

12 SEPTEMBER 2019

LIVERPOOL CITY COUNCIL
33 MOORE STREET
LIVERPOOL NSW 2170

Delivery method [email]: *NorrisN@liverpool.nsw.gov.au*

ATTENTION Ms Nancy-Leigh Norris
Strategic Planner

Dear Ms Norris

PLANNING PROPOSAL ADDENDUM - 4-8 HOXTON PARK ROAD, LIVERPOOL

We refer to Council's email dated 2 September 2019, advising of a request from the Department of Planning, Industry & Environment (the Department) for an addendum to the abovementioned Planning Proposal. The Department have requested Planning Proposal address the following documents:

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

We note that at the time the Planning Proposal was initially prepared and submitted, these strategies were assessed within the Planning Proposal while they were still 'draft' status. The following response provides the required assessment of the Planning Proposal against the objectives and directions of these two strategic plans.

GREATER SYDNEY REGION PLAN – A METROPOLIS OF THREE CITIES

The Greater Sydney Region Plan (the Plan) was prepared by the Greater Sydney Commission to manage growth and guide infrastructure delivery within the Sydney Region over the next 40 years. The Plan provides the vision and strategy for the region, to be implemented at a local level through District Plans. The Plan identifies four key themes: infrastructure and collaboration; liveability; productivity, and sustainability.

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The Planning Proposal remains consistent with the relevant directions and objectives of the Plan. An assessment of the Planning Proposal against the relevant objectives is provided at Attachment One.

WESTERN CITY DISTRICT PLAN

The subject site is located within the Liverpool City Centre, which forms a part of the Western City District. The Western City District Plan (the District Plan) sets out planning priorities and actions for improving the quality of life for residents as the district grows and changes. The District Plan provides a 20-year strategy to manage growth in the context of economic, social and environmental matters. It is a guide for implementing the Greater Sydney Region Plan, at a district level.

The District Plan establishes 22 Planning Priorities, which shape the vision for the future of the Western City District. The Planning Proposal is consistent with the relevant planning priorities and actions of the District Plan. An assessment of the Planning Proposal against the relevant planning priorities is provided at Attachment Two.

Support for the intended outcomes of the Planning Proposal remains, based on the following:

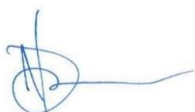
- It is consistent with the vision and objectives of relevant strategic plans, including the "Greater Sydney Region Plan – A Metropolis of Three Cities" and the "Western City District Plan".
- It provides additional and diverse housing and commercial opportunities in a city centre location, which has quality access to retail, education and community facilities, as well as public transport services.
- It improves the integration of the site within the key Gateway Sites area and surrounding Liverpool City Centre.
- It results in minimal and appropriate environmental impacts and allows a more appropriate residential/ commercial interface and transition to surrounding residential areas.

- It assists in achieving Council's vision of a city centre that permits mixed uses to encourage greater levels of residential development and commercial services.

We trust this addendum letter assists in consideration of the Planning Proposal and its progression through the Gateway process. Please do not hesitate to contact the undersigned should you wish to discuss anything further.

Yours sincerely

WILLANA URBAN PTY LTD



NICHOLAS DOWMAN

SENIOR PROJECT PLANNER

ATTACHMENT ONE- GREATER SYDNEY REGION PLAN
ATTACHMENT TWO – WESTERN CITY DISTRICT PLAN

ATTACHMENT ONE – GREATER SYDNEY REGION PLAN

OBJECTIVE	REQUIREMENT	COMMENT
A CITY SUPPORTED BY INFRASTRUCTURE		
Objective 1	Infrastructure supports the three cities	The Proposal is located within the identified Liverpool City Centre, making efficient use of existing and future infrastructure by promoting additional housing in close proximity to existing services and infrastructure.
Objective 2	Infrastructure aligns with forecast growth – growth infrastructure compact	The Proposal is located within the identified Liverpool City Centre and provides additional housing in an appropriate area to accommodate growth and utilise existing services and infrastructure.
Objective 4	Infrastructure use is optimised	The Proposal maximises the utility of existing infrastructure by providing additional housing near the existing services and infrastructure of Liverpool City Centre.
A CITY FOR PEOPLE		
Objective 7	Communities are healthy, resilient and socially connected	The site of the Planning Proposal is located adjacent (easy walking distance) to numerous recreation grounds and facilities, including the Whitlam Leisure Centre, netball courts and numerous ovals. The proposal incorporates an active street frontage, providing a human scale with active street life.
Objective 8	Greater Sydney's communities are culturally rich with diverse neighbourhoods	The Proposal will not hinder the diversity of the community.

Objective 9	Greater Sydney celebrates the arts and supports creative industries and innovation	The Proposal incorporates commercial uses at ground floor, which may assist with appropriate development of the night-time economy.
HOUSING THE CITY		
Objective 10	Greater housing supply	The Proposal provides greater housing supply in an optimal, city-centre location and will assist the Western City in accommodating the anticipated population increase within the next 20 years.
Objective 11	Housing is more diverse and affordable	The Proposal will incorporate a diverse range of units and dwelling mix. The provision of greater supply in a location close to the services and facilities of the Liverpool city centre will contribute to the affordability of housing in the area.
A CITY OF GREAT PLACES		
Objective 12	Great places that bring people together	The Proposal incorporates commercial land uses at ground floor which will activate the street. The Concept Plan provides for ample landscaping and common open space areas. It will provide an optimal location for dwellings to enjoy the existing parks and recreation facilities adjacent the site.
A WELL-CONNECTED CITY		
Objective 14	A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	The provision of greater housing supply within the Liverpool City Centre provides the opportunity for greater economic benefits for the Liverpool area and the provision of housing close to jobs within the City Centre.

JOBS AND SKILLS FOR THE CITY		
Objective 20	Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	Liverpool is identified as one of the centres on which the Western Parkland City will be founded upon. It recognises that Liverpool will provide a focus for commercial activities and population services as the city develops. The Proposal is well placed to provide additional commercial uses and additional housing within a City Centre identified for future growth.
Objective 21	Internationally competitive health, education, research and innovation precincts	The Proposal facilitates housing opportunities for students and workers within 30 minutes of the identified health and education precinct of Liverpool.
Objective 22	Investment and business activity in centres	The Proposal creates conditions for residential development within the strategic centre of Liverpool and within walking distance, but not at the expense of the attraction and growth of jobs, retailing and services.
A CITY IN ITS LANDSCAPE		
Objective 30	Urban tree canopy cover is increased	The site currently has no landscaping, accommodating a single storey building and hardstand for the entirety of the site. The Concept Plan submitted with the Planning Proposal demonstrates a significantly greater provision of landscaping and common and private open space opportunities.
Objective 31	Public open space is accessible, protected and enhanced	The site is located adjacent to significant recreation facilities and is accessible by walking.

AN EFFICIENT CITY		
Objective 33	A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	The proposed provision of additional housing in the Liverpool City Centre provides opportunity to encourage public transport use and use of accessible services and facilities. The proposal would result in a built form which provides a much more efficient use of the site than the current built form.
A RESILIENT CITY		
Objective 38	Heatwaves and extreme heat are managed	The proposal provides housing in close proximity to services, meaning that walking and cycling is not as onerous to get to facilities in the City Centre. The proposal would result in significant additional landscaping and opportunities for awnings and shade than the current scenario on the site.

ATTACHMENT TWO – WESTERN CITY DISTRICT PLAN

PLANNING PRIORITY	REQUIREMENT	COMMENT
INFRASTRUCTURE AND COLLABORATION		
Planning Priority 1	Planning for a city supported by infrastructure	The Proposal is located within the identified Liverpool City Centre, making efficient use of existing and future infrastructure by promoting additional housing in close proximity to existing services and infrastructure.
LIVEABILITY		
Planning Priority 3	Providing services and social infrastructure to meet people's changing needs	The Proposal maximises the utility of existing infrastructure by providing additional housing near the existing services and infrastructure of Liverpool City Centre.
Planning Priority 4	Fostering healthy, creative, culturally rich and socially connected communities	The site of this Planning Proposal is located adjacent (easy walking distance) to numerous recreation grounds and facilities, including the Whitlam Leisure Centre, netball courts and numerous ovals. The Proposal incorporates an active street frontage, providing a human scale with active street life.
Planning Priority 5	Providing housing supply, choice and affordability, with access to jobs, services and public transport	The Proposal provides greater housing supply in an optimal, city-centre location and will assist the Western City in accommodating the anticipated population increase within the next 20 years.

Planning Priority 6	Creating and renewing great places and local centres, and respecting the District's heritage	The Proposal incorporates commercial land uses at ground floor which will activate the street. The Concept Plan provides for ample landscaping and common open space areas. It will provide an optimal location for dwellings to enjoy the existing parks and recreation facilities adjacent the site.
PRODUCTIVITY		
Planning Priority 7	Establishing the land use and transport structure to deliver a liveable, productive and Sustainable Western Parkland City	The provision of additional housing in the Liverpool City Centre provides opportunity to encourage public transport use and use of accessible services and facilities.
Planning Priority 9	Growing and strengthening the metropolitan cluster	The Proposal facilitates housing opportunities for students and workers within 30 minutes of the identified health and education precinct of Liverpool.
SUSTAINABILITY		
Planning Priority 15	Increasing urban tree canopy cover and delivering Green Grid connections	The site currently has no landscaping, accommodating a single storey building and hardstand for the entirety of the property. The Concept Plan submitted with the Planning Proposal demonstrates a significantly greater provision of landscaping and common and private open space opportunities.
Planning Priority 18	Delivering high quality open space	The site is located adjacent to significant recreation facilities and is accessible by walking.

Planning Priority 19	Reducing carbon emissions and managing energy, water and waste efficiently	The proposed provision of additional housing in the Liverpool City Centre provides opportunity to encourage public transport use and use of accessible services and facilities. The Proposal would result in a built form which provides a much more efficient use of the site than the current built form.
Planning Priority 20	Adapting to the impacts of urban and natural hazards and climate change	The Proposal provides housing in close proximity to services, meaning that walking and cycling is not as onerous to get to facilities in the City Centre. The Proposal would result in significant additional landscaping and opportunities for awnings and shade than the current scenario on the site.