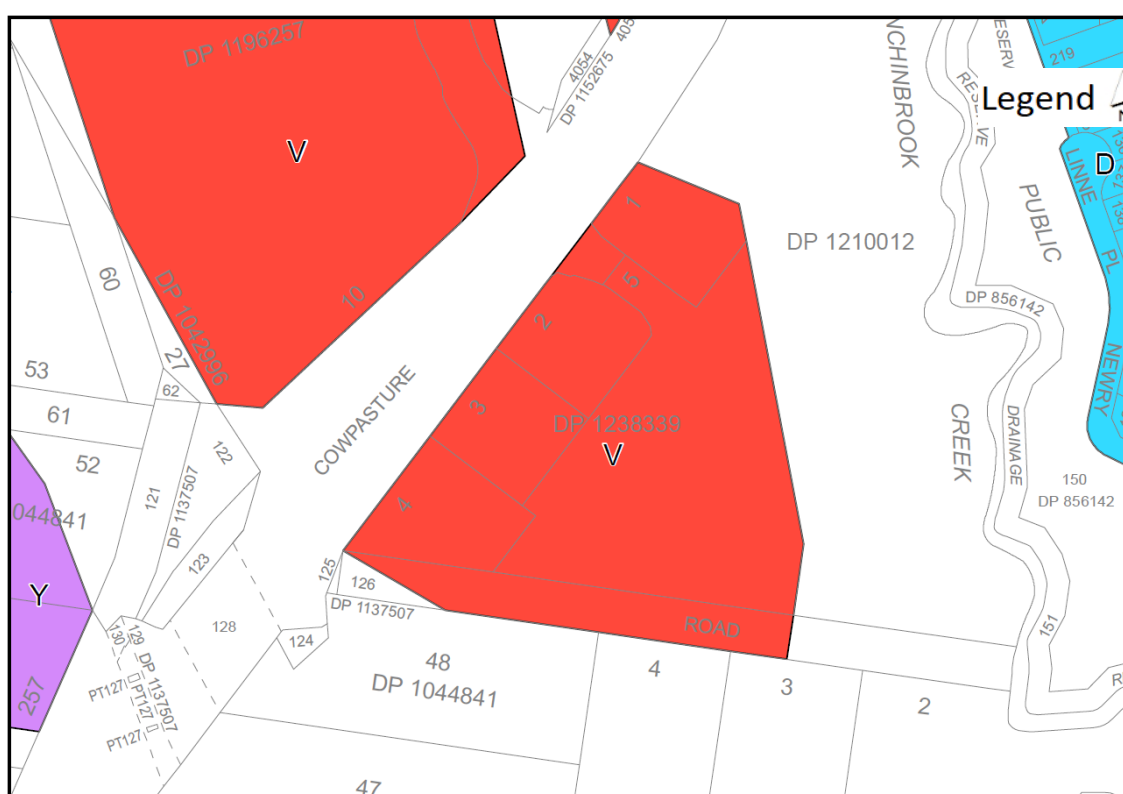


Figure 79: Proposed 525, 535 and 545 Cowpasture Road, Len Waters Estate minimum lot size map (Map 008)



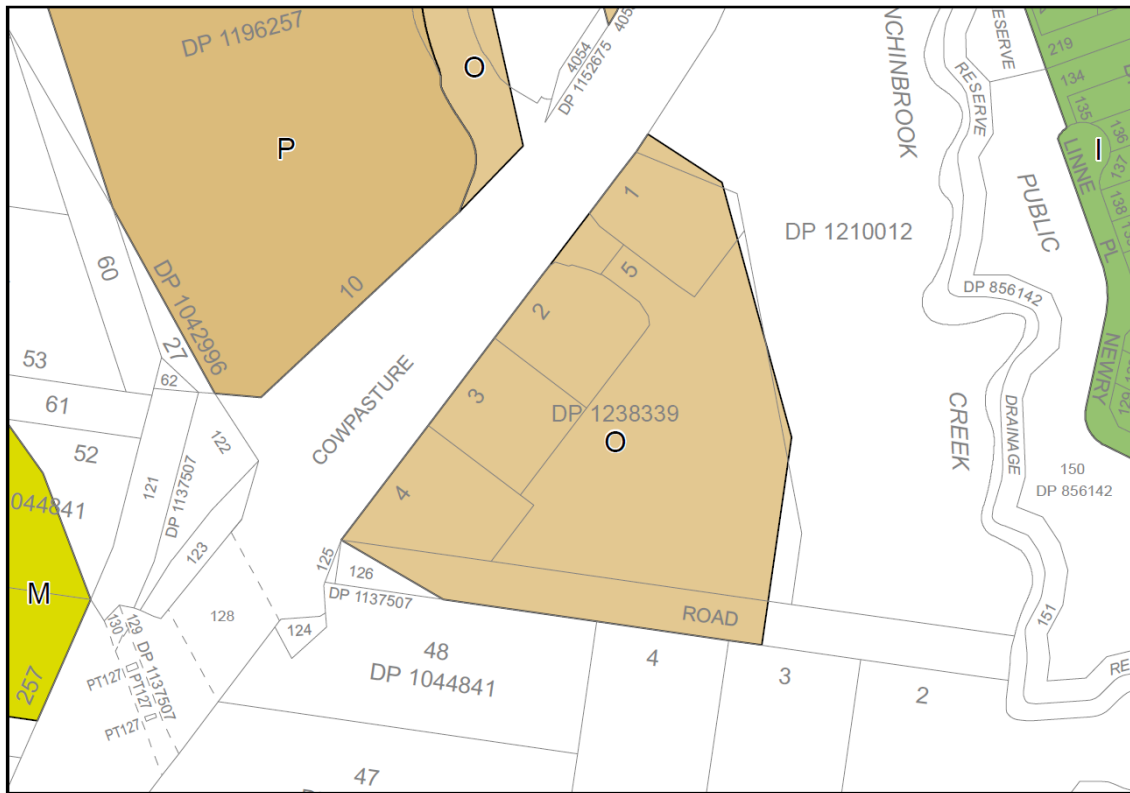


Figure 80: Existing 525, 535 and 545 Cowpasture Road, Len Waters Estate height of buildings map (Map 008)

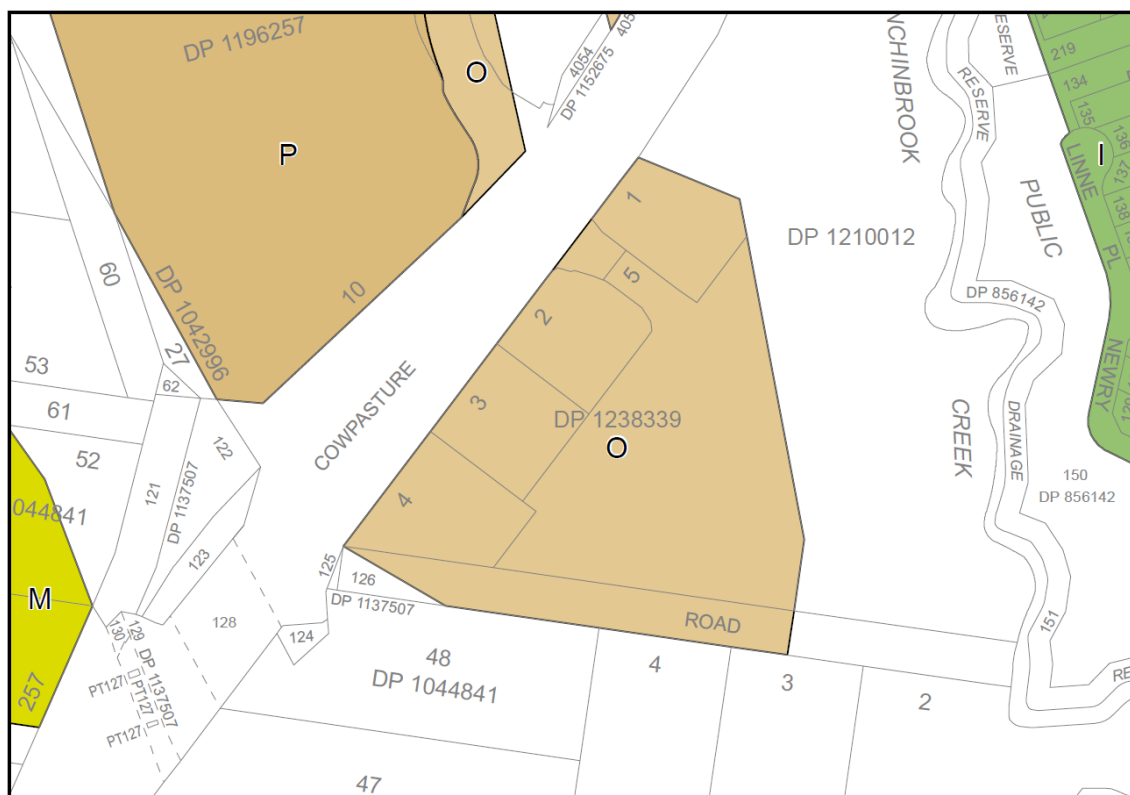


Figure 81: Proposed 525, 535 and 545 Cowpasture Road, Len Waters Estate height of buildings map (Map 008)



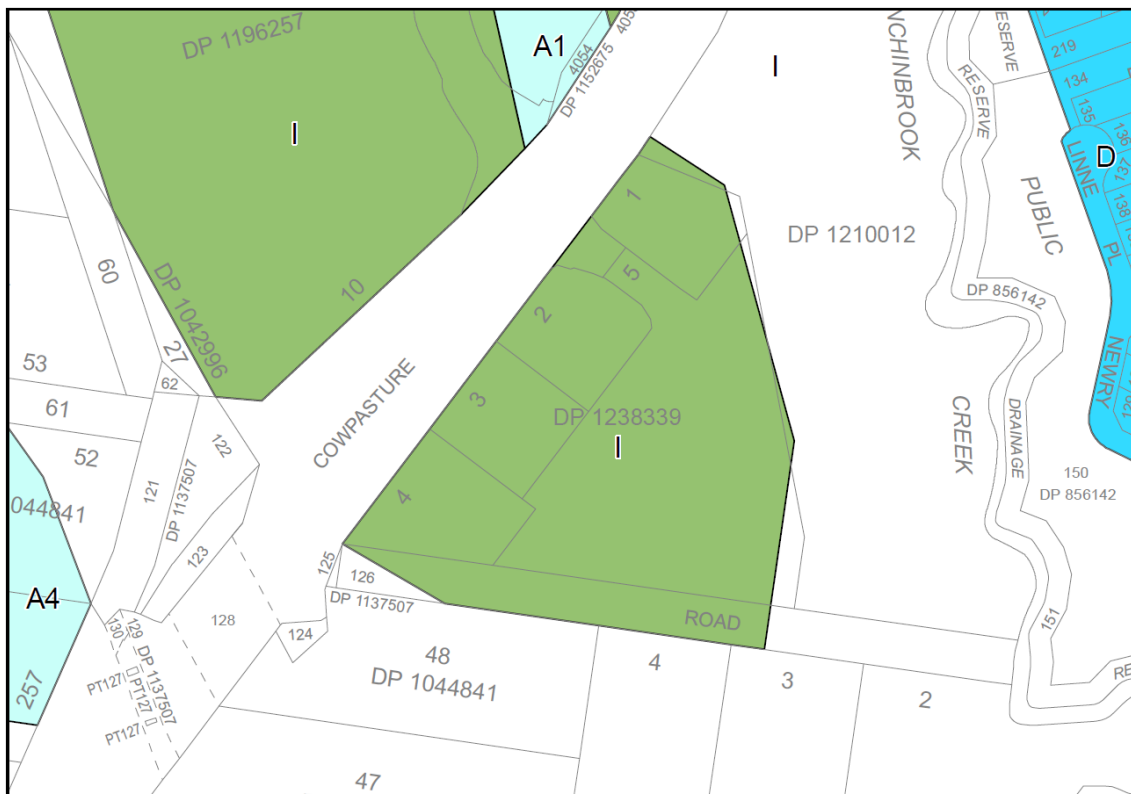


Figure 82: Existing 525, 535 and 545 Cowpasture Road, Len Waters Estate floor space ratio map (Map 008)

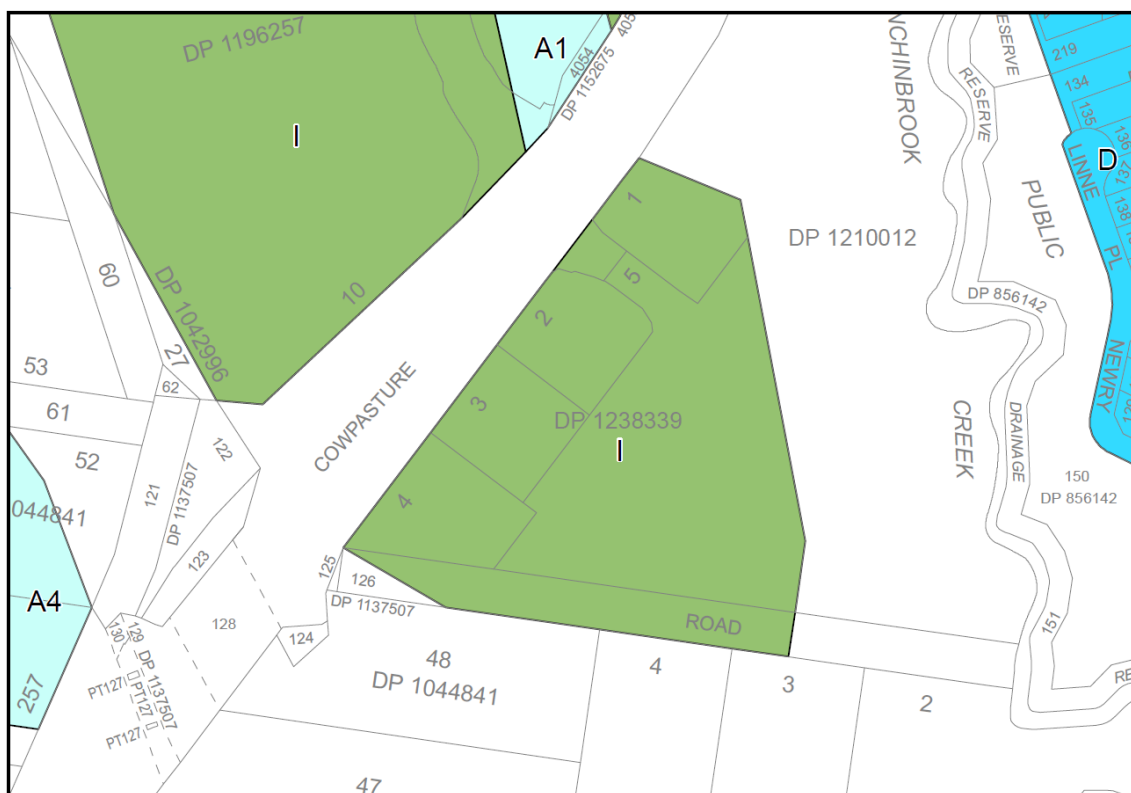
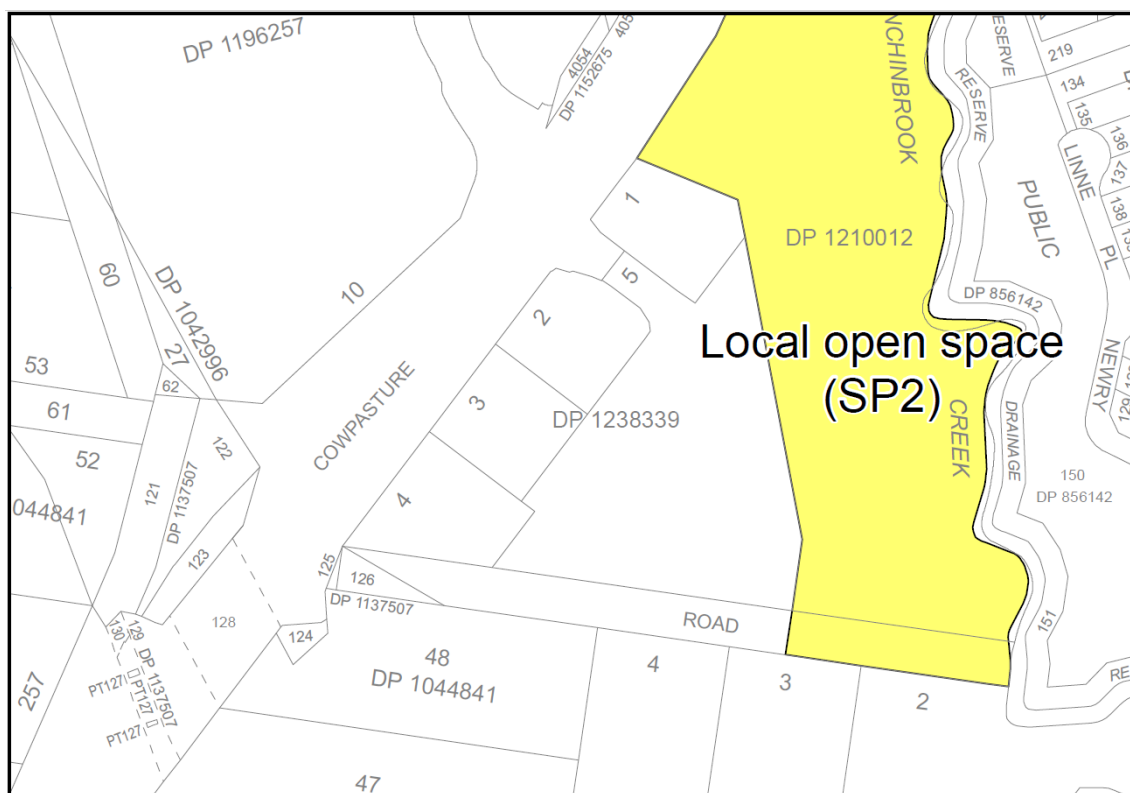
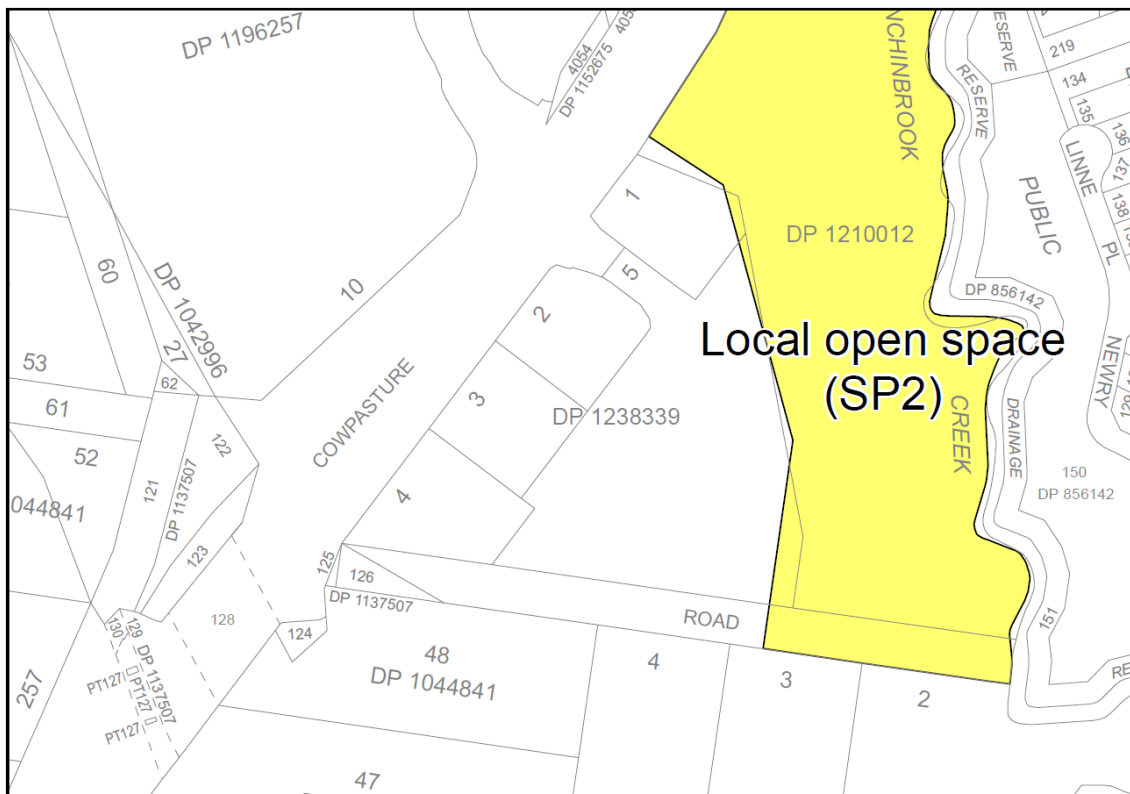


Figure 83: Proposed 525, 535 and 545 Cowpasture Road, Len Waters Estate floor space ratio map (Map 008)





Legend 
 LAND RESERVATION ACQUISITION

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*. The proposal will be exhibited through:

- 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
April 2020	Gateway Determination issued
May 2020	State agency consultation
May-June 2020	Community consultation
June-July 2020	Consideration of submissions and proposal post-exhibition
August 2020	Post-exhibition report to Council
September 2020	Drafting and making of the plan

Attachment A – Proposed LEP Amendments

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
Part 1 Preliminary		
1.	1.2 Aims of Plan	
	(1) This Plan aims to make local environmental planning provisions for land in Liverpool in accordance with the relevant standard environmental planning instrument under section 33A 3.20 of the Act.	Correct numbering anomalies in response to the March 2018 restructure of the <i>Environmental Planning and Assessment Act 1979</i> .
	(2) The particular aims of this Plan are as follows:	
	(a) to encourage a range of housing, employment, recreation and services to meet the needs of existing and future residents of Liverpool,	
	(b) to foster economic, environmental and social well-being so that Liverpool continues to develop as a sustainable and prosperous place to live, work, <i>study</i> and visit,	The amendment reflects the desire for Liverpool city centre to be a 'City of Learning'.
	(c) to provide community and recreation facilities, maintain suitable amenity and offer a variety of quality lifestyle opportunities to a diverse population,	
	(d) to strengthen the regional position of the Liverpool city centre as, the service and employment centre for Sydney's south west region, and the service, employment, health and education centre for Sydney's south west region,	.
	(e) to concentrate intensive land uses and trip-generating activities in locations most accessible to <i>public</i> transport and centres,	The amendment reflects LSPS Planning Priority 7.
	(f) to promote the efficient and equitable provision of public services, infrastructure and amenities,	
	(g) to conserve, protect and enhance the environmental and cultural heritage of Liverpool,	
	(h) to protect and enhance the natural environment in Liverpool, <i>incorporating</i>	Word choice.

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
		<p><i>and promote</i> ecologically sustainable development,</p> <p>(i) to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bush fires, <i>by managing development in sensitive areas,</i></p> <p>(j) to promote a high standard of urban design that responds appropriately to the existing or desired future character of areas,</p> <p>(k) <i>to improve public access along waterways and green corridors while protecting natural values,</i></p> <p>(l) <i>to improve public transport accessibility, and facilitate the increased use of active and public transport,</i></p> <p>(m) <i>to enhance the amenity and positive characteristics of established residential areas,</i></p> <p>(n) <i>to ensure the agricultural production potential of rural land and prevent its fragmentation.</i></p> <p>(o) <i>to encourage development opportunities for business and industry so as to deliver local and regional employment growth.</i></p>	<p>The amendment is made to be consistent with the other Aims of Plan.</p> <p>The amendment reflects LSPS Planning Priority 14 and the current RE1 Public Recreation zoning of land along the waterways.</p> <p>The amendment reflects LSPS Planning Priorities 1, 5, 7 and the current zoning around centres close to transport.</p> <p>Relates to LSPS Planning Priorities 6 and 8.</p> <p>Relates to LSPS Planning Priority 16, and the objectives of rural zones.</p> <p>To recognise the important role of Liverpool's industrial areas.</p>
3.	1.9A Suspension of covenants, agreements and instruments	<p>(2) This clause does not apply:</p> <p>(b) to any prescribed instrument within the meaning of section 183A of the Crown Lands Act 1989 13.4 of the <u>Crown Land Management Act 2016</u>, or</p>	<p>The <i>Crown Lands Act 1989</i> was repealed with effect from 1 July 2018.</p>

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
		(d) to any trust agreement within the meaning of the Nature Conservation Trust Act 2001 <i>Biodiversity Conservation Act 2016</i> , or	The <i>Nature Conservation Trust Act 2001</i> was repealed with effect from 25 August 2017.
		(e) to any property vegetation plan within the meaning of the Native Vegetation Act 2003 <i>Local Land Services Amendment Act 2016</i> , or	The <i>Native Vegetation Act 2003</i> was repealed with effect from 25 August 2017.
		(f) to any biobanking agreement within the meaning of Part 7A of the Threatened Species Conservation Act 1995 <i>Biodiversity Conservation Act 2016</i> .	The Threatened Species Conservation Act 1995 was repealed with effect from 25 August 2017.
Part 2 Permitted or prohibited development – Land Use Table			
4.	Land Use Table	1 Objectives of zone	The airport on Commonwealth land in Badgery's Creek is now known as the Western Sydney International (Nancy-Bird Walton) Airport.
	RU1 Primary Production	<ul style="list-style-type: none"> To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. To encourage diversity in primary industry enterprises and systems appropriate for the area. To minimise the fragmentation and alienation of resource lands. To minimise conflict between land uses within this zone and land uses within adjoining zones. To ensure that development does not unreasonably increase the demand for public services or public facilities. To ensure that development does not hinder the development or operation of the <i>Western Sydney International (Nancy-Bird Walton) Airport</i> an airport on Commonwealth land in Badgery's Creek. To preserve bushland, wildlife corridors and natural habitat. 	

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>2 Permitted without consent Environmental protection works; Extensive agriculture; Home-based child care; Home occupations</p> <p>3 Permitted with consent Agriculture; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Environmental facilities; <i>Environmental protection works</i>; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Hazardous storage establishments; Health consulting rooms; Helipads; Heliports; Home businesses; Home industries; Landscaping material supplies; Offensive storage establishments; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals; Water recreation structures</p>	<p>Land zoned RU1 Primary Production is likely to have established areas of biodiversity. The carrying out of environmental protection works without consent may result in significant impacts on the broader environment. Accordingly, it is proposed to make environmental protection works permitted with consent. This is consistent with the other rural zones under the LEP.</p>
5.	<p>Land Use Table</p> <p>B1 Neighbourhood Centre</p> <p>1 Objectives of zones</p> <ul style="list-style-type: none"> • To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. • To provide the opportunity for small scale supermarkets that will provide goods for the day-to-day needs of people who live and work in the surrounding neighbourhood. • To allow for residential and other accommodation while maintaining active retail, business or other non-residential uses at street level. • <i>To facilitate a high standard of urban design and a unique character that contributes to achieving a sense of place for the local community.</i> <p>2 Permitted without consent</p>	<p>The four existing objectives focus on the provision of retail services and active street frontages to meet the needs of the local community. The proposed additional objective will encourage better built form outcomes in neighbourhood centres.</p> <p>Environmental protection works are listed as both permitted without consent and permitted with consent in</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>Environmental protection works; Home-based child care; Home occupations</p> <p>3 Permitted with consent Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; <i>Car parks</i>; Centre-based child care facilities; Community facilities; Educational establishments; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Service stations; Serviced apartments; Shop top housing; Shops; Tank-based aquaculture; Veterinary hospitals</p>	<p>the B1 Neighbourhood Centre zone. Its listing under permitted without consent is removed as part of this planning proposal.</p> <p>Car parks are considered compatible with the B1 Neighbourhood Centre and are accordingly made permitted with consent as part of this planning proposal.</p>
6.	<p>Land Use Table</p> <p>B2 Local Centre</p> <p>3 Permitted with consent Boarding houses; Building identification signs; Business identification signs; <i>Car parks</i>; Centre-based child care facilities; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Helipads; Home businesses; Home industries; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals</p>	<p>Car parks are considered compatible with the B2 Local Centre and are accordingly made permitted with consent as part of this planning proposal.</p>

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
7.	Land Use Table B3 Commercial Core	3 Permitted with consent <i>Amusement centres</i> ; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Group homes; Helipads; Heliports; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tank-based aquaculture; Veterinary hospitals; Water recreation structures	Amusement centres are considered compatible with the B3 Commercial Core zone and are accordingly made permitted with consent as part of this planning proposal.
8.	Land Use Table B4 Mixed Use	3 Permitted with consent <i>Amusement centres</i> ; <i>Artisan food and drink industries</i> ; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; <i>High technology industries</i> ; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recreation structures	<p>Amusement centres are considered compatible with the B4 Mixed Use zone and are accordingly made permitted with consent as part of this planning proposal.</p> <p>Artisan food and drink industries and high technology industries are made permitted with consent in accordance with the LEP Health Check (p. 47) which recommends expanding zones for creative industries.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
9.	<p>Land Use Table</p> <p>B5 Business Development</p> <p>3 Permitted with consent Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; <i>Kiosks</i>; Landscaping material supplies; Light industries; Liquid fuel depots; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Pubs; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Specialised retail premises; Storage premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres</p>	<p>Kiosks are considered compatible with the B5 Business Development zone and are accordingly made permitted with consent as part of this planning proposal.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
10.	<p>Land Use Table</p> <p>B6 Enterprise Corridor</p> <p>3 Permitted with consent Building identification signs; Business identification signs; Business premises; Car parks; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Garden centres; Hardware and building supplies; Helipads; Home businesses; Hotel or motel accommodation; Information and education facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Multi-dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Service stations; Serviced apartments; Shop top housing; Storage premises; Tank-based aquaculture; Transport depots; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres</p>	<p>The removal of multi dwelling housing from the B6 Enterprise Corridor zone will ensure enterprise corridors contain uses which promote businesses and provide a range of employment uses as per the objectives of this zone.</p> <p>Residential uses remain permitted with consent in the B6 Enterprise Corridor zone by way of shop top housing.</p>
11.	<p>Land Use Table</p> <p>IN1 General Industrial</p> <p>3 Permitted with consent Boat sheds; Building identification signs; Business identification signs; Car parks; Cemeteries; Centre-based child care facilities; Community facilities; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Helipads; Heliports; Hotel or motel accommodation; Industrial training facilities; Industrial retail outlets; Information and education facilities; Kiosks; Light industries; Liquid fuel depots; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Sex services premises; Storage premises; Take away food and drink premises;</p>	<p>Vehicle sales or hire premises have been added. However, these are limited to 500m² hardstand floor area under proposed amendments to Clause 5.4.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
12.	Land Use Table IN2 Light Industrial	<p>Tank-based aquaculture; Transport depots; Vehicle body repair workshops; Vehicle repair stations; <i>Vehicle sales or hire premises</i>; Warehouse or distribution centres</p> <p>3 Permitted with consent Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Cemeteries; Centre-based child care facilities; Community facilities; Depots; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Garden centres; Hardware and building supplies; Helipads; Heliports; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Pubs; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Service stations; Sex services premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water recreation structures</p> <p>Recreation facilities (major) have been identified as incompatible with the IN2 Light Industrial zone in the suite of industrial studies informing this planning proposal.</p> <p>Indoor and outdoor recreation facilities remain permitted with consent in the IN2 Light Industrial zone. Recreation facilities (major) remain permitted with consent in the RE1 Public Recreation and RE2 Private Recreation zones.</p>
13.	Land Use Table IN3 Heavy Industrial	<p>3 Permitted with consent Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Cemeteries; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industrial storage establishments; Heavy industries; Helipads; Horticulture; Kiosks; Light industries; <i>Liquid fuel depots</i>; Mortuaries; Offensive storage establishments; Oyster aquaculture;</p> <p>Light industries, Recreation facilities (outdoor), Sex services premises and Storage premises have been identified as incompatible with the IN3 Heavy Industrial zone in the suite of industrial studies informing this planning proposal.</p> <p>Light industries remain permitted with consent in the B5 Business Development, B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial zones. Sex service premises remain permitted with consent in the IN1</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	Passenger transport facilities; Recreation areas; Recreation facilities (outdoor); Resource recovery facilities; Roads; Rural industries; Sex services premises; Storage premises; Tank-based aquaculture; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; <i>Vehicle sales or hire premises;</i> Warehouse or distribution centres	<p>General Industrial and IN2 Light Industrial zones. Storage premises remain permitted with consent in the B5 Business Development, B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial zones.</p> <p>Liquid fuel depots are permitted with consent in the IN1 General Industrial and IN2 Light Industrial zones and are consistent with the objectives of the IN3 Heavy Industrial zone. Accordingly, it should be included within this zone.</p> <p>Vehicle sales or hire premises have been added. However, these are limited to 500m² hardstand floor area under proposed amendments to Clause 5.4.</p>
Part 4 Principal development standards		

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:																																																						
14.	4.4 Floor space ratio	(2C) For the purposes of Column 2 of the Table to this clause, X is to be calculated in accordance with the following formula: X = (the number of square metres of the site area – 1000) / 1500	These heights of buildings are no longer applicable within these zones after Amendment 52 to LLEP 2008. It is noted that certain lands zoned B4 Mixed Use have a 21 metre maximum height control. These sites are to be retained as fine grain sites and amalgamation is not encouraged, so these have not been added within this clause. Additionally, certain lands zoned B4 Mixed Use also have a 28 metre maximum height control. This is not being included within this clause as there is already a mechanism enabling bonus floor space for larger sites under Clause 7.5A.																																																						
<table><tr><th>Column 1</th><th>Column 2</th><th>Column 3</th></tr><tr><td colspan="3">Zone B3 Commercial Core</td></tr><tr><td>21m</td><td>(3 + 0.5X):1</td><td>3.5:1</td></tr><tr><td>28m</td><td>(3 + X):1</td><td>4:1</td></tr><tr><td>35m</td><td>(4 + X):1</td><td>5:1</td></tr><tr><td>45m</td><td>(4.5 + 1.5X):1</td><td>6:1</td></tr><tr><td>100m</td><td>(5 + 3X):1</td><td>8:1</td></tr><tr><td colspan="3">Zone B1 Neighbourhood Centre, B4 Mixed Use, SP1 Special Activities or SP2 Infrastructure</td></tr><tr><td>18m</td><td>(1.5 + 0.5X):1</td><td>2:1</td></tr><tr><td>24m</td><td>(2 + X):1</td><td>3:1</td></tr><tr><td>35m</td><td>(2.5 + X):1</td><td>3.5:1</td></tr><tr><td>45m</td><td>(2.5 + 1.5X):1</td><td>4:1</td></tr><tr><td>80m</td><td>(2.5 + 3.5X):1</td><td>6:1</td></tr><tr><td colspan="3">Zone R4 High Density Residential</td></tr><tr><td>18m</td><td>(1 + X):1</td><td>2:1</td></tr><tr><td>24m</td><td>(1.5 + X):1</td><td>2.5:1</td></tr><tr><td>35m</td><td>(2 + X):1</td><td>3:1</td></tr><tr><td>45m</td><td>(2 + 1.5X):1</td><td>3.5:1</td></tr></table>				Column 1	Column 2	Column 3	Zone B3 Commercial Core			21m	(3 + 0.5X):1	3.5:1	28m	(3 + X):1	4:1	35m	(4 + X):1	5:1	45m	(4.5 + 1.5X):1	6:1	100m	(5 + 3X):1	8:1	Zone B1 Neighbourhood Centre, B4 Mixed Use, SP1 Special Activities or SP2 Infrastructure			18m	(1.5 + 0.5X):1	2:1	24m	(2 + X):1	3:1	35m	(2.5 + X):1	3.5:1	45m	(2.5 + 1.5X):1	4:1	80m	(2.5 + 3.5X):1	6:1	Zone R4 High Density Residential			18m	(1 + X):1	2:1	24m	(1.5 + X):1	2.5:1	35m	(2 + X):1	3:1	45m	(2 + 1.5X):1	3.5:1
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Part 5 Miscellaneous provisions																																																									
15.	5.4 Controls relating to miscellaneous permissible uses	(11) Depots <i>If development for the purpose of depots is permitted under this Plan, they are not to exceed a total site area of 2,000m² in the IN2 Light Industrial Zone.</i> (12) Transport Depots <i>If development for the purpose of transport depots is permitted under this Plan, they are not to exceed a total site area of 2,000m² in the IN2 Light Industrial Zone</i>	The application of a maximum floor space control for depots, transport depots, warehouse or distribution centres is a recommendation of the suite of industrial studies forming part of this planning proposal. These amendments will help to preserve the proper functioning of IN2 land as distinct from the larger developments that are suited to IN1 and IN3 zoned land. The floor space limitation for vehicle sales or hire premises will provide additional flexibility within industrial precincts while																																																						

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>(13) Warehouse or distribution centres <i>If development for the purpose of warehouse or distribution centres is permitted under this Plan, they are not to exceed a total gross floor area of 2,000m² per development in the IN2 Light Industrial Zone</i></p> <p>(14) Vehicle Sales or Hire Premises <i>If the development for the purpose of Vehicle Sales or Hire Premises is permitted under this plan in an industrial zone, the hard stand floor area is to be limited to 500 square metres.</i></p>	ensuring that these do not adversely impact on the intended functioning of these industrial lands.
16.	<p>5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones</p> <p>[Not applicable]</p> <p>(1) <i>The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or environment protection zones concerned (particularly between residential land uses and other rural land uses).</i></p> <p>(2) <i>This clause applies to land in the following zones:</i></p> <ul style="list-style-type: none"> (a) <i>Zone RU1 Primary Production,</i> (b) <i>Zone RU2 Rural Landscape,</i> (c) <i>Zone RU3 Forestry,</i> (d) <i>Zone RU4 Primary Production Small Lots,</i> (e) <i>Zone RU6 Transition,</i> (f) <i>Zone R5 Large Lot Residential,</i> (g) <i>Zone E2 Environmental Conservation,</i> (h) <i>Zone E3 Environmental Management,</i> (i) <i>Zone E4 Environmental Living.</i> <p>(3) <i>A consent authority must take into account the matters specified in subclause (4) in determining whether to grant development consent to development on land to which this clause applies for either of the following purposes:</i></p> <ul style="list-style-type: none"> (a) <i>subdivision of land proposed to be used for the purposes of a dwelling,</i> (b) <i>erection of a dwelling.</i> 	This is an optional standard instrument clause, applied under this planning proposal given that the LEP includes significant lands with rural zoning.

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
		<p>(4) <i>The following matters are to be taken into account:</i></p> <p>(a) <i>the existing uses and approved uses of land in the vicinity of the development,</i></p> <p>(b) <i>whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,</i></p> <p>(c) <i>whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),</i></p> <p>(d) <i>any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).</i></p>	
Part 6 Urban release areas			
17.	6.3 Application of Part	This Part applies to land in an urban release area or intensive urban development area , but does not apply to any such land if the whole or any part of it is in a special contributions area (as defined by section 93G 7.1 of the Act).	All intensive urban development areas (as identified in FSR maps as Areas 7, 8, 9, 10 and 11) are located within the Liverpool City Centre. Accordingly, all controls relating to intensive urban areas are relocated to Part 7, Division 1 as part of this planning proposal.
18.	6.4A Arrangements for designated State public infrastructure in intensive urban development areas	<p>(1) The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the development of land wholly or partly for residential purposes, to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.</p> <p>(2) Despite all other provisions of this Plan, development consent must not be granted for development for the purposes of residential accommodation (whether as part of a mixed use development or otherwise) in an intensive urban development area that results in an increase in the number of dwellings in that area, unless the Secretary has certified in writing to the consent</p>	As above.

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
		<p>authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land on which the development is to be carried out.</p> <p>(3) This clause does not apply to a development application to carry out development on land in an intensive urban development area if all or any part of the land to which the application applies is a special contributions area (as defined by section 7.1 of the Act).</p> <p>(4) In this Part: intensive urban development area means the area of land identified as “Area 7”, “Area 8”, “Area 9”, “Area 10” or “Area 11” on the Floor Space Ratio Map.</p>	
19.	6.6 Development control plan	<p>(1) Development consent must not be granted for development on land in an urban release area or intensive urban development area unless a development control plan that provides for the matters specified in subclause (2) has been prepared for the land.</p>	As above.
Part 7 Additional local provisions – Division 1 Liverpool city centre provisions			
20.	7.1A <i>Arrangements for designated State public infrastructures in intensive urban development areas</i>	<p>(1) <i>The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the development of land wholly or partly for residential purposes, to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.</i></p> <p>(2) <i>Despite all other provisions of this Plan, development consent must not be granted for development for the purposes of residential accommodation (whether as part of a mixed use development or otherwise) in an intensive urban development area that results in an increase in the number of dwellings in that area, unless the</i></p>	All intensive urban development areas (as identified in FSR maps as Areas 7, 8, 9, 10 and 11) are located within the Liverpool City Centre. Accordingly, all controls relating to intensive urban areas are relocated to Part 7, Division 1 as part of this planning proposal.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p><i>Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land on which the development is to be carried out.</i></p> <p>(3) <i>This clause does not apply to a development application to carry out development on land in an intensive urban development area if all or any part of the land to which the application applies is a special contributions area (as defined by section 7.1 of the Act).</i></p> <p>(4) <i>In this Part:</i> <i>intensive urban development area means the area of land identified as “Area 7”, “Area 8”, “Area 9”, “Area 10” or “Area 11” on the Floor Space Ratio Map.</i></p>	
21.	<p data-bbox="412 756 568 876">7.5 Design excellence in Liverpool city centre</p> <p>(3) In considering whether development exhibits design excellence, the consent authority must have regard to the following matters:</p> <p>(f) how the proposed development addresses the following matters:</p> <p>(i) the suitability of the site for development,</p> <p>(ii) existing and proposed uses and use mix,</p> <p>(iii) heritage issues and streetscape constraints,</p> <p>(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</p>	<p data-bbox="1352 756 2033 876">The addition of a waste provision within the LEP is in direct response to LSPS Sustainability section, Action 15.2: “Review LEP and DCP to address sustainable waste outcomes”.</p> <p data-bbox="1352 911 2033 1059">This clause will be applicable to development within the Liverpool city centre, and will result in waste and recycling infrastructure being provided on site in a manner which does not compromise the safety and amenity of the public domain.</p>

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
		<ul style="list-style-type: none"> (v) bulk, massing and modulation of buildings, (vi) street frontage heights, (vii) environmental impacts such as <i>waste and recycling infrastructure</i>, sustainable design, overshadowing, wind and reflectivity, (viii) the achievement of the principles of ecologically sustainable development, (ix) pedestrian, cycle, vehicular and service access, circulation and requirements, (x) the impact on, and any proposed improvements to, the public domain. 	
22.	7.5A Additional provisions relating to certain land at Liverpool city centre	(2) Despite clauses 4.3 and 4.4, if at least 20% of the gross floor area of a <i>development site building</i> is used for the purposes of business premises , centre-based child care facilities, <i>commercial premises</i> , community facilities, educational establishments, entertainment facilities, food and drink premises , functions centres, <i>hotel or motel accommodation</i> , information and education facilities, medical centres <i>or</i> public administration buildings or retail premises :	<p>This clause was introduced as part of Amendment 52, and allows for increased height and floor space ratio standards provided at least 20% of the gross floor area is used for specific uses identified within this clause.</p> <p>This amendment seeks to specify that this clause relates to the 'development site' instead of the 'building', and to use the master term 'Commercial premises', rather than listing 'retail premises' and 'business premises'.</p> <p>This is an administrative change, and does not impact the objectives of the planning proposal as approved by Council and gazetted.</p>

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
		<div><div>(a)</div><div>the height of the building may exceed the maximum height shown for the land on the Height of Buildings Map, and</div></div> <div><div>(b)</div><div>the maximum floor space ratio of the building may exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map but must not exceed:</div><div><div>(i)</div><div>in relation to a building on land identified as “Area 8” or “Area 10” on the map—10:1, or</div></div><div><div>(ii)</div><div>in relation to a building on land identified as “Area 9” on the map—7:1.</div></div></div>	
23.	7.5A Additional provisions relating to certain land at Liverpool city centre	<div><div>(4)</div><div>The development control plan must include provision for how proposed development is to address the <i>matters within subclause 7.5(3)(f) (i)-(viii) and (x), and the following matters:</i></div><div><div><div>(a)</div><div>the suitability of the land for development,</div></div><div><div>(b)</div><div>the existing and proposed uses and use mix,</div></div><div><div>(c)</div><div>any heritage issues and streetscape constraints,</div></div><div><div>(d)</div><div>the impact on any conservation area,</div></div><div><div>(e)</div><div>the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</div></div><div><div>(f)</div><div>the bulk, massing and modulation of buildings,</div></div><div><div>(g)</div><div>street frontage heights,</div></div><div><div>(h)</div><div>environmental impacts, such as sustainable design, overshadowing and</div></div></div></div>	The amendment reduces repetition within the written instrument and does not change the intent or operation of the clause.

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
		<p>solar access, visual and acoustic privacy, noise, wind and reflectivity,</p> <p>(i) the achievement of the principles of ecologically sustainable development,</p> <p>(j) encouraging sustainable transport, including increased use of public transport, walking and cycling, road access and the circulation network and car parking provision, including integrated options to reduce car use,</p> <p>(k) the impact on, and any proposed improvements to, the public domain,</p> <p>(l) achieving appropriate interface at ground level between buildings and the public domain,</p> <p>(m) the excellence and integration of landscape design.</p>	
Part 7 Additional Local Provisions - Division 2 Other provisions			
24.	7.7 Acid sulfate soils	<p>(7) Clause 10 of State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development does not apply to development that requires development consent under this clause.</p>	SEPP 4 has been repealed.
25.	7.13 Minimum lot width in Zones R1, R2, R3 and R4	<p>(1) The objective of this clause is to ensure that lot dimensions are able to accommodate residential development that is suitable for its purpose and is consistent with relevant development controls.</p> <p>(2) This clause applies to the subdivision of land in Zone R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential or R4 High Density Residential.</p> <p>(3) The width of any lot, resulting from a subdivision of land to which this clause applies, that is capable of accommodating residential development but is not the subject of a development application for that purpose, must</p>	This planning control is repealed as it is a duplication of DCP controls. Furthermore, subclause (3) unnecessarily restricts subdivision resulting in irregular shaped lots (eg around cul-de-sacs), which often have a minimum lot width of less than 10m.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>not be less than 10 metres except as provided by subclause (4).</p> <p>(4) If a lot resulting from a subdivision of land to which this clause applies is a battle-axe lot:</p> <p>(a) the lot must contain a rectangular building envelope of at least 200 square metres that does not encroach on any setback required for the lot, and</p> <p>(b) the access handle must be at least 5 metres wide, and</p> <p>(c) the access handle may be shared with not more than one other lot and, if so shared, must provide separate access at least 2.5 metres wide for each lot, and</p> <p>(d) the access handle must not be included when calculating the size of the lot for the purposes of clause 4.1 (3).</p> <p>(5) This clause does not apply in relation to the subdivision of individual lots in a strata plan.</p> <p>(6) In this clause, battle-axe lot means a lot that has access to a road by an access handle.</p>	
26.	<p>7.15 Minimum building street frontage in Zone B6</p> <p>(1) The objectives of this clause for the control of building frontage to streets are as follows:</p> <p>(a) to ensure that acceptable vehicular access arrangements to a classified road are capable of being achieved,</p> <p>(b) to ensure that vehicular access is reasonably spaced and separated along roads and lanes,</p> <p>(c) to ensure suitable business exposure in a visually uncomplicated and ordered environment.</p> <p>(2) Development consent must not be granted to the erection of a new building or to an addition to an existing building on land in Zone B6 Enterprise Corridor unless any frontage of the site to a classified road is at least:</p>	<p>This control is repealed as part of this planning proposal as it unnecessarily restricts development, given that many sites do not meet the requirements. Given development on classified roads are referred to RMS, the objectives of the clause can be met during this consultation.</p>

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
		<p>(a) 90 metres, or</p> <p>(b) if the site also fronts a road other than the classified road, 30 metres.</p> <p>(3) Subclause (2) does not apply in the case of an addition to an existing building if the addition will increase the gross floor area of the building by less than 10%.</p>	
27.	7.16 Ground floor development in Zones B1, B2 and B4	<p>(1) The objectives of this clause is to ensure active uses are provided at the street level to encourage the presence and movement of people for ground floor development in Zones B1, B2 and B4 are as follows:</p> <p>(a) to ensure active uses are provided at the street level to encourage the presence and movement of people, and</p> <p>(b) to promote the economic strength of mixed use areas.</p> <p>(5) For development within Zone B4 Mixed Use, ground floor development is limited to the following uses:</p> <p>(a) retail premises, and</p> <p>(b) business premises.</p>	The aim of these amendments is to ensure that true street level activation is achieved in the business zones. Additionally, it is to ensure that non-residential uses at the ground floor in the B4 zone are truly active in nature. This has been achieved by limiting the non-residential uses permitted, avoiding a broad use such as commercial premises that could involve limited activation of the street/footpath.
28.	7.17 Airspace operations	<p>(2) The consent authority must not grant development consent to development that is a controlled activity within the meaning of Division 4 of Part 12 of the Airports Act 1996 <i>Airports Act 1996</i> of the Commonwealth unless the applicant has obtained approval for the controlled activity under regulations made for the purposes of that Division.</p>	<p>Correct Hyperlink for <i>Airports Act 1996</i>. Existing hyperlink goes to Federal Government Legislation Home Page.</p> <p>New hyperlink: https://www.legislation.gov.au/Details/C2018C00408</p>
29.	7.18 Development in areas subject to potential airport noise	<p>(1) The objectives of this clause are to ensure that development in the vicinity of Bankstown Airport and the proposed Badgery's Creek airport site <i>Western Sydney International (Nancy-Bird Walton) Airport</i>:</p> <p>(a) has regard to the use or potential future use of each site as an airport, and</p>	<p>The airport on Commonwealth land in Badgery's Creek is now known as the Western Sydney International (Nancy-Bird Walton) Airport.</p> <p>AS 2021-2000 is replaced with AS 2021-2015.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>(b) does not hinder or have any other adverse impact on the development or operation of the airports on those sites.</p> <p>(3) The following development is prohibited unless it meets the requirements of AS 2021–2000 2015, Acoustics - Aircraft noise intrusion - Building siting and construction with respect to interior noise levels:</p> <p>(a) residential accommodation on land where the ANEF exceeds 20,</p> <p>(b) business premises, entertainment facilities, office premises, public administration buildings, retail premises and tourist and visitor accommodation on land where the ANEF exceeds 25.</p>	
30.	<p>7.21 Delayed rezoning of certain land</p> <p>(1) The objectives of this clause are:</p> <p>(a) to ensure that land identified for a National Park or Regional Park during a rezoning is dedicated and held for reservation prior to development under the new zones commencing, and</p> <p>(b) to ensure that existing airport operations cease prior to development under new zones commencing on land used as an airport.</p> <p>(2) The zoning of the following land does not commence until a date specified by the Minister by order published in the Gazette:</p> <p>(a) land shown as "National or Regional Park Dedication Required" by a heavy black line on the Delayed Rezoning Map,</p> <p>(b) land shown as "Airport Cessation Required" by a dashed heavy black line on the Delayed Rezoning Map.</p> <p>(3) The Minister must not make such an order in respect of land referred to in subclause (2) (a) unless the Minister is satisfied that the land:</p>	<p>Delayed and deferred zoning maps and clauses are no longer required and are therefore removed as part of this planning proposal.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>(a) is vested in the State of New South Wales or a public authority of the State of New South Wales, and</p> <p>(b) is reserved under the National Parks and Wildlife Act 1974 or is held for the purpose of being so reserved.</p> <p>(4) The Minister must not make such an order in respect of land referred to in subclause (2) (b) unless the Minister is satisfied that ownership of the land has been transferred to HPAL Freehold Pty Limited (ACN 105 905 673) and that the land is no longer being used for the purposes of an airport.</p> <p>(5) Until such time as the Minister makes an order under this clause, the zone applying to any land shown on the Delayed Rezoning Map remains the zone applying to that land shown on the Land Zoning Map.</p> <p>(6) On the publication in the Gazette of an order of the Minister under this clause, the Land Zoning Map is, despite clause 7.1, amended by the relevant sheet of the Delayed Rezoning Map.</p>	
31.	<p>7.22 Development in Zone B6</p> <p>(5) Development consent must not be granted to development that would result in total gross floor area of all retail premises (other than <i>vehicle sales or hire premises, landscaping material supplies, garden centre and hardware and building supplies</i> timber and building supplies, or landscape and garden supplies) in a single building being more than 8,000 square metres.</p>	Timber and building supplies is an incorrect term and is to be replaced by hardware and building supplies. Landscape and garden supplies is also the incorrect term and is to be replaced by landscaping material supplies and garden centre.
32.	<p>7.26A Residential development at former New Brighton Golf Course</p> <p>(6) In this clause: parcel has the same meaning as in the Strata Schemes (Freehold Development) Act 1973 <i>Strata Schemes Development Act 2015</i>.</p>	This Act was repealed by sec 203 of the <i>Strata Schemes Development Act 2015 No 51</i> with effect from 30.11.2016.

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
33.	7.28 Minimum rear setbacks at Georges Fair Moorebank	(1) This clause applies to land at Moorebank shown coloured orange on the Key Sites Map. (2) Despite any other provision of this Plan, a dwelling on a lot on land to which this clause applies must have a setback of at least 10 metres from the rear boundary of the lot.	Development within this area has been completed. The clause and corresponding mapping within the Key Sites Map is to be removed.
34.	7.33 Dwelling houses in Zone R3 and Zone R4 - height and floor space ratio controls	(1) This clause applies to land in <i>Zone R4 High Density Residential only.</i> the following zones: (a) Zone R3 Medium Density Residential, (b) Zone R4 High Density Residential.	When this clause is applied to the R3 Medium Density Residential zone, it results in an unnecessarily excessive footprint, as the clause allows for dwelling houses in the R3 Medium Density Residential zone to have an FSR of 0.6:1, which is generally above the base FSR of 0.5:1 for this zone. Therefore, suitable landscaped areas and areas of private open space are limited. Dwelling houses can still be developed within the R3 Medium Density Residential zone, however they will now be of a scale that is compatible with surrounding development.
35.	7.34 Dwelling houses at Church and Campbelltown Roads, Denham Court and Greendale Road, Wallacia—amalgamation of lots	(1) This clause applies to the following land: (b) land at Greendale Road, Wallacia, being: (i) Lots 101 and 102, DP 1174458, (ii) Lots 13 and 14, DP 18891, (iii) Lots 15 and 16, DP 18891, (iv)(ii) Lots 50 and 51, DP 18891. (2) Despite any other provision of this Plan, development consent must not be granted to development for the purpose of a dwelling house on land to which this clause applies, being land comprising the lots referred to in subclause (1) (a) (i), (ii), (iii), (iv), (v), (vi) or (vii) or (b) (i) <i>or</i> (ii), (iii) or (iv) unless the land comprising the lots referred to in that subparagraph has been amalgamated into a single lot.	These lots have been amalgamated.
36.	7.37 Floor space ratio of buildings on certain land at	(1) This clause applies to: (a) Lot 1, DP 516633, Lots 2 and 3, DP 700219, and Lot 4, DP 592346 (being <i>24-</i>	Updated addresses.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
Bigge, Elizabeth and George Streets	<p><i>26 and 28 Elizabeth Street and 148 George Street, Liverpool), and</i></p> <p>(b) Lot 1, DP 217460 and Lot 10, DP 621840 (being <i>22 and 26–28 Elizabeth Street, Liverpool), and</i></p> <p>(c) Lots A, B, C and D, DP 337604 (being 133 Bigge Street, Liverpool).</p> <p>(2) Despite any other provision of this Plan, development consent must not be granted to the erection of a building on land at <i>24-26 and 28 Elizabeth Street and 148 George Street</i> (being Lot 1, DP 516633, Lots 2 and 3, DP 700219 and Lot 4, DP 592346) unless the consent authority is satisfied that the gross floor area of that part of the building that is to be used for non-residential purposes is at least 2.5 times the site area.</p> <p>(3) Despite any other provision of this Plan, development consent must not be granted to the erection of a building on land at <i>22 and 26–28 Elizabeth Street, Liverpool</i> (being Lot 1, DP 217460 and Lot 10, DP 621840) or 133 Bigge Street, Liverpool (being Lots A, B, C and D, DP 337604) unless the consent authority is satisfied that the gross floor area of that part of the building that is to be used for non-residential purposes is at least 1.5 times the site area.</p>	
Schedule 1 Additional permitted uses		
37.	<p>(2) Use of certain land at Casula in Zone R2</p> <p>(1) This clause applies to Part Lot 86, DP <i>2031 1135093</i> in Zone R2 Low Density Residential at 2295 Camden Valley Way, Casula.</p>	
	<p>(3) Use of certain land at Casula and Moorebank in Zone B6</p> <p>(1) This clause applies to the following land, being land in Zone B6 Enterprise Corridor:</p> <p>(a) 2415 Camden Valley Way, Casula,</p> <p>(b) 633–639 Hume Highway, Casula,</p> <p>(c) 696 Hume Highway, Casula,</p> <p>(d) 124 Newbridge Road, Moorebank.</p>	Multi dwelling housing is made prohibited in the B6 Enterprise Corridor as part of this planning proposal.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	(2) Development for the purpose of multi dwelling housing is permitted with consent but not on any part of the land that is within 100m of a boundary of the land that adjoins a classified road.	
(4) Use of certain land at Cecil Park	<p>(1) This clause applies to land at Cecil Park referred to in clause 7.21 (2) (b) of this Plan that has been subject to an order of the Minister under that clause.</p> <p>(2) Development for a purpose that is otherwise permitted with consent on the land and that has been approved in respect of the land under the Airports Act 1996 of the Commonwealth is permitted without consent if carried out in accordance with that approval.</p>	The land referred to in this clause is no longer deferred.
(5) Use of certain land at Edmondson Park in Zones R1, R3 and B2	<p>(1) This clause applies to land in Zones R1 General Residential, R3 Medium Density Residential and B2 Local Centre at Edmondson Park.</p> <p>(2) In Zone R1 General Residential, development for the purpose of residential accommodation (other than dual occupancy) is permitted with consent.</p> <p>(3) In Zone R3 Medium Density Residential. Development for the purpose of food and drink premises is permitted with consent.</p> <p>(4) In Zone B2 Local Centre, development for the purpose of residential flat buildings is permitted with consent.</p>	Items removed from this clause as part of this planning proposal are already permitted with consent in the land use table.
7) Entertainment facilities, restaurants or cafes for certain land in Zones R3 and R4 at Moorebank	<p>This clause applies to land shown coloured pink on the Key Sites Map.</p> <p>Development for the purposes of entertainment facilities and restaurants or cafes is permitted with consent if it is part of a mixed use development that contains more than three dwellings.</p>	The clause is amended to refer to land zoned R3 Medium Density Residential, as well as R4 High Density Residential, given the rezoning of portions of Moorebank Town Centre as part of this planning proposal.

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
(10) Medical research and development for certain land in Zones R4 and B4 in the Liverpool city centre		(1) This clause applies to land in Zones R4 High Density Residential and B4 Mixed Use in the Liverpool city centre, bounded by Elizabeth Street, Bigge Street, Lachlan Street and Goulburn Street.	The clause generally remains the same, except the area has been extended further south, and now has Elizabeth Street as the southern boundary, instead of Campbell Street. This extends the precinct closer to the hospital.
		(2) Development for the purposes of light industry is permitted with consent but only if the industry is medical research and development.	The existing boundary that the clause applies to, contains medical centres, a private hospital, pathology on the ground floor of new mixed use development, a new residential flat building and four undeveloped lots with approval for residential flat building development (DA-1212/2015).
		(3) Development for the purposes of office premises is permitted with consent but only with respect to the medical or health industries.	The area to be added to the south, already contains a womens medical centre, radiology centre, breast screening centre, and Sydney South West 'Park House for Child and Adolescent Mental Health Service'. The extension of this boundary south incorporates existing medical uses in the area, and allows for additional uses within the B4 Mixed Use zone, by permitting the Light Industrial, as long as it is for medical research and development.
(11) Repealed			Not required.
(13) Repealed			Not required.
(17) Use of certain land at Middleton Grange in Zone R1	(1)	This clause applies to land in Zone R1 General Residential at Middleton Grange.	Remove as it is already permissible in land use table.
	(2)	Development for the purpose of residential accommodation (other than dual occupancy) is permitted with consent.	
(18) Use of certain land at Elizabeth Hills in Zone R1	(1)	This clause applies to Lot 11, DP 1139171 in Zone R1 General Residential at Stirling Street, Elizabeth Hills.	Remove as it is already permissible in land use table.
	(2)	Development for the purpose of residential accommodation (other than dual occupancy) is permitted with consent.	
(19) Use of certain land at	(1)	This clause applies to Lot 2122, DP 1143323 in Zone R2 Low Density Residential at 7 Altair Place, Hinchinbrook.	Built – DA-568/2012.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	Hinchinbrook in Zone R2 (2) Development for the purpose of multi dwelling housing is permitted with consent.	
Schedule 2 Exempt development		
38.	<p>New clause Community events and temporary use of council land</p> <p>(1) <i>Must be a community activity, event or function.</i></p> <p>(2) <i>Must take place with the Council's prior written consent, on public land owned by, or under the control of, the Council.</i></p> <p>(3) <i>Must have obtained any necessary approval to stage the event.</i></p> <p><i>Note. The proposed event or temporary use may require approvals under the <u>Local Government Act 1993</u>. Such activities include: closure of public roads, temporary structures, food stalls, mobile food vendors, activities on community land, certain amusement devices and public entertainment. Consultation with the Council will assist in identifying any requirements before organising the activity. Other legislation relating to matters such as fire safety, other safety standards and noise generated by the event must be complied with.</i></p>	<p>The clause requires Council's prior written consent for the event to take place, and therefore will still be assessed by Council officers under the Public Events Manual 2019. Requiring the lodgement of a development application is a duplication of efforts as events are assessed by Councils events staff under the Public Events Manual. The manual requires environmental management in the form of waste and noise management plans. Hours of operation, patronage numbers, risk, traffic and waste management plans will still be required, thereby managing adverse social implications.</p>
39.	<p>Advertisements—business identification signs for businesses other than brothels in business zones</p> <p>(1) Underawning sign</p> <p>Sign attached to the underside of an awning other than a fascia or return end—</p> <p>(a) must meet the general requirements for advertisements, and</p> <p>(b) 1 sign per ground floor premises with street frontage, and</p> <p>(c) maximum length—2.5m, and</p> <p>(d) maximum height—0.5m, and must not be flashing.</p>	<p>Remove overlap between the LEP and SEPP exempt development controls.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>(2) Projecting wall sign (excluding underawning signs) Sign attached to the wall of a building (other than the transom of a doorway or display window) and projecting more than 300mm— (a) must meet the general requirements for advertisements, and (b) 1 sign per premises or 1 per street frontage, whichever is greater, and (c) maximum projection—1.5m, and (d) maximum area of each sign—1.5m², and (e) must not be flashing.</p> <p>(3) Flush wall sign Sign attached to the wall of a building (other than the transom of a doorway or display window) and not projecting more than 300mm— (a) must meet the general requirements for advertisements, and (b) maximum area—2.5m², and (c) must not be flashing.</p> <p>(4) Top hamper sign Sign attached to the transom of a doorway or display window of a building— (a) must meet the general requirements for advertisements, and (b) maximum area—2.5m², and (c) must not be flashing.</p> <p>Advertisements—in a site, but not visible from outside of that site (other than brothels) Must meet the general requirements for advertisements.</p>	
Schedule 5 Environmental heritage		
40.	Part 1 Heritage items	Refer to Attachment B.
		The amendments involve the removal of items which have already been demolished, the update and correction of

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	Part 3 Archaeological sites	descriptions, addresses, and Lot and DP numbers, as well as the relocation of heritage items within the correct part of the schedule, consistent with LSPS Action 8.3.
Schedule 6 Exempt trees		
41.	Title Schedule 6 7 Exempt trees	Correct numbering of Schedule.
Mapping		
42.	Moorebank <ul style="list-style-type: none"> - Zoning - Lot Size - Floor Space Ratio - Height of Buildings 	Portions of the R4 High Density Residential zone in the Moorebank Town Centre are rezoned to R3 Medium Density Residential as part of this planning proposal in accordance with the <i>SGS Moorebank Rezoning Advice</i> (SGS 2019; Attachment D) and the <i>Liverpool Housing Study</i> (SGS 2019; refer to Attachment E).
43.	Crossroads Casula Industrial Precinct <ul style="list-style-type: none"> - 	The Crossroads Casula Industrial Precinct is rezoned as part of this planning proposal in accordance with the recommendations of the suite of industrial studies forming part of this planning proposal which provide that the current and anticipated future development within the precinct better aligns with the IN1 General Industrial zoning objectives, as opposed to the current IN3 Heavy Industrial zoning.
44.	Various sites owned by Sydney Water	Twelve Sydney Water sites (13 lots) across the Liverpool LGA will be rezoned from their current zoning to SP2 (Sewerage System) and SP2 (Water Supply System), as detailed in Table 4. This approach aligns with correspondence from Sydney Water (refer to Attachment J).
45.	Urban Release Area Map	Amend maps to remove areas which have been developed.
46.	Delayed Rezoning Map	Delayed and deferred zoning maps are removed as they are no longer required.
47.	Key Sites Map <ul style="list-style-type: none"> - Moorebank remove Orange (Clause 7.28 deleted) - Add medical use precinct in CBD to map 	Consistent with written instrument amendments. Refer to Part 4 Mapping.
48.	Various mapping anomalies <ul style="list-style-type: none"> - Rezone Dalmeny Reserve from R2 Low Density Residential to RE1 Public Recreation, and remove development standards and land acquisition requirements. 	Dalmeny Reserve is owned by Liverpool City Council and is a public reserve. Refer to Part 4 Mapping.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<ul style="list-style-type: none"> - Minor amendments to land acquisition maps 	
Miscellaneous housekeeping amendments		
49.	<p>EP&A Act renumbering</p> <ul style="list-style-type: none"> - 1.9A Suspension of covenants, agreements and instruments <ul style="list-style-type: none"> - Replace section 28 with section 3.16 of the Act - 5.1A Development on land intended to be acquired for a public purpose <ul style="list-style-type: none"> - Replace section 8, with section 2.5 of the Act - 6.3 Application of Part <ul style="list-style-type: none"> - Replace section 93C, with section 7.1 of the Act - 7.36 Arrangements for infrastructure arising out of development of intermodal terminal at Casula and Moorebank <ul style="list-style-type: none"> - Replace section 93C, with section 7.1 of the Act - Other numbering errors through the instrument that are not listed here are within the bounds of the Standard Instrument LEP. 	Update references to EP&A Act 1979 with correct numbering.
50.	<p>Remove 'Repealed' numbering</p> <ul style="list-style-type: none"> - 2.6A, 2.6B (Repealed) - 3.1 (4A) (Repealed) - 3.2 (4A) (Repealed) - 7.5 (4)-(8) - Schedule 1 – 11 and 13 	Remove 'repealed'
51.	<p>Various wording changes:</p> <ul style="list-style-type: none"> - 'Director-General' to 'Secretary' - 'Department of Environment and Climate Change' to Department of Planning, Industry and Environment 	Update references throughout the instrument.

Attachment B – Proposed Amendments to Schedule 5

Part 1 Heritage items

Division 1: *Outside Liverpool City Centre* ~~Liverpool other than Liverpool city centre~~

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Ashcroft	Memorial gates, Ashcroft High School (former Ashcroft Homestead, St Luke's Rectory gates)	108–130 Maxwells Avenue	Lot 904, DP 225306	Local	1	
Badgerys Creek	St John's Anglican Church Group, including church and cemetery (former Badgerys Creek Anglican Church Group)	Pitt Street	Part Lot 1, DP 838361	Local	2	Church was demolished in 1992 and the cemetery is being relocated as a part of the Western Sydney Airport works
Badgerys Creek	Badgerys Creek Public School	Corner of Pitt Street and Badgerys Creek Road	Part Lot 1, DP 838361	Local	3	School is being deconstructed as a part of the Western Sydney Airport works
<i>Austral</i>	<i>Brown Memorial and water trough</i>	<i>380 Bringelly Road</i>	<i>Lots 6-8, DP 1203671</i>	<i>Local</i>	<i>40</i>	Suburb, property address and property description have been amended

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Bringelly	Two water tanks (RAAF receiving station site and former water supply to OTC staff)	Badgerys Creek Road	Lot 1, DP 90328; Lot 2, DP 109666	Local	4	
Bringelly	Former OTC Site Group, including radio receiving station and site of former staff housing	Badgerys Creek Road <i>225-245 Badgerys Creek Road</i>	Lot 1, DP 109666 <i>Lot 1, DP 417901; Lot 1, DP 109666</i>	Local	5	Amend property address and property description
Bringelly	Dwelling and rural lot ("Mount Pleasant") <i>Mount Pleasant Homestead including interiors and rural lot</i>	3 Shannon Road	Lot 44, DP 581187	Local	6	Amend item name
Bringelly	Bringelly Public School Group, including schoolhouse and former headmaster's residence	1205 The Northern Road	Lot 50, DP 746911	Local	7	
Bringelly	Kelvin Park Group, including site landscaping, homestead, kitchen wing, servant's quarters, coach house, 2 slab barns and other works and relics (former "The Retreat", cottage vale, stables and lock-up)	30 The Retreat	Lots 2711-2714, DP 1128906	State	8	

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Cartwright	Bridge (former Pitt Street Road Bridge)	Hoxton Park Road	Lot 16, DP 1036695	Local	55	Amend item name Amend item name and property description
Casula	Dwelling <i>Federation timber weatherboard bungalow including interiors</i>	28 Canberra Avenue	Lot 4, Sec C, DP 7633	Local	9	
Casula	Casula Powerhouse (former power station) <i>Casula Powerhouse Arts Centre (former power station)</i>	Casula Road	Lots 1 and 2, DP 106957, Lot 1, DP 365529 <i>Lots 21 to 24 DP 1132574; Lot 1, DP 1115187.</i>	Local	10	
Casula	Railway Viaduct	300m south of Casula Powerhouse, Main Southern Railway Line		Local	11	
Casula	Two railway viaducts	Woodbrook Road, Main Southern Railway Line.		Local	12	
Casula	Dwelling (“Dockra”)	8 Dunmore Crescent	Lot 1, DP 530893	Local	13	
Casula	Dwelling <i>Post-war brick dwelling</i>	443 Hume Highway	Lot 9, DP 4158	Local	13A	

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Casula	Glenfield Farm Group, including homestead, barn (former dairy and stables) <i>Glenfield Farm Group, including homestead, barn and interiors (former dairy and stables).</i>	Leacocks Lane	Lots 1 and 2, DP 1126484	State	14	Amend item name
Cecil Hills	Sydney Water Supply Upper Canal	Leppington and Denham Court	Lot 1, DP 725231; Lots 104, DP 596351	State	15	
Cecil Hills	Cecil Hills Farm Group, including site landscaping, homestead, shearing shed, archaeological sites, garage, stables, cow bails, outbuildings, sheep dip, gallows and stockyards (former kitchen and dairy)	Sandringham Drive <i>7 Sandringham Drive</i>	Lot 163, DP 880335	State	16	Amend property address
Chipping Norton	Chipping Norton Public School <i>Chipping Norton Public School including weatherboard classrooms and administration buildings including interiors.</i>	4 Central Avenue	Lot 1, DP 194411; Lot 1, DP 601876; Lot 299, DP 752034.	Local	18	Amend item name

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Chipping Norton	The Homestead Group, including main house and remnant landscape features and cistern <i>The Homestead Group including main house, remnant landscape features and cistern including interiors.</i>	Charlton Avenue <i>18 Charlton Avenue and 1 Homestead Avenue.</i>	Part Lot 354, DP 752034, Lot 1, DP 644571	State	19	Amend item name and property address
Chipping Norton	Dwelling <i>Inter-war brick bungalow ("Cooloola") including interiors.</i>	2 and 4 Epsom Road	Cnr Lot 2000, DP 1140651	Local	20	Amend item name
Chipping Norton	Palm trees (<i>Phoenix canariensis</i>)	Corner of Governor Macquarie Drive and Epsom Road	Adjacent to Lot 3, DP 602936	Local	21	
Denham Court	St Mary the Virgin Church and Cemetery Group, including church and churchyard	Church Road <i>30 Church Road</i>	Lot 19, DP 725739	Local	23	Amend property address
Greendale	Shadforth Monument (former pioneer's monument)	Greendale Road	Western side of Greendale Road, adjacent to the common boundary of Lot 1, DP	Local	24	

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
			520904 and Part Lot 1, DP 236562.			
Greendale	Private dwelling (former St Mark's Anglican Church Group, including church cemetery) <i>Former St Mark's Anglican Church Group including cottage, church cemetery and interiors.</i>	Greendale Road <i>1120 Greendale Road</i>	Lot 1, DP 742417	Local	25	Amend item name and property address
Greendale	Greendale Roman Catholic Cemetery	Greendale Road <i>986 Greendale Road</i>	Lot 1, DP 195955	Local	26	Amend property address
Greendale	Remnants of former farm homestead ("Pemberton")	Greendale Road	Lots 1 and 2, DP 1115589	Local	27	Move item location to Part 3 – Archaeological Sites and re-number A03
Greendale	Bents Basin Inn site	Wolstenholme Avenue	Lots 203 and 204, DP 249320, Lots 84 and 85, DP 751294	Local	28	Move item location to Part 3 – Archaeological Sites and re-number A01

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Hammondville	Hammondville Home for Senior Citizens	Judd Avenue <i>68-82 Stewart Avenue</i>	Cnr Lot 100, DP 249320; Lots 84 and 85, DP 751294 <i>Cnr Lot 152, DP 717956</i>	Local	29	Amend property address and property description
Hammondville	St Anne's Anglican Church <i>St Anne's Anglican Church and hall including interiors.</i>	Corner of Walder Road and Stewart Avenue <i>60-66 Walder Road</i>	Lot 4, DP 238694	Local	30	Amend item name and property address
Holsworthy	Holsworthy pedestrian bridge (former railway bridge)	Harris Creek and Heathcote Road		Local	31	
Holsworthy	Holsworthy Group, including powder magazine and former officer's mess, corporal's club, internment camp, Holsworthy railway station lock-up/gaol, German concentration camp	Heathcote Road (off)	Lot 1 DP 825745	Local	32	
Holsworthy	Remount Park	Heathcote Road	Lot 258, DP 854592; Lot 1, DP 825745	Local	33	
Holsworthy	Cubbitch Barta National Estate	Old Illawarra Road	Lot 1, DP 825754	Local	34	

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Hoxton Park	Horningsea Park Group, including site, main house and archaeological features <i>Horningsea Park Group including site, main house, interiors and archaeological features.</i>	Camden Valley Way <i>Horningsea Park Drive</i>	Lots 1 and 2, DP 1018964	State	35	Amend item name and property address
Ingleburn	Ingleburn Military Heritage Precinct	Campbelltown Road	Part Lot 2, DP 831152	State	37	
Leppington	Row of Bunya Pines	Bringelly Road	Lot 18, DP 19406	Local	39	
Leppington	Brown Memorial and water trough	145 Bringelly Road	Lot 1, DP 725231	Local	40	Amend suburb, property address, property description and relocate item position in table
Leppington	Dwelling and rural lot <i>Edmondson Cottage and rural lot including interiors</i>	1720 Camden Valley Way	Lot 6, DP 205472	Local	41	Amend item name
Liverpool	Obelisk and milestone, Discovery Park, Collingwood Heritage Precinct	40 Atkinson Street	Lot 77, DP 27242	Local	42	Amend item name

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Liverpool	<p><i>Discovery Park and Milestone (including Collingwood Heritage Precinct and Aboriginal Place)</i></p> <p>Collingwood Heritage Precinct Group, including homestead service wing, horse trough and cistern (former Captain Bunker's Cottage and kitchen block)</p> <p><i>Collingwood Heritage Precinct Group including homestead, service wing, horse trough, cistern, gardens and including interiors and potential archaeological site (Aboriginal Place)</i></p>	Birkdale Crescent (off)	<p>Lot 803, DP 244820, Lot 77, DP 27242, Lots 100 and 101, DP 788434, Lot 2, DP 730829, Lot 781, DP 244820, Lot 181 184, DP 241158</p>	State	43	Amend item name and property description
Liverpool	2 railway viaducts	Adjacent to 71 and 79A Congressional Drive		Local	44	
Liverpool	Mainsbridge School (former "Maryvale")	118 Flowerdale Road	Lot 1, DP 441857	Local	45	

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Liverpool	Liverpool General Cemetery	Moore and McLean Streets and Flowerdale Road	Lots 6, 7 and 13, Ms 652 Sy; Lots 3 and 10 and Part Lots 4 and 5, Ms 10005 Sy; Lot 14, Ms 22433 Sy; Lot 11, Ms 20611 Sy; Lots 16 and 17, DP 40453; Lots 425 and 426, DP 48284; Lots 443-445 DP 822281; Lot 7030, DP 1059048; Lot 7044, DP 1045353; Lots 7047 and 7048, DP 1059854	Local	47	Amend item name
Liverpool	Dwelling <i>Federation timber weatherboard cottage including interiors</i>	10 Passefield Street	Lot 1, DP 129637	Local	48	
Luddenham	Willmington Reserve	17 Jamison Street	Lot 7004, DP 93052	Local	50	
Luddenham	Vicary's Winery Group, including woolshed, slab horse shed, land area and main house and garden	The Northern Road	Part Lot 1, DP 838361	Local	51	
						The item is being deconstructed as a part of the Western Sydney Airport works

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Luddenham	Luddenham Public School	The Northern Road <i>2158 The Northern Road</i>	Lot 1, DP 194409 <i>Lot 1, DP 739367; Lot 1, DP 194409</i>	Local	52	Amend property address and property description
Luddenham	Lawson's Inn site (former "The Thistle" site)	2155 The Northern Road	Lots 1 and 2, DP 851626	Local	53	Relocate item to Part 3 - Archaeological Sites and re-number to A02
Lurnea	Dwelling <i>Federation timber weatherboard cottage including interiors.</i>	147 Reilly Street	Lot 7, DP 26166	Local	54	Amend item name
Lurnea	Dwelling <i>Corrugated iron cottage.</i>	20 Webster Road	Lot 2, DP 519683	Local	54A	Amend item name
Moorebank	Clinch's Pond	Heathcote and Church Roads	Lot 1, DP 664816	Local	56	
Moorebank	Australian Army Engineers Group, including RAE Memorial Chapel, RAE Monument, Major General	Moorebank Avenue <i>Anzac Road</i>	Lots 3001-3005, DP 1125930 <i>Lot 3003, DP 1125930</i>	Local	57	Amend item name and property address

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
	Sir Clive Steele Memorial Gates, Cust Hut					
	<i>Liverpool Fire Station (Former Australian Army Engineers)</i>					
Moorebank	Defence National Storage and Distribution Centre	Moorebank Avenue	Lot 1, DP 1048263	Local	57A	
Moorebank	Kitchener House (formerly "Arpafeelie")	Moorebank Avenue <i>162 Moorebank Avenue</i>	Lot 1001, DP 1050177	Local	58	Amend item name and property address
	<i>Kitchener House (formerly "Arpafeelie") including interiors</i>					
Prestons	Remnants of former sandstone cottage ("Benera")	Yarrunga Road	Lot 34, DP 2359	Local	59	
Rossmore	Church of the Holy Innocents Group, including church and churchyard	Church Road <i>130 Rossmore Avenue West</i>	Lots 1–4, DP 117688	Local <i>State</i>	60	Amend item name, item significance and property address
	<i>Church of Holy Innocents Group including church, churchyard and interiors</i>					
Rossmore	Bellfield Farm Group, including homestead, slab	33 Rossmore Avenue	Lot 1, DP 580979	Local	61	Amend item name

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
	kitchen, slab cottage and smoke house					
	<i>Bellfield Farm Group including homestead, slab kitchen, slab cottage, smoke house and interiors</i>					
Sadleir	Memorial stone and plaque	147 Cartwright Avenue (corner of Maxwells Avenue)	Part Lot 735, DP 533701	Local	62	
Voyager Point	Sandstone Weir	Williams Creek		Local	63	
Warwick Farm	Milestone	Hume Highway (southern side of Hume Highway between George Street and Browne Parade)		Local	64	
Warwick Farm	Milestone	Hume Highway (southern side of Hume Highway between Warwick Farm Racecourse Gates A and B)		Local	65	

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Warwick Farm	Warwick Farm Racecourse Group <i>Warwick Farm Racecourse Group including grandstand, race track, landscape, stables and interiors.</i>	Hume Highway <i>2 Hume Highway</i>	Lot 1, DP 250138; Lots 2 and 3, DP 1040353; Lot 14, DP 578199; Part Lot 1, DP 1040353; Lots 1-3, DP 581034; Lot 1, DP 970591; Lots 1-3, DP 249818; Part Lot 2, DP 581037. <i>Lot 3, DP 1172051, Part Lot 2, DP 1172051, Lot 1, DP 250138, Lot 2 DP 1162276, Lot 14 DP 578199.</i>	Local	66	Amend item name and property address
West Hoxton	West Hoxton Union Church	Kirkpatrick Avenue	Lot 474, DP 666892	Local	68	

Division 2 Liverpool ~~city centre heritage items~~ *City Centre*

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Liverpool	Light Horse Park	Atkinson Street	Lots 3, 7, 11 and 15, DP 1129945	Local	70	

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Liverpool	Liverpool Public School <i>Liverpool Public School Group including interiors and potential archaeological site.</i>	Bigge Street <i>1 Railway Street</i>	Lots 8 and 9, See 61, DP 758620, Lots 1-4, DP 878452, Lot 1, DP 50779, Lot 1, DP 178206, Lot 1, DP 178665, Lot 10, DP 303625, Lot 1, DP 956168, Lots 4-7, DP 797682 <i>Lots 8-9, DP 758620, Lots 1-2 DP 878452, Lot 4 DP 878452, Lot 1, DP 50779, Lot 1, DP 178206, Lot 1 DP 178665, Lot 10, DP 303625, Lot 1, DP 956168, Lots 4-7, DP 797682, Lots 30-31, DP 1117676, Lot 441, DP 831058, Lot 1, DP 799619.</i>	Local	71	Amend item name, property address and property description
Liverpool	Liverpool Railway Station Group, including station building, goods shed and jib crane	Bigge Street (off) <i>Lot 1 and 2 Bigge Street</i>	Lot 31, DP 859887, Part Lot 5, DP 226933	State	72	Amend property address and description

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
			<i>Lot 1, DP 1053994; Part Lot 2, DP 1053994</i>			
Liverpool	Former Liverpool Court House <i>Liverpool Courthouse (Former), interiors and potential archaeological site.</i>	Corner of Bigge and Moore Streets <i>201 Bigge Street</i>	Lot 442, DP 831058	Local <i>State</i>	73	Amend item name, property address and significance
Liverpool	Commercial Hotel (former Marsden's Hotel)	Bigge and Scott Streets	Lot 17, DP 1050799, Lots 15, 16 and 18, DP 979379	Local	74	
Liverpool	Dwelling	13 Bigge Street	Lots 1 and 2, DP 13930	Local	75	
Liverpool	Pirelli Power Cables and Systems Building (formerly MM Cables Factory, and Cable Makers Australia Factory Pty Ltd) <i>Former MM Cables Factory and Cable Makers Australia Factory Pty Ltd Group including inter-war</i>	3 Bridges Road	Lot 200, DP 1009044	Local	76	Amend item name

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
	<i>administration building, factory and interiors</i>					
Liverpool	Dwelling	115 Castlereagh Street	Lot 4, SP 39972	Local	77	Amend item name
	<i>Inter-war brick bungalow</i>					
Liverpool	Lyndeer House and stables	2 Charles Street	Lot 2527, DP 1111436	Local	78	Amend item name
	<i>Lyndeer House including stables, front fence, landscaping and interiors.</i>					
Liverpool	Cast-iron letterbox	College Street	Adjacent to north-west corner of Lot 1, DP 863491	Local	79	
Liverpool	Liverpool College (TAFE) site, including Blocks A–G, chimneystack, fences, gatehouses and archaeological features (formerly Liverpool Hospital and Benevolent Asylum)	1 College Street	Lot 1, DP 863491	State	80	
Liverpool	Apex Park (first Liverpool Cemetery)	Elizabeth Drive and Castlereagh Street	Lot 7027, DP 1027999	Local	81	

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Liverpool	Bigge Park <i>Bigge Park Group including the Captain Cook Obelisk, T.G. Scott Memorial Gateway, Rotary Clocktower, Liverpool Regional War Memorial, Liverpool Foundation Commemorative Obelisk and Thomas Moore Memorial Drinking Foundation</i>	Elizabeth, College, Moore and Bigge Streets	Lot 701 and 702, DP 1056246	Local	82	Amend item name and property description
Liverpool	Milestone	Corner of Elizabeth Drive and George Street		Local	83	
Liverpool	St Luke's Anglican Church Group, including landscaping, church, hall, headstone and memorial gates (former St Luke's Church of England) <i>St Luke's Anglican Church Group including landscaping, church hall, headstone, memorial gates and interiors (former St Luke's Church of England)</i>	Elizabeth Drive and Macquarie and Northumberland Streets <i>127 Macquarie Street</i>	Lot 111, DP 552031	State	84	

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Liverpool	All Saints Roman Catholic School <i>All Saints Roman Catholic Church including interiors</i>	George Street <i>48 George Street</i>	Lot 1, DP 782355	Local	85	Amend item name and property address
Liverpool	Pylons (former Liverpool railway bridge)	Georges River (near Haig Avenue)	Near Lot 7002, DP 1073063	Local	86	
Liverpool	Liverpool Weir	Georges River (near Haig Avenue)	Near Lot 7002, DP 1073063	Local	87	
Liverpool	Collingwood Inn Hotel <i>Collingwood Inn Hotel</i>	Hume Highway <i>321 Hume Highway</i>	Lot 1, DP 83770, Lots 1 and 2, DP 563488, Lot 5, DP 701018, Lot D, DP 374057	Local	88	Amend item name and property address
Liverpool	Plan of Town of Liverpool (early town centre street layout–Hoddle 1827)	Streets in the area bounded by the Hume Highway, Copeland Street, Memorial Avenue, Scott Street, Georges River and Main Southern Railway Line (excluding Tindall Avenue and service ways)		Local	89	

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Liverpool	Liverpool Memorial Pioneer's Park, (formerly St Luke's Cemetery and Liverpool Cemetery) <i>Liverpool Pioneers' Memorial Park (formerly St Luke's Cemetery and Old Liverpool Cemetery)</i>	Macquarie, Campbell and Northumberland Streets and the Hume Highway	Lots 7035–7037, DP 1073993, Part Lots 1 and 2, Sec 24, DP 758620, Lots 1– 4, Sec 34, DP 758620	Local	90	Amend item name
Liverpool	Commercial building (formerly Rural Bank and State Bank) <i>Former Rural Bank and State Bank</i>	Macquarie Street and Memorial Avenue <i>291 Macquarie Street</i>	Lot 11, DP 20730 <i>Pt/Cnr Lot 11, DP 20730, Lots 9-10, DP 20730.</i>	Local	91	Amend item name, property address and property description
Liverpool	Boer War Memorial, including memorial to Private A.E Smith	Corner of Macquarie Street and Memorial Avenue (Macquarie Street public footpath adjacent to 297 Macquarie Street)		Local	92	

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Liverpool	Macquarie Monument <i>Macquarie Statue</i>	Corner of Macquarie and Scott Streets (Macquarie Street public footpath adjacent to 296 Macquarie Street)		Local	93	Amend item name
Liverpool	Row of 3 palm trees	Macquarie Street median strip, opposite 306 Macquarie Street	Lot 1, DP 119905	Local	94	
Liverpool	The Corner Pub (former Liverpool Hotel)	214 Macquarie Street (corner of Moore Street)	Lot 1, DP 111765	Local	95	
Liverpool	Commercial building	261–263 Macquarie Street	Lot 1, DP 200052, Lot 8, DP 1103087	Local	96	
Liverpool	Legend Hotel	269 Macquarie Street	Lot 1, DP 519133	Local	97	
Liverpool	Commercial building	275–277 Macquarie Street	Lot 2, DP 519133	Local	98	
Liverpool	Memorial School of Arts <i>Soldier's Memorial School of Arts including interiors and palm trees</i>	306 Macquarie Street <i>306-310 Macquarie Street</i>	Lot 1, DP 119905 <i>Lot 101, DP 1143458; Part Lot 101, DP 1143458</i>	Local	99	Amend item name, property address and property description
Liverpool	Dr James Pirie Child Welfare Centre Building (formerly Child Welfare Centre)	Moore and Bigge Streets <i>124 Bigge Street</i>	Lot 701, DP 1056246	Local	100	Amend item name and property address

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
	<i>Dr James Pirie Child Welfare Centre Building (formerly Child Welfare Centre) including interiors and front landscaping</i>					
Liverpool	Commercial building	14 Scott Street	Lot 1, DP 208270	Local	101	
Liverpool	Commercial building (former out-building to former Golden Fleece Hotel and former Eugene's laundry)	16 Scott Street	Lot 3, DP 588103	Local	102	
Liverpool	Golden Fleece Hotel <i>Golden Fleece Hotel</i>	Corner of Scott and Terminus Streets <i>20 Scott Street</i>	Lot 100, DP 716185 <i>Cnr Lot 100, DP 716185</i>	Local	103	Amend item name, property address and property description
Liverpool	McGrath Services Centre Building (formerly Challenge Woollen Mills, and Australian Paper Company's Mill) <i>Former Challenge Woollen Mills and Australian Paper Company's Mill</i>	Shepherd and Atkinson Streets <i>20 Shepherd Street</i>	Lot 1, DP 247485	Local	104	Amend item name and property address

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note
Liverpool	Railway Viaduct	Shepherd Street and Mill Road, Main Southern Railway Line		Local	105	
Liverpool	Residential building (“Del Rosa”) <i>Inter-war Mediterranean brick dwelling (“Del Rosa”) including interiors</i>	7 Speed Street	Lots 13 and 14, DP 13536	Local	106	Amend item name
Liverpool	Residential building (“Rosebank”) (former Queen’s College) <i>Victorian Villa (“Rosebank”) including interiors.</i>	17 Speed Street	Lot 1, DP 567283	State	107	Amend item name
Liverpool	Cottage <i>Timber weatherboard workers cottage.</i>	27 Speed Street	Lot 40, DP 1091733	Local	108	Amend item name
Liverpool	Liverpool Fire Station <i>Liverpool Fire Station (Former)</i>	70–78 Terminus Street <i>9 Pirie Street</i>	Lot 1, DP 91748 <i>Lot 11, DP 1161981</i>	Local	109	Amend item name , property address and property description
Warwick Farm	Berryman Reserve	4 Remembrance Drive	Lot 1, DP 744448, Lot A, DP 432628	Local	110	

Part 2 Heritage conservation areas

Division 1 Liverpool other than Liverpool City Centre

Suburb	Item name	Address	Property description	Significance	Item number	Amendment note

Division 2 Liverpool city centre

Suburb	Item name	Address	Property description	Significance	Item number	Amendment Note
Liverpool	Bigge Park Conservation Area	Area including College, Goulburn, Railway, Scott, and Bigge Streets as shown by diagonal red hatching on the Heritage Map		Local	<i>C01</i>	Include item number

Part 3 Archaeological sites

Suburb	Item name	Address	Property description	Significance	Item number	Amendment Note
<i>Greendale</i>	<i>Bents Basin Inn Site</i>	<i>Wolstenholme Avenue</i>	<i>Lots 203 and 204, DP 249320; Lots 84 and 85, DP 751294</i>	<i>Local</i>	<i>A01</i>	Relocated from Item 28
<i>Luddenham</i>	<i>Lawon's Inn site (former "The Thistle" site)</i>	<i>2215 The Northern Road</i>	<i>Lot 9-11, Part Lot 14 & Lot 17 DP 1233751</i>	<i>Local</i>	<i>A02</i>	Relocated from Item 53
<i>Wallacia</i>	<i>Remnants of former farm homestead ("Pemberton")</i>	<i>1530 Greendale Road</i>	<i>Lots 11 & 12 DP 1169162</i>	<i>Local</i>	<i>A03</i>	Relocated from Item 27

Attachment C –Liverpool LSPS, Connected Liverpool 2040

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

Lot:	Deposited Plan (DP):	Lot:	Deposited Plan (DP):	Lot:	Deposited Plan (DP):	Lot:	Deposited Plan (DP):
119	224165	13	229881	7	260750	3100	1156070
1	225303	14	229881	2	519259	3101	1156070
2	225303	57	229881	1	525763	3102	1156070
3	225303	58	229881	2	544814	3103	1156070
4	225303	87	235786	102	550996	3104	1156070
5	225303	88	235786	1	567164	3105	1156070
6	225303	89	235786	1109	1088900	3127	1156070
7	225303	90	235786	1110	1088900	3128	1156070
8	225303	91	235786	1111	1088900	3129	1156070
10	225303	96	235787	1112	1088900	3130	1156070
11	225303	97	235787	1113	1088900	3131	1156070
12	225303	98	235787	1114	1088900	3132	1156070
13	225303	99	235787	1115	1088900	3133	1156070
14	225303	118	235787	1134	1088900	3134	1156070
15	225303	15	235788	1135	1088900	3135	1156070
1	228324	16	235788	1151	1100013	3136	1156070
2	228324	17	235788	1152	1100013	3137	1156070
3	228324	18	235788	1153	1100013	3138	1156070
147	229118	19	235788	1154	1100013	3139	1156070
148	229118	20	235788	3215	1130492	3140	1156070
149	229118	21	235788	3216	1130492	3141	1156070
165	229118	1	259064	3217	1130492	3142	1156070
166	229118	2	259064	3218	1130492	3407	1164652
190	229118	3	259064	1423	1132393	3408	1164652
191	229118	4	259064	1427	1132393	3409	1164652
192	229118	5	259064	1428	1132393	3410	1164652
220	229118	6	259064	1429	1132393	3411	1164652
221	229118	7	259064	1430	1132393	3412	1164652
1	229881	8	259064	1431	1132393	3413	1164652
2	229881	9	259064	1432	1132393	3301	1166609
3	229881	10	259064	1433	1132393	3302	1166609
4	229881	1	260750	1436	1132393	3303	1166609
5	229881	2	260750	1437	1132393	3304	1166609
6	229881	3	260750	1438	1132393	3305	1166609
8	229881	4	260750	1439	1132393	3306	1166609
9	229881	5	260750	1	1154637	1137	10088900
11	229881	6	260750	2	1154637	1138	10088900