

**LIVERPOOL CITY COUNCIL**  
**LOCAL PLANNING PANEL REPORT**

**30 October 2020**

<b>Application Number:</b>	RZ-6/2015
<b>Proposal:</b>	Planning proposal request to rezone the Georges River North (Moore Point) precinct to part B4 Mixed Use, part B6 Enterprise Corridor and part RE1 Public Recreation
<b>Property Addresses</b>	3 Bridges Road, Moorebank; 11 Bridges Road, Moorebank; 5 Bridges Road, Moorebank; 6 Bridges Road, Moorebank; 8 Bridges Road, Moorebank; and 361 Newbridge Road, Moorebank
<b>Legal Descriptions:</b>	Lot 200, DP 1009044; Lot 100, DP 775780; Lot 201, DP 1009044; Lot 111, DP 1133744; Lot 10, DP 875626; Lot 101, DP 827141
<b>Applicant:</b>	Mecone
<b>Landowners:</b>	Leamac Property Group and Coronation Property
<b>Recommendation:</b>	Proceed to Gateway review
<b>Assessing Officer:</b>	Cameron Jewell, Programme Lead Liverpool Collaboration Area

## **1. EXECUTIVE SUMMARY**

On 15 April 2020, Council received a planning proposal request to rezone a 32-hectare portion of the 38.5-hectare Georges River North (Moore Point) precinct from IN2 Light Industrial to B4 Mixed Use, B6 Enterprise Corridor and RE1 Public Recreation. The planning proposal request also seeks to increase the maximum floor space ratio from 0.75:1 to part 4.2:1 and part 3.5:1, increase the maximum height of buildings from 18m and 15m to RL 136 and RL 108 (which is the PANS-OPS surface height) and introduce site-specific development controls relating to sun access, design excellence and the preparation of a development control plan.

The planning proposal request is accompanied by an Urban Design Study (masterplan), which provides an indicative structure for the development of the entire Georges River North precinct. While the planning proposal request applies to only 32 hectares of the precinct, Council may elect to prepare a planning proposal that includes all land within the precinct. Council's ultimate vision is for the entire precinct to be rezoned, potentially through a staged approach. Supporting studies by the proponent have been conducted for the entire Georges River North precinct.

The planning proposal request will facilitate the development of approximately 12,220 dwellings and 249,364m<sup>2</sup> of commercial floor space over a long-term period until 2051. The Urban Design Study envisages that the precinct will ultimately accommodate 14,054 dwellings and 344,499m<sup>2</sup> of commercial floor space, with a residential population of approximately 30,760. The total gross floor area across the precinct would be 1,571,615.5m<sup>2</sup>.

Pursuant to the requirements of a Guide to Preparing Planning Proposals and relevant Ministerial Directions, this report provides a merit assessment of the planning proposal request. The report finds that the proposal has strategic merit and site merit. This is partly dependent on resolution of outstanding traffic and flooding considerations, and following changes to the planning proposal request to increase the amount of public open space, and reduce the scale of development, particularly that land closer to Haigh Park and Lake Moore.

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## **2. SITE DESCRIPTION AND LOCALITY**

### **The Site**

The subject site is located in the Georges River North (Moore Point) precinct, defined as being all lots bounded by Newbridge Road to the south, the Georges River to the east and north, and Haigh Park, Lake Moore and McMillan Park to the north and west. The primary access to the site is via Bridges Road and Newbridge Road.

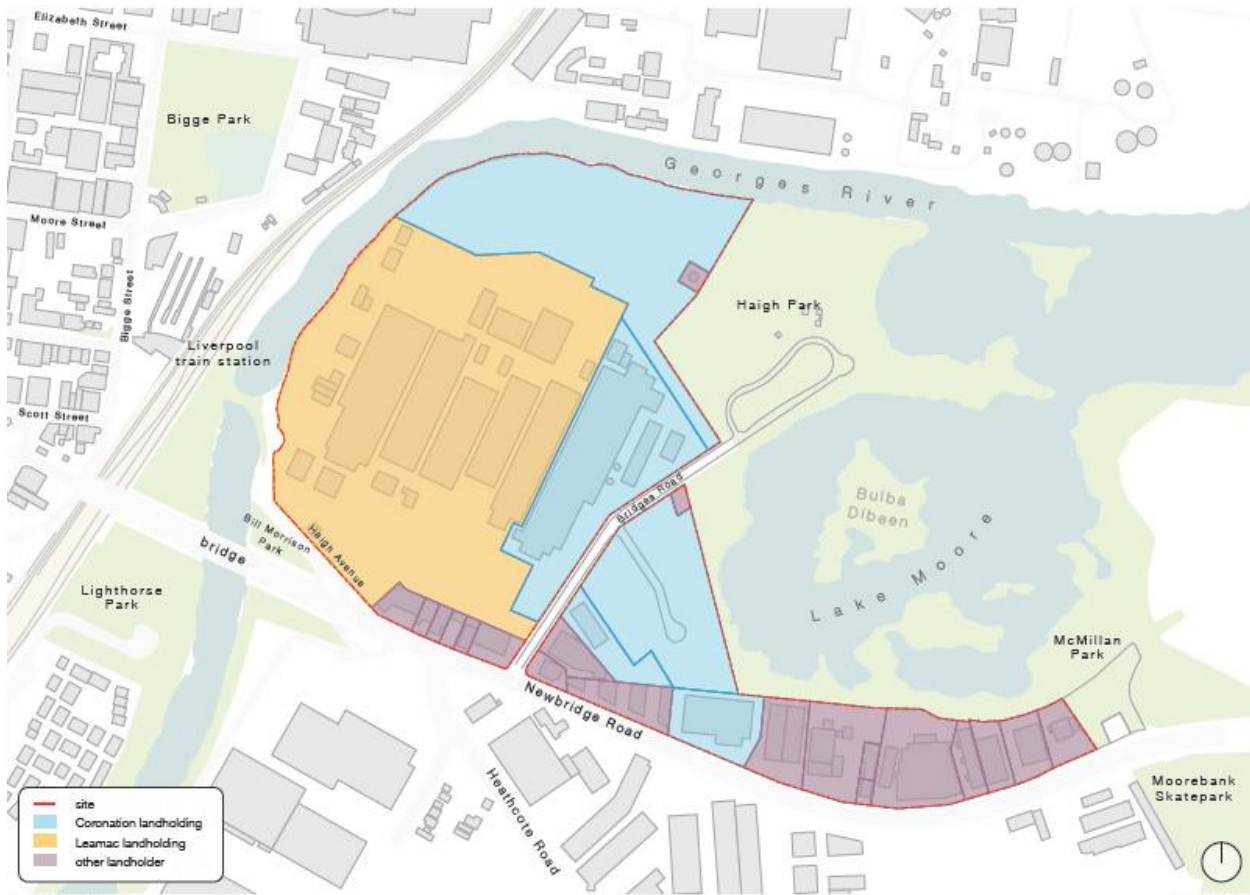


**Figure 1: Aerial view of the Georges River North precinct**  
Source: Nearmap 03 August 2020

The planning proposal request submitted to Council only seeks changes to those lots owned by a Joint Landowner Group (JLG) comprising Leamac Property Group and Coronation Property, however Council may choose to prepare a planning proposal that includes all properties in the precinct. It should be noted that Council is currently also considering another planning proposal request within the precinct at 335-349 Newbridge Road.

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**Figure 2: Ownership of land within the Georges River North precinct**

Source: Mecone 2020

The planning proposal request as submitted applies to a total of six lots of varying sizes represented in gold and blue in **Figure 2**. All lots in the precinct are currently zoned IN2 Light Industrial.

The site is currently used for a range of light industrial purposes, the largest of which is Prysmian, a cable and electrical wire manufacturer.

### **Locality**

The Georges River North precinct is situated within the broader Liverpool Collaboration Area, as defined by Objective 5 of Section 3 of the Greater Sydney Region Plan, *A Metropolis of 3 Cities*. The Collaboration Area includes Liverpool's Central Business District (CBD), the health and education precinct and nearby residential and industrial land areas.

The Georges River North precinct is bordered by IN1 General Industrial zoned land to the south of Newbridge Road Street and R2 Low Density Residential zoned land to the west.

To the north of the Georges River North precinct, separated by the Georges River, is Liverpool Hospital and the Scrivener Street industrial area. The Liverpool Water Recycling Plant, owned by



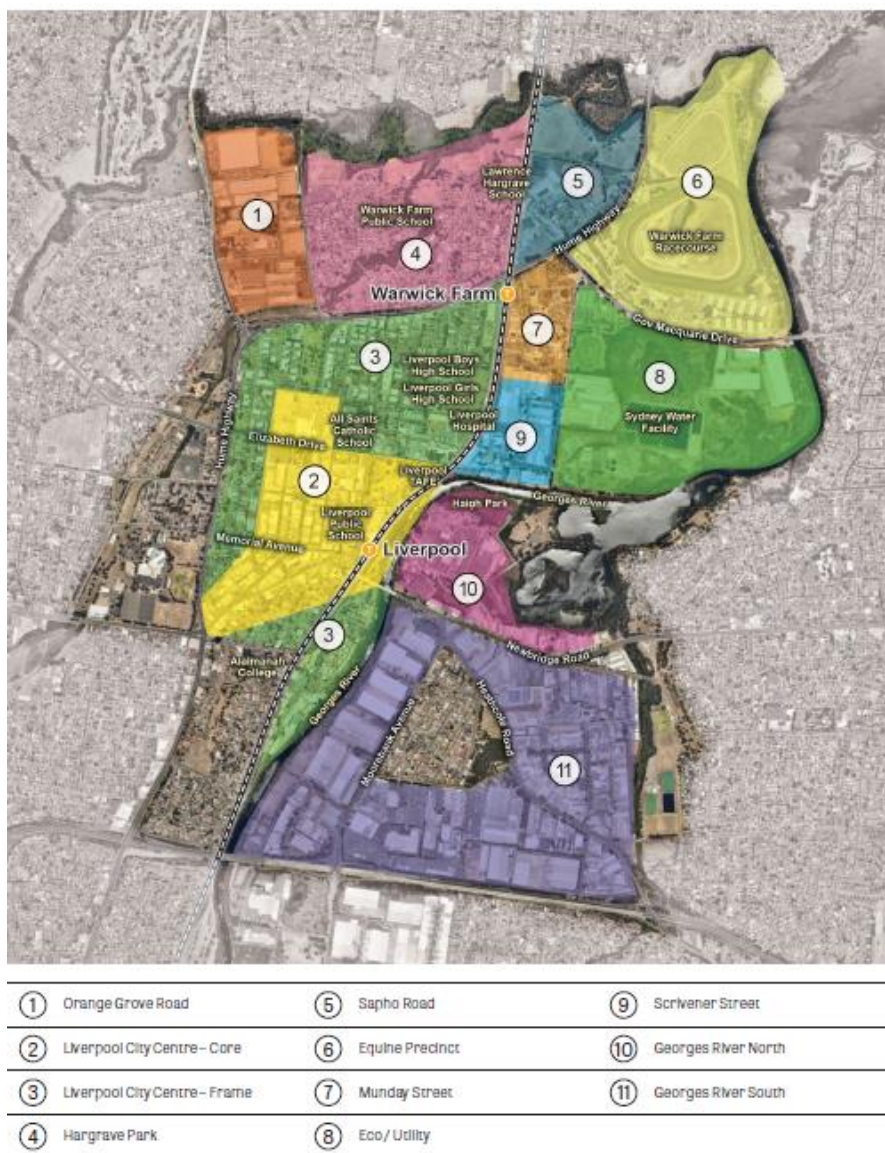
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Sydney Water, is located to the north-east of the precinct. An offensive odour buffer, which may limit residential development, extends from the Sewage Treatment Plant across the north-eastern portion of the precinct, as depicted in **Figure 10** below.

To the east of the subject site is the Liverpool railway station, providing frequent services west to Leppington and east to Sydney City via Granville and north to Parramatta. To the east of the Liverpool railway station is Liverpool city centre with an abundance of employment-zoned land (B3 Commercial Core and B4 Mixed Use), schools and other educational institutions (University of Wollongong, University of Western Sydney and Liverpool TAFE), health facilities including Liverpool Hospital and retail premises including Liverpool Westfield. **Figure 3** below outlines the precincts of the Collaboration Area.



**Figure 3: Liverpool Collaboration Area**

NB: The subject site is depicted as “10 Georges River North”

Source: Liverpool Collaboration Area Place Strategy, Greater Sydney Commission, 2018

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### **3. DETAILS OF THE PROPOSAL**

#### **History**

A number of planning proposal requests have previously been submitted for land within the Georges River North Precinct. Council deferred consideration of these requests while the Georges River Precinct Plan was developed in 2016. The draft Georges River Precinct Plan was placed on exhibition however was not further considered by Council due to the development of the Liverpool Collaboration Area Place Strategy in 2017-2018 by the Greater Sydney Commission, which included the land defined in the Georges River Precinct Plan – namely Georges River North and Georges River South, as depicted in **Figure 3**.

Following the adoption of the Liverpool Collaboration Area Place Strategy by the Greater Sydney Commission in September 2018, Council indicated to landowners in Moore Point that it was prepared to consider a rezoning of land in the precinct that would meet the intention expressed in the Liverpool Collaboration Area Place Strategy, namely ‘a mixture of commercial, retail, residential and community uses that provide sustainable employment, that is complementary to, and not in competition with, the commercial core of the Liverpool CBD. Council indicated to landowners that had previously submitted planning proposals that a precinct-wide approach to development of Moore Point should be undertaken, including a structure plan for the entire precinct.

The current planning proposal request, submitted on 15 April 2020, replaces the original planning proposal request lodged in 2015 and all other previous site-specific proposals lodged by the proponents were withdrawn.

Due to the strategic importance and large-scale nature of the proposal, Council has established several working groups to progress planning for the precinct. This includes a transport infrastructure working group to oversee transport impact assessment to deliver transport infrastructure requirements and costings to support the land being rezoned, as well as to support the future development of the entire Liverpool Collaboration Area. This group includes Council, Transport for NSW (TFNSW), the Department of Planning, Industry and Environment (DPIE), the Greater Sydney Commission (GSC), the JLG and consultants. There is also a Placemaking Working Group, which explores and assesses place-led opportunities to ensure the precinct vision is delivered based on world’s best practice. This working group includes Council, the JLG and consultants.

#### **The Proposal**

The Planning Proposal request seeks to amend the Liverpool Local Environmental Plan to facilitate high-density mixed-use development. It is envisaged that the development could support approximately 12,220 dwellings and provide 249,364m<sup>2</sup> of commercial floor space over a period to 2051. An associated Urban Design Study envisages that the entire precinct will ultimately accommodate approximately 14,054 dwellings and 344,499m<sup>2</sup> of commercial floor space, with a residential population of approximately 30,760. The gross residential density of the precinct would be approximately 365 dwellings per hectare, with a residential population density of 800 people per hectare, making it one of the densest urban regeneration projects in Australia.

The proposal would be achieved through the following amendments to the LLEP:

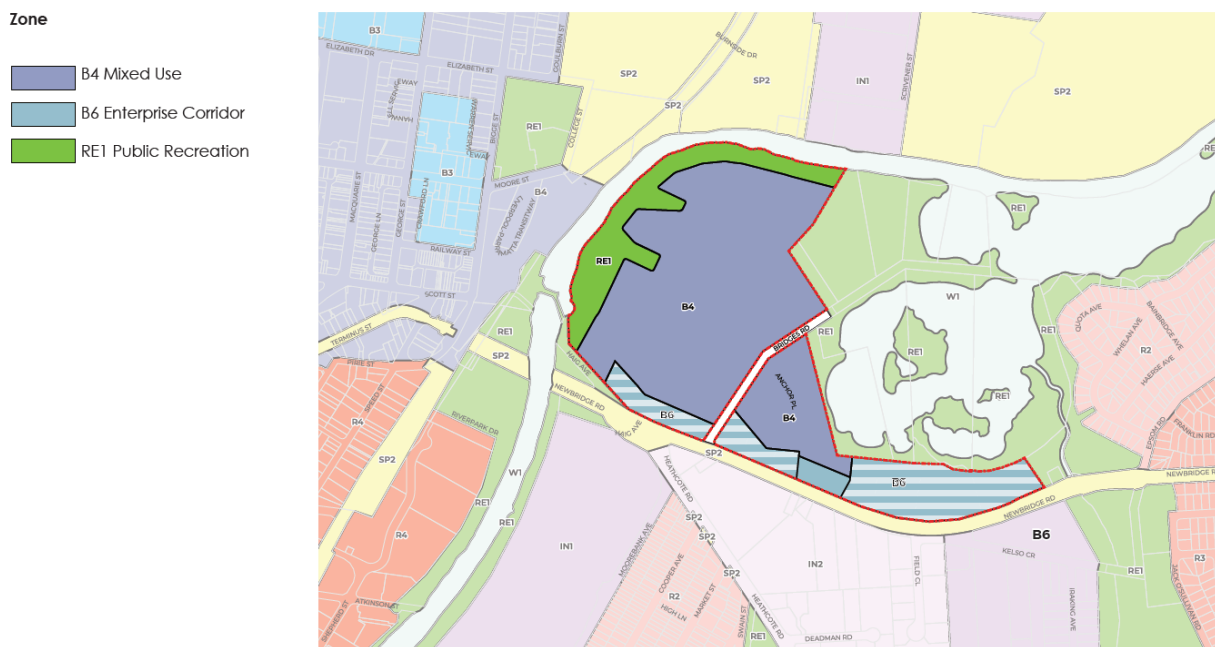
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- Rezone the site from IN2 Light Industrial to B4 Mixed Use, B6 Enterprise Corridor and RE1 Public Recreation;
- Increase the maximum floor space ratio (FSR) to 4.2:1 and 3.5:1;
- Increase maximum height of buildings (HOB) from 18m and 15m to RL 136 and RL 108; and
- Introduce Division 1A to provide site-specific development controls for the site including design excellence, sun access and requirements for preparation of a development control plan.

The intended Land Zoning Map is pictured in **Figure 4**, FSR in **Figure 5**, and HOB in **Figure 6**. An illustrative masterplan for the entire precinct is shown in **Figure 7**.



**Figure 4: Intended zoning map for Georges River North Precinct**

NB: Striped land indicates land not subject to planning proposal

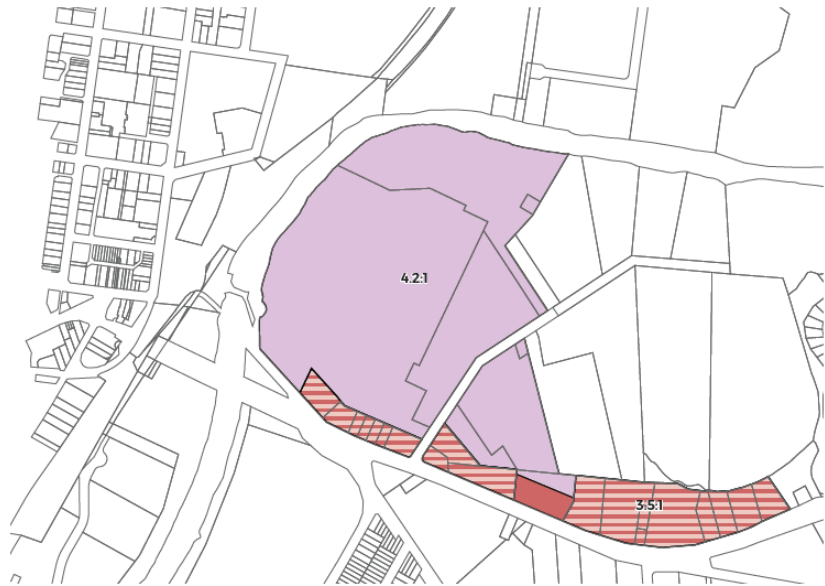
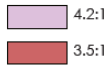
Source: Mecone, 2020

Council officers recommend additional RE1 open space be added to the planning proposal request, namely the block to the south of Haigh Park, as well as RE1 land of approximately 40m from the top of bank around Lake Moore, in order to better provide for active recreation onsite, and have an appropriate buffer between Lake Moore and development, which is discussed further in the report.

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Floor Space Ratio

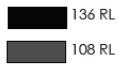


**Figure 5: Intended FSR map for Georges River North Precinct**

NB: Striped land indicates land not subject to planning proposal

Source: Mecone, 2020

Height of Buildings



**Figure 6: Intended HOB map for Georges River North Precinct**

NB: Striped land indicates land not subject to planning proposal

Source: Mecone, 2020



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**Figure 7: Illustrative masterplan**

NB: Striped land indicates land not subject to planning proposal

Source: SJB, 2020

It is intended that a suitable staging and sequencing plan is developed to ensure appropriate infrastructure is in place to support development. An indicative staging plan for the subject land has been provided as part of the Urban Design Study (**Figure 8**). Council considers the planning proposal request should include clear staging which limits the ability to obtain development consent for later stages to ensure development is appropriately sequenced and supported by infrastructure. How staging and sequencing will be implemented through planning controls and is expected to be resolved post-Gateway in close consultation with DPIE, GSC and TfNSW and other state agencies.

An indicative render of the development is provided at **Figure 9**.



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**Figure 8: Indicative staging plan**

Source: SJB



**Figure 9: Indicative render of precinct viewed from the east.**

Source: SJ

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**Preliminary consultation**

As required by Council's Community Participation Plan, large scale planning proposal requests are required to be publicly exhibited for 28 days prior to being reported to Council.

This planning proposal request received three community responses during this period, and one agency response. Of the three community responses, one was in support, one was in opposition, and one was neutral.

The response in support of the proposal came from the Liverpool Innovation Precinct, which comprises nine of Liverpool's largest organisations, including South Western Sydney Local Health District; Ingham Institute for Applied Medical Research; Western Sydney University; University of NSW; South Western Sydney Primary Health Network; TAFE NSW; Department of Education and the University of Wollongong; and Liverpool City Council. It is independently chaired by the Western Sydney Business Chamber.

The submission stated that "Moore Point represents the logical extension of the Liverpool CBD and will help to reorientate the city towards the Georges River by providing several new connections across the river between the Liverpool CBD, the transport interchange and Moore Point, and a new community of residents who will seek to connect to the Liverpool city centre in new ways."

The submission stated that the Liverpool Innovation Precinct seeks to leverage the strong health, research and education assets of the Liverpool CBD to attract more private sector investment, and employment opportunities in knowledge jobs, which requires an expansion of its housing, cultural, recreational and amenity opportunities, which Moore Point would deliver.

The submission objecting to the proposal was from a resident and ratepayer. The objection was based on the proposal likely adding to congestion already experienced on Newbridge Road. It also objected to the proposal on the basis that the land is flood prone, and that Newbridge Road floods during heavy rain events, making the site unsuitable for further development.

The final submission suggested that the proposal may fall short by seeking to maximise residential and commercial space, and that Covid-19 may require amendments to better accommodate changing social and commercial needs. It also stated that the proposal didn't respond to the need for parking, and that a parking station should be incorporated into the development.

One state agency, Schools Infrastructure NSW, responded to the proposal, stating that the proposal would lead to a substantial increase in the total number of government primary and secondary school students, which would be more than can be accommodated at existing schools. SINSW requested further ongoing consultation to ensure educational facilities are supporting community needs and are appropriately resourced to service future population growth.

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**4. CONSIDERATIONS FOR STRATEGIC MERIT**

**Section A – Need for the planning proposal**

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

The planning proposal request is the direct result of an endorsed local strategic planning statement, being the Liverpool Local Strategic Planning Statement (LSPS) – Connected Liverpool 2040. The LSPS specifically states that Council will “investigate residential/mixed use at Moore Point to support CBD and Innovation precinct”. Action 11.2 of the LSPS also states Council will “Investigate amendments to LEP to rezone the River precinct north of Newbridge Road (Moore Point) as a mixed-use zone to support the Liverpool CBD and Innovation Precinct, with an extensive open space system and cross-river linkages (short to medium term)”.

The precinct is also described in the Liverpool Collaboration Area Place Strategy as future mixed use.

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

Action 11.2 of the Liverpool LSPS stipulates that Council will investigate amendments to the LEP to rezone the land for mixed use. There is no other way to achieve the outcomes without rezoning the subject site and amending development standards in the LEP.

**Section B – Relationship to the strategic planning framework**

**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)?***

Greater Sydney Regional Plan – A Metropolis of Three Cities

The *Greater Sydney Regional Plan - A Metropolis of Three Cities* (Regional Plan) was released in March 2018 and prepared by the Greater Sydney Commission (GSC). The plan encompasses a global metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City. The plan envisions for the people of greater Sydney to live within 30 minutes of their jobs and have access to education and health facilities, services and high-quality places. The Liverpool LGA is located within the Western Parkland City and is identified as a significant metropolitan cluster and future health and education precinct. Consistency with the relevant parts of the Regional Plan is assessed below in the following table.

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Table 1: Consistency with the Regional Plan

<b>Objective</b>	<b>Comment</b>
<i>Objective 6 – Services and infrastructure meet communities changing needs</i>	The proposal sets aside land for a primary school and a community centre, as indicated as necessary in a Community Benefits Analysis. Further consultation will need to be held with Schools Infrastructure NSW to determine how the proposal can best satisfy the demand it will create for both primary and high schools.
<i>Objective 7 – Communities are healthy, resilient and socially connected</i>	The Urban Design Study envisages a walkable precinct with most residential development within a 200m radius of open space, and a high level of tree canopy to reduce urban heat island effect and encourage walkability. The site location is near to Liverpool Station, which is predicted to reduce car dependence.
<i>Objective 10 – Greater housing supply</i>	The development would add to the provision of additional housing supply within the Liverpool areas, and help Council to meet its 6-10 year and 10-20 year housing targets.
<i>Objective 11 – Housing is more diverse and affordable</i>	<p>The proposal would increase the number of residential apartments in the area, which is the dominant dwelling structure of the locale, though detached dwellings are the dominant dwelling type across the local government area. A site-specific DCP may need to specify a higher than current proportion of one-bedroom and three-bedroom apartments to improve diversity, given a predicted increase in student and single worker populations, as well as overcrowding issues that have been identified through Council's Local Housing Study.</p> <p>The proposal has not sufficiently addressed affordability. While the Community Benefits Analysis provided indicates that the proposal could "deliver at least 5% affordable housing for key workers", which is in line with the Regional Plan's inclusionary zoning target of 5-10% "in defined precincts prior to rezoning" to capture some of the windfall gains of rezoning, and directing it towards affordable rental housing for very low and low-income households, an interim letter of offer does not include affordable housing as an item that could form part of a public benefits package.</p>
<i>Objective 12 – Great places that bring people together</i>	The proposal will reconnect the Liverpool city centre area to the Georges River and provide a continuous public open space network, as well as adaptive reuse of existing heritage items for community uses. It is envisaged that through a site-specific DCP a high amenity and connected precinct will result.
<i>Objective 13 – Environmental heritage is identified, conserved and enhanced</i>	A historical heritage assessment has indicated that three buildings – two 1940s sawtooth factory buildings and a front façade of an administration building – have high heritage value. The planning proposal request indicates that part of the two sawtooth factory buildings will be retained and adaptively reused for the purpose of a retail marketplace. The Administration building will also be retained and adapted for re-use.
<i>Objective 14 – A Metropolis of Three Cities – integrated</i>	The proposal is in an area defined as part of Liverpool City Centre. It reinforces Liverpool's role as a metropolitan cluster by



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<i>land use and transport creates walkable and 30-minute cities</i>	locating additional housing and jobs in the city centre close to public transport.
<i>Objective 22 – Investment and business activity in centres</i>	The planning proposal indicates potential for over 200,000 sq m of commercial floor space in the Liverpool city centre.
<i>Objective 23 – Industrial and urban services land is planned, managed and retained</i>	The proposal will see the transition of industrial land to mixed-use including residential. While this is not entirely consistent with the objective, both the Liverpool Collaboration Area Place Strategy and the LSPS identify that this precinct will transition from industrial to mixed use. Council's LSPS was assured by the Greater Sydney Commission and therefore it is considered that this proposal is consistent with the Greater Sydney Regional Plan.
<i>Objective 25 – The coast and waterways are protected and healthier</i>	<p>The proposal seeks to rezone industrial land around the Georges River to RE1, which will better protect the waterway while enhancing liveability by improving access and recreation opportunities.</p> <p>Some parts of planning proposal request impinge on Coastal Wetland Areas and may need to be revised to meet this Objective and Ministerial Directions.</p>
<i>Objective 30 – Urban tree canopy cover is increased</i>	The proposal's Urban Design Study states an intention to significantly increase urban tree canopy on-site to 25%.
<i>Objective 31 – Public open space is accessible, protected and enhanced</i>	The proposal seeks to increase the amount of RE1 Public Open Space on the site, providing connections to the existing Haigh Park. An interim letter of offer indicates the potential for a voluntary planning agreement to include embellishment and upgrade of existing local open spaces.
<i>Objective 33 – A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</i>	<p>A Placemaking Working Group has been established between Council and the proponents to explore placemaking and sustainability opportunities post-Gateway.</p> <p>At present, the planning proposal request does not include mechanisms to incentivise sustainability outcomes above minimums required, such as FSR bonuses.</p>
<i>Objective 34 – Energy and water flows are captured, used and re-used</i>	It is the intention for development to incorporate water sensitive urban design through a site-specific DCP. Ongoing consultation with Sydney Water to investigate recycled water provision on-site has also been encouraged.
<i>Objective 37 – Exposure to natural and urban hazards is reduced</i>	The site currently sits within the flood planning area, with much of the site subject to 1-in-100-year flood events. The proponent has advised that there is likely to be an engineering solution to make the development site suitable for residential development with off-site flood mitigation works, however further investigations needs

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	to be conducted post-Gateway to ensure this is a workable and acceptable solution to Council.
<i>Objective 38 – Heatwaves and extreme heat are managed</i>	Urban canopy targets will work to help manage heatwaves and mitigate extreme heat events.

Western City District Plan

Section 3.8 of the EP&A Act requires that the planning proposal authority gives effect to any district strategic plan applying to the LGA to which a planning proposal relates. The Western City District Plan outlines a series of priorities and actions to guide development and accommodate growth across the district.

Table 2: Consistency with the Western City District Plan

<b>Planning Priority</b>	<b>Comment</b>
<i>W3 – Providing services and social infrastructure to meet people’s changing needs</i>	The proposal sets aside land for a primary school and a community centre, as indicated as necessary in a Community Benefits Analysis. Further consultation will need to be held with Schools Infrastructure NSW to determine how the proposal can best satisfy the demand it will create for both primary and high schools.
<i>W4 – Fostering healthy, creative, culturally rich and socially connected communities</i>	The Urban Design Study envisages a walkable precinct with most residential development within a 200m radius of open space, and a high level of tree canopy to reduce the urban heat island effect and encourage walkability. The sites location is near to Liverpool Station, which is predicted to reduce car dependence, and it is proposed that heritage assets are repurposed into a community market.
<i>W5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport</i>	The proposal increases housing supply and access to jobs, services and public transport.  It has not been indicated how the proposal increases housing choice or affordability. All dwelling types will be apartments, consistent with the locale, and the proposal does not indicate measures to improve housing affordability, such as a percentage of housing to be provided as affordable rental housing. Further discussion with the applicant and DPIE/GSC is required on this point.
<i>W6 – Creating and renewing great places and local centres, and respecting the District’s heritage</i>	The proposal will reconnect the Liverpool city centre area to the Georges River and provide a continuous public open space network. It is envisaged that through a site-specific DCP a high amenity and connected precinct will result. A historical heritage assessment has indicated that three buildings – two 1940s sawtooth factory buildings and a front façade of an administration

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	building – have high heritage value. The planning proposal request indicates that part of the two sawtooth factory buildings will be retained and adaptively reused for the purpose of a retail marketplace. The Administration building will also be retained and adapted for re-use.
<i>W9 – Growing and strengthening the metropolitan cluster</i>	The proposal will provide further housing and jobs to support the development of Liverpool as a metropolitan cluster, however the scale of development and amount of commercial floorspace indicated could compete with the existing commercial core if not appropriately managed and development staged.
<i>W11 – Growing investment, business opportunities and jobs in strategic centres</i>	An increase in residential and commercial development will support investment, business opportunities and jobs in the Liverpool city centre. An improvement in amenity and additional open space around the Georges River will also increase the attractiveness of the area as an investment destination.
<i>W12 – Protecting and improving the health and enjoyment of the District's waterways</i>	The proposal seeks to rezone industrial land around the Georges River to RE1, which will better protect the waterway while enhancing liveability by improving access and recreation opportunities. Some parts of planning proposal request impinge on Coastal Wetland Areas and may need to be revised to meet this Objective and Ministerial Directions.
<i>W15 – Increasing urban tree canopy cover and delivering Green Grid connections</i>	The proposal provides green corridor connections between Liverpool Station and Haigh Park. The Urban Design Study also states an intention to significantly increase urban tree canopy on-site to 25%.
<i>W18 – Delivering high quality open space</i>	The proposal will provide additional open space in the city centre and provide better access to natural assets, such as Lake Moore. An Interim Letter of Offer also states that park embellishments could be provided as part of a public benefits package through a voluntary planning agreement. With a population of over 30,000 people expected at completion, Council staff are concerned that the quantum of open space provided will not be sufficient. It is Council's recommendation that an additional ~1.5 hectares of open space be provided so that a more appropriate quantum of open space is provided.
<i>W19 – Reducing carbon emissions and managing energy, water and waste efficiently</i>	<p>A Placemaking Working Group has been established between Council and the proponents to explore placemaking and sustainability opportunities post-Gateway, which could include ways the proposal can address climate change. It is the planning proposal's intention for development to incorporate water sensitive urban design through a site-specific DCP. Ongoing consultation with Sydney Water to investigate recycled water provision on-site has also been encouraged.</p> <p>While the proposal has a stated goal to be 'world's best practice', there is currently no mechanism in which to incentivise sustainability standards above business as usual.</p>
<i>W20 – Adapting to the impacts of urban and natural hazards and climate change</i>	The site currently sits within the flood planning area, with much of the site exposed to 1-in-100-year flood events. The proponent has stated that there is likely to be a solution to make the development site suitable for residential development with off-site

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	flood mitigation works, however further investigations needs to be conducted post-Gateway to ensure this is a workable and acceptable solution to Council.
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**4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?**

The planning proposal gives effect to Action 11.2 of the Liverpool LSPS. However it is noted that the action refers to 'an extensive open space system', and that it is Council officers' view that the quantum of open space proposed for the precinct, particularly space for active recreation, is not sufficient for the proposed population, and does not align with current Council adopted policy (the Recreation and Open Space Strategy) nor recommendations from the proposal's Community Benefits Analysis. Additional open space is recommended.

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

The following State Environmental Planning Policies (SEPPs) are of relevance to the site.

Table 3: Consistency with SEPPs

<b>Policy</b>	<b>Compliance</b>	<b>Justification</b>
SEPP No. 33 – Hazardous and Offensive Development	Consistent	The proposal will adopt the standard instrument definitions of hazardous and offensive development, which are not permitted on the site.
SEPP No. 55 – Remediation of Land	Consistent	The site will be appropriately remediated to ensure it is suitable for residential development. A Preliminary Site Investigation (PSI) report has been prepared to support the Planning Proposal Request and concludes the site can be remediated for its intended purpose.
SEPP No. 64 – Advertising and Signage	Consistent	The proposal does not contradict or hinder the application of the SEPP.
SEPP No. 65 – Design Quality of Residential Apartment Development	Consistent	The building envelope established by the proposal is capable of accommodating residential and mixed-use development that is consistent with SEPP 65 principles and with the Apartment Design Guide
SEPP (Affordable Rental Housing) 2009	Consistent	The proposal does not contradict or hinder application of the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent	The proposal does not contradict or hinder application of the SEPP.



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SEPP (Coastal Management) 2018	Consistent	The proposal contains areas listed as Coastal Wetland, Coastal Use Area, Coastal Environment Area and Coastal Wetlands Proximity Area. The SEPP, however, places conditions on development and not land use change, therefore the proposal itself is not inconsistent.
SEPP (Education Establishments and Child Care Facilities) 2017	Consistent	The proposal does not contradict or hinder application of the SEPP.
SEPP (Exempt and Complying Development Codes 2008	Consistent	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Concurrences and Consents) 2018	Consistent	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Infrastructure) 2007	Consistent	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Koala Habitat Protection) 2019	Consistent	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Primary Production and Rural Development) 2019	Consistent	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Vegetation in Non-Rural Areas) 2017	Consistent	The proposal is supported by a Biodiversity Assessment, which notes the site has been subject to considerable vegetation disturbance and does not contain remnant native vegetation. Any potential ecological communities discovered on site through detailed investigations may require a Biodiversity Development Assessment Report (BDAR) to determine ecosystem credits and offsets.
Greater Metropolitan REP No. 2 – Georges River Catchment	Consistent	The proposal is consistent with the Planning Principles contained in the REP including Acid Sulfate Soils, bank disturbance, flooding and water quality.

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**6. Is the planning proposal consistent with applicable Ministerial Directions?**

The planning proposal addresses the Ministerial Directions, pursuant to Section 9.1 of the EP&A Act 1979.

Section 9.1 Direction	Consistency	Justification
<b>1. Employment and Resources</b>		
1.1 Business and Industrial Zones	Justifiably Inconsistent	The Planning Proposal is justified by a strategy which meets the criteria of i, ii and iii of Direction 1.1. The site forms part of the Liverpool Collaboration Area Place Strategy, which is identified and endorsed within a suite of planning policy documents including the Region Plan and District Plan. This identifies the area as future 'mixed use'. The conversion of existing industrial land at Georges River North (Moore Point) is also supported by Council's LSPS. The Planning Proposal request further proposes a B6 Enterprise Corridor zone along Newbridge Road. This area has the potential to provide 47,570m <sup>2</sup> of employment space, providing an opportunity for urban services and other typically low impact land uses on the site. The delivery of the masterplan is a long-term process and any relocation of urban services land could be undertaken in a staged approach to minimise large scale relocation of urban services at any point in time. The Planning Proposal request is also supported by an Economic Impact Assessment, which supports the strategic merit of the rezoning.
<b>Environment and Heritage</b>		
2.1 Environment Protection Zones	Consistent	The site is identified as being adjacent to Environmentally Significant Land in accordance with LLEP 2008. This relates to land located on the north and western boundary of the site and generally follows the alignment of the Georges River foreshore. The Planning Proposal request does not propose amendments to the existing provision and area relating to Environmentally Sensitive Land contained in LLEP 2008. The Planning Proposal request considers the known environmental constraints around the foreshore and envisages future development be situated behind the foreshore building line in accordance with LLEP 2008.
2.2 Coastal Management	Justifiably Inconsistent	The site contains land identified as Coastal Environment Area, Coastal Use Area, Coastal Wetlands Proximity Area and Coastal Wetlands, as identified in the SEPP (Coastal Management). Part of this land is earmarked for public recreation, which will provide a better outcome than the currently IN2 zoned land. However, the Urban Design Study envisages a public domain around Lake Moore that

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		<p>may be inconsistent with the Coastal Management Plan objective to “protect and improve the extent and condition of estuarine and riparian vegetation”. Therefore, the Planning Proposal request may be inconsistent with part (4) of the Direction.</p> <p>The proposal also seeks to rezone an area that is Coastal Wetland to B4 Mixed Use. This would rezone land that would enable increased development, making it inconsistent with part (6) of the Direction.</p> <p>It is noted that the Urban Design Study envisages the area of Coastal Wetland to be open space. As such, no development is identified at this location that would undermine the protection of the coastal wetland.</p> <p>It is anticipated that future Development Applications (DAs) for the site will be required to address clause 13 and clause 14 of SEPP (Coastal Management) 2018. The Planning Proposal request, including the provision of open space along the foreshore, can thus allow for outcomes that can provide a significant environmental improvement for the site, the Georges River and Lake Moore consistent with the objectives of SEPP (Coastal Management) 2018 and the Direction, and thus satisfy part (4) of the Direction.</p> <p>While the Planning Proposal is inconsistent with part (6) of this direction, the rezoning of land identified as coastal wetland is of minor significance, and is indicated as open space on the Urban Design Study. Council may choose to add additional RE1 Open Space around Lake Moore to further protect coastal wetlands.</p> <p>As such, the Planning Proposal request addresses the objectives of the direction by continuing to protect and manage coastal areas.</p>
2.3 Heritage Conservation	Consistent	<p>An Aboriginal Heritage Assessment has been undertaken, which confirms the study area possesses low archaeological potential and no further assessment is necessary. A further Historical Heritage Assessment has been submitted, which provides recommendations for the management of the Heritage item.</p>
2.6 Remediation of Contaminated Land	Consistent	<p>The Planning Proposal request is supported by a Preliminary Site Investigation, which outlines various mitigation measures such as the preparation</p>

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		<p>of a RAP that can be implemented to ensure the land is suitable for its intended purpose.</p> <p>Council notes that the provided Preliminary Site Investigation does not satisfy all elements of the Ministerial Direction, however understands that this assessment can be revised post-Gateway.</p>
<b>3. Housing, Infrastructure and Urban Development</b>		
3.1 Residential Zones	Consistent	<p>The proposal will facilitate residential accommodation in close proximity to existing infrastructure and services. In particular, the proposal will provide an increase portion of apartments and high density living in an LGA typically characterised by low density detached dwellings. Residential accommodation is proposed within the bounds of existing urban areas and is not proposed to encroach into any environmental protection or sensitive areas.</p>
3.4 Integrating Land Use and Transport	Consistent	<p>The proposal will improve access to housing, jobs and services by walking, cycling and public transport infrastructure. The proposal aims to provide a range of active transport connections to reduce travel demand including the number of trips generated by the development and the distances travelled by car.</p> <p>Strategic transport modelling is being conducted for the site, and the wider Liverpool Collaboration Area, to understand the impacts and infrastructure needs required from the additional population. It is expected that this strategic modelling will be completed post gateway and prior to exhibition of the planning proposal.</p>
3.5 Development Near Regulated Airports and Defence Airfields	Consistent	<p>The proposal has been designed in consideration of its proximity to Bankstown Airport, including the known PANS-OPS and OLS requirements. The proposal seeks to amend LLEP 2008 by introducing new heights of 136 RL and 108 RL across the site in line with the recommended PANS-OPS measures.</p> <p>The proponent considers an RL the preferred height measurement to respond to the varied topography across the site where a height measured from natural ground level would result in irregular and stepped building forms at the detailed Development Application stage.</p> <p>It is anticipated consultation with the Commonwealth department responsible for airports and the Bankstown Airport operators will be undertaken during state agency consultation.</p>



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		Dependent on the outcomes of consultation, height of building controls may need to be reduced to the OLS, which would require a concomitant reduction in FSR to ensure appropriate scale and bulk of buildings.
<b>4. Hazard and Risk</b>		
4.1 Acid Sulfate Soils	Consistent	LLEP 2008 contains provisions relating to acid sulfate soils. The proposal does not seek to contravene or alter these controls. The proposal is accompanied by an Acid Sulfate Soils and Remedial Strategy, which advises a range of remedial options may be implemented to remediate the site for its intended purpose. It is anticipated future Development Applications will provide a Remedial Action Plan to provide guidance on addressing unexpected contamination that may be identified during the course of redevelopment.
4.3 Flood Prone Land	Justifiably Inconsistent	<p>A Flood Report has been prepared by J. Wyndham Prince under separate cover in support of the Planning Proposal request. The site is partially inundated by mainstream flooding in a 1% AEP event, where flows breach the banks of the Georges River and enter the site. However, the assessment has shown that with the implementation of mitigation measures, the proposed development may be consistent with the principles outlined in the Floodplain Development Manual.</p> <p>Council has requested the following additional information from the proponent to be provided post gateway and before exhibition of the proposal:</p> <ul style="list-style-type: none"> <li>• A detailed hydraulic analysis to assess the effectiveness of the proposed flood mitigation option</li> <li>• Provide flood impact assessment for all design flood events including the 1% AEP and PMF. Appropriate flood mitigation measures shall be incorporated including provision of compensatory flood storage and to demonstrate that there will be no adverse impacts on flood levels and flow velocity in the river and on the adjoining properties</li> <li>• Provide further detail on how the proposed flood mitigation option in Helles Park will ensure enhanced and effective recreation uses, in addition to effective flood mitigation</li> <li>• Submit a revised flood evacuation strategy with plans including levels to demonstrate that a continuous rising grade is achieved to a level above the PMF</li> </ul>

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4.4 Planning for Bushfire Protection	Consistent	Part of the site, largely east of Bridge Road, is identified as containing Bushfire prone land in Category 1 and Buffer zones. The proposal has been prepared with regards to the bush fire constraints on the site and is capable of incorporating a number of strategies to guide future development.
<b>6. Local Plan Making</b>		
6.1 Approval and Referral Requirements	Consistent	The proposal does not include consultation, referral or concurrence provisions, nor identifies any development as designated development.
6.2 Reserving Land for Public Purposes	Consistent	The proposal seeks to dedicate RE1 Public Recreation land that will form part of a public benefit offer/Voluntary Planning Agreement. This will be further negotiated with Council.
6.3 Site Specific Provision	Consistent	The proposal seeks to incorporate site-specific provisions to deliver a tailored and bespoke planning response to the site and its objectives. These provisions relate to preparation of a development control plan and sun protection of public open space.

## **5. CONSIDERATIONS FOR SITE SPECIFIC MERIT**

### **Section C – Environmental, social and economic impact**

#### ***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?***

The planning proposal request is accompanied by a Biodiversity Assessment Report. The report finds that there is nothing that would preclude rezoning. Relevant Council staff have indicated that the Biodiversity Assessment Report provides sufficient information on potential ecological matters for Gateway consideration.

Some of the land is listed as Environmentally Significant in the Liverpool LEP, however this land is to be provided as RE1 Public Open Space and will not be developed.

It is assumed that future development of the site in accordance with the Urban Design Study may require a Biodiversity Development Assessment Report (BDAR) and would include assessment of impacts across the entire site, including a targeted threatened species survey that will be undertaken post-Gateway.

One matter of National Environmental Significance was identified as having potential to be adversely affected by the proposed works is the *Pteropus poliocephalus* (Grey-headed Flyingfox), which is listed as a vulnerable species under the EPBC Act. It is considered that this species is likely to use some of the study area for seasonal foraging. An assessment on the Commonwealth

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Significant Impact Criteria is required for species listed under the EPBC Act and submitted with a BDAR.

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

Contamination

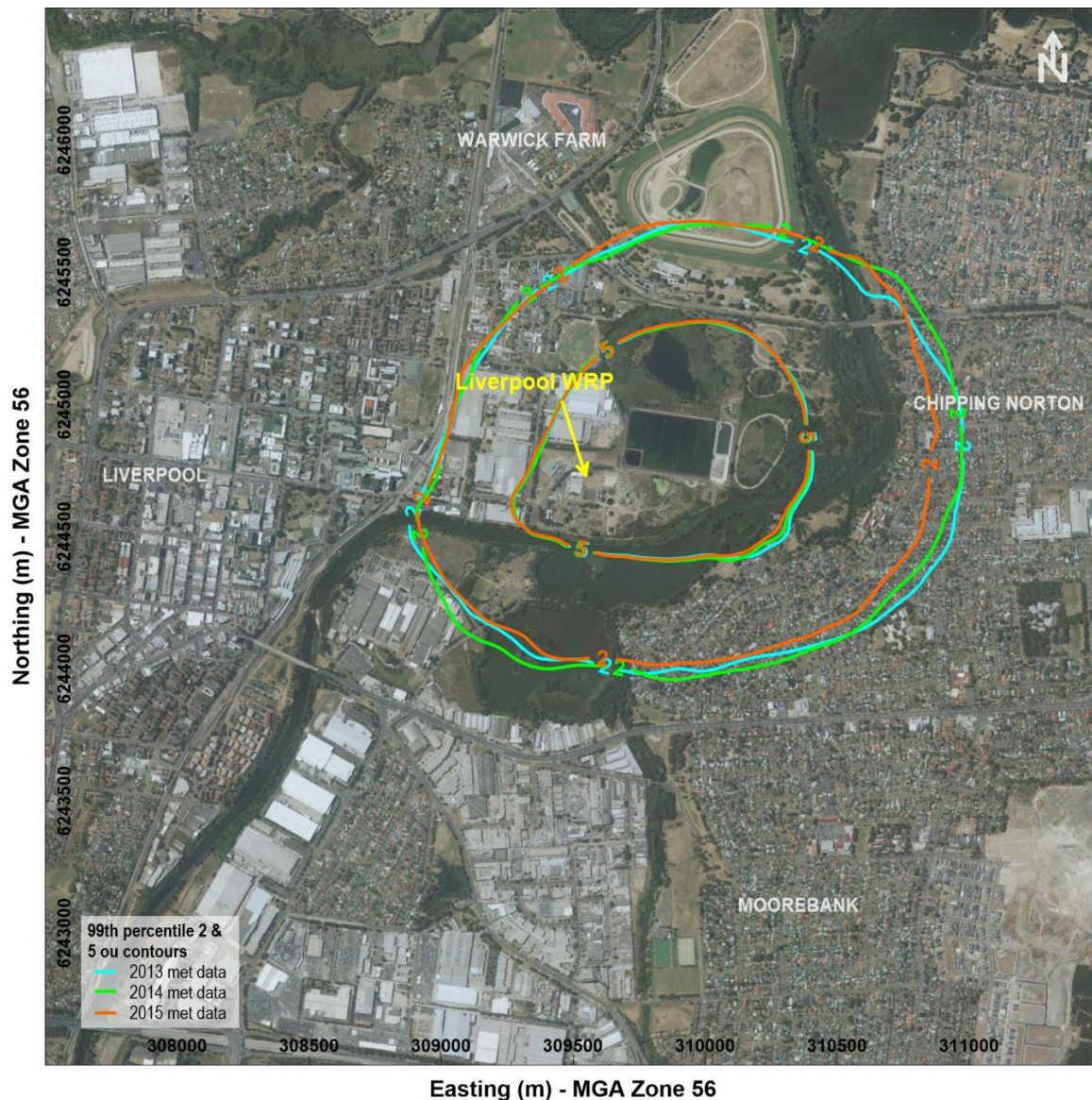
A Phase 1 site contamination assessment has been conducted by EI Australia, with the consultant stating that the assessment did not identify any evidence to preclude the Planning Proposal for rezoning the site to enable a mixed-use precinct. Council's internal referrals have indicated that the assessment does not fulfil all requirements of a Stage 1 Preliminary Site Investigation as outlined within the contaminated land planning guidelines referenced in Ministerial direction (No 2.6) issued 17th April 2020 and guidelines made and approved by the NSW EPA under the Contaminated Land Management Act 1997. However, Council understands that the Ministerial Direction allows for contamination issues to be resolved post-Gateway. It is expected that a revised contamination report meeting Ministerial Directions will be provided post-Gateway.

Offensive odour

The precinct is located on the opposite side of the river from the Liverpool water recycling plant, which includes an odour buffer that partially intrudes into the north-east of the site, according to the latest modelling provided by Sydney Water (see **Figure 11**). Council notes the EPA's *Technical framework - assessment and management of odour from stationary sources in NSW* indicates that councils should consider odour as part of strategic land use planning when determining future uses. While advice to date from Sydney Water has been to discourage development within odour buffers, the proposal does show residential development within this area. These issues can be further addressed during formal agency consultation with Sydney Water. It is also noted that an Air Quality Assessment provided with the Planning Proposal request indicates that there is a low likelihood of odour impact from water recycling plant.

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**Figure 10: Liverpool water recycling plant odour buffer at 2 odour units and 5 odour units**  
Source: Sydney Water, 2019

Strategic Transport Impact Assessment

A transport impact assessment is currently under development to understand transport infrastructure requirements and costings to support the Moore Point precinct being rezoned. A transport infrastructure working group (TIWG) has been established to progress this work, which includes Council, TfNSW, DPIE, GSC the JLG and consultants.

Stage 1 includes a due diligence and strategic assessment to understand infrastructure and services required to support planning proposals for the Georges River North precinct. The strategic assessment will be undertaken in the context of cumulative impacts due to growth in the Collaboration Area and surrounds.

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A Stage 2 Detailed Transport and Traffic Assessment will entail development of a more detailed assessment to assist in accurately identifying and informing the scope and costs for any infrastructure, including local transport infrastructure.

The strategic modelling will be completed post gateway and prior to exhibition of the planning proposal.

Flood mitigation and evacuation

The precinct is mostly mapped as being within the Flood Planning Area. The majority the precinct is mapped as having a medium flood risk with some areas of low and high flood risk, and a small portion along Newbridge Road unaffected by flooding.

The entirety of the subject land is flood affected. A Flood Impact Assessment accompanies the planning proposal request and indicates the site can be made suitable for mixed-use development. Council requires land used for residential and commercial development to be no lower than the 1% AEP flood level plus 0.5 m freeboard. This would require 74,000m<sup>3</sup> of fill on site. It is proposed that compensatory storage be provided off-site at Helles and Titalka Park, as indicated in **Figure 11**.

The Flood Impact Assessment concludes that the detailed flood assessment has demonstrated that, with the site, peak flood levels in surrounding properties and within the Georges River will not increase as compared to existing conditions in the catchment in the 1% AEP events.

Council's internal referral indicated that the Flood Impact Assessment and Flood Evacuation Strategy needs to address the following additional information to be considered satisfactory:

- A detailed hydraulic analysis to assess the effectiveness of the proposed flood mitigation option;
- A flood impact assessment for all design flood events including the 1% AEP and PMF. Appropriate flood mitigation measures shall be incorporated including provision of compensatory flood storage and to demonstrate that there is no adverse impacts on flood levels and flow velocity in the river and on the adjoining properties;
- Further detail on how the proposed flood mitigation option in Helles Park will ensure enhanced and effective recreation uses, in addition to effective flood mitigation; and
- A revised flood evacuation strategy with plans including levels to demonstrate that a continuous rising grade is achieved to a level above the PMF.

This additional information can be provided at the post gateway stage and prior to exhibition of the planning proposal.

Council will also need to resolve whether off-site compensatory storage is an acceptable solution, as it is currently not Council policy to support off-site solutions. However, as part of the solution, the proponent has offered to further embellish land at Helles Park to provide superior active recreation facilities.



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**Figure 11: Proposed compensatory cut areas**

Source: J Wyndham Price, 2020

### Riparian land

The treatment of the riparian zone is largely consistent with the *National Resources Access Regulator (NRAR) Riparian Guideline*. However, the treatment of the envisioned foreshore park does not conform to the Guideline, and thus a merit-based approach to assess this strategy for the entire site is proposed.

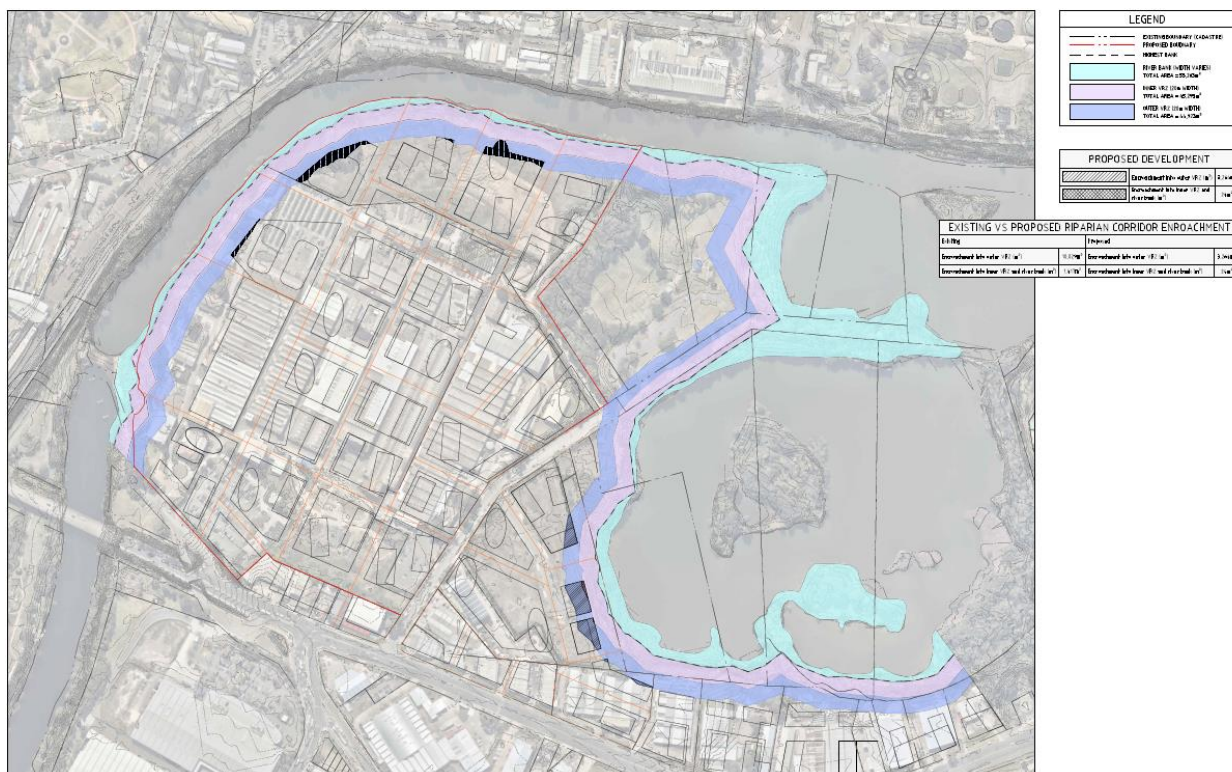
There are elements of built form that intrude into the outer riparian zone and slightly into the inner riparian zone close to Lake Moore, which requires further resolution as shown in the Urban Design Study and Riparian Strategy (see **Figure 12**). Council has indicated that it expects approximately a minimum 40-metre buffer of open space from top of bank adjacent to the Georges River and Lake Moore to ensure an appropriate interface with the river and lake. This is supported by Council's City Design and Public Domain team.



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**Figure 12: Proposed built form intrusion into Riparian Zone**

Source: Northrop, 2020

### Urban Design

Referral to Council's City Design and Public Domain unit has identified urban design issues concerning built form and public domain that are still to be resolved. While the scale of development is supported on the east of the site closer to Liverpool Station, the intended bulk and height of development closer to Haigh Park and around Lake Moore is not supported. The proponents have suggested that this can be controlled through the development of DCP controls, though the City Design staff have concerns that this could lead to challenges during the development assessment stage.

There is also concern over the 'urbanised' treatment around Lake Moore, which is listed as Coastal Wetland, and where Council's City Design and Public Domain unit indicate that the environmental qualities of the lake should have primacy.

Other urban design issues raised include:

#### 1. Context

- The illustrative master plan identifies a pedestrian bridge connection across the Georges River along the Liverpool Weir. However, Council is exploring the potential for a pedestrian connection over the existing pylons.

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- The location of Metro/Bus Interchange block in the proposed master plan would require pedestrians to walk at least 400m to the Liverpool Station to catch Sydney Trains. It is recommended that consideration be given to relocating the Metro/Bus Interchange block further west to improve the sites location relative to the existing Liverpool Station on the western side of the Georges River. Alternatively, an extension of the Metro/Bus Interchange block could be indicated along the south-west corner of the precinct.
- The proposed location of the community centre block (i.e. south-east corner of green corridor-linear park) fronts on to Lake Moore and limits its access to Haigh Park. It is recommended that the community centre block be relocated north of the green corridor (i.e. north-east corner of green corridor-linear park) to enable the community centre block to face both Haigh Park and Lake Moore.
- The streetscape cross section for the main road identifies the width of the road to be 20m wide with three lanes of vehicular traffic. It is requested that the plan include an option which caters to the future need of a different mode of transport and encourages residents to use public/active transport within the area.
- The streetscape sections show a 2m setback on either side of the street and rely on this proposed setback to achieve a wider pedestrian realm (i.e. 2.5m footpath and 2m building setback). The proposed 2m setback along property boundaries should be included as part of the street width to ensure a consistency in surface treatments and a consistent width of unobstructed pedestrian realm along the street.

**2. *Built Form + Scale***

- The urban design report/structure plan should be amended to show indicative building heights across the entire George's River North Precinct. Density and heights should progress from west to east (i.e higher densities and heights in the west, transitioning to lower densities and heights to the east).
- The built form identifies the importance of permeability at ground plane, however, falls short on elaborating on the character of mid-block crossings and shared serviceways. It is requested the plan include a section within the master plan that identifies all mid-block crossings/shared serviceways within the development and elaborates on the character, design quality and the desired visual/functional amenity for these mid-block crossings/serviceways.

**3. *Sustainability***

- It is essential to capture storm water runoff along the streets to the maximum extent possible. It is requested that Water Sensitive Urban Design (WSUD) principles are incorporated for streetscape planting and passive irrigation to capture the runoff and improve the quality of streets.

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**4. Landscape**

- The landscape structure plan quantifies the overall open space provision being approximately 20% of the area, however, the majority of this open space is located along the river foreshore. It is requested the plan is updated to provide for smaller open spaces that are publicly accessible (e.g. corner/pocket parks) to improve the distribution of open spaces within the blocks and increase the overall open space provision proposed within the master plan.
- The proposed residential flat buildings (RFB) located along Lake Moore do not have a consistent setback along the lot boundary and are very close to the riparian zone (i.e. the RFB building located on the south west corner of Lake Moore appears to have minimal setback from the lot boundary). The proposed master plan should have a minimum 40m setback from the lot boundary along Lake Moore to ensure that there are no building encroachments within the riparian zone.
- The interface of the linear park with the heritage plaza front (i.e. western entry of linear park) seems to be quite narrow and have a pinch point at its entry. It is requested that the width of linear park (i.e. along the interface of heritage plaza front and western entry) is increased to establish a more prominent physical and visual connection.
- The Georges River foreshore indicated in the plans does not outline the minimum width of the reserve along the foreshore. It is requested the plans are amended to identify a minimum width of the river foreshore for public use.
- The master plan identifies key recreation paths along the eastern banks of the Georges River but does not indicate any points of integration for Bill Morrison Park with the proposed River Foreshore. It is requested that the plan is amended to include a section that outlines the integration of Bill Morrison Park and larger green reserve on the eastern banks of Georges River with the proposed River foreshore within the development.
- Programming and staging for the delivery of place ideas and recreation opportunities must be aligned to ensure early release developments have adequate access to both these elements.
- Proposed street sections are too narrow and must not rely on setbacks on private land to achieve 4m wide footpaths.
- Podium landscapes with public space (e.g. street environments) with car parking below is not supported.

**5. Safety**

- It is essential that the aspect of public safety is ingrained within the fabric of the master plan. It is requested that a section that elaborates on the principles of Crime Prevention through Environmental Design (CPTED) be included.

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**6. *Amenity***

- The proposed school seems to be dependent on Haigh Park to provide its open space requirements. The proposed master plan should include the required open space within the school site.

**7. *Aesthetics***

- The master plan attempts to capture the character of the built environment for each precinct however, it does not elaborate on the design of building facades. Include a section that outlines the key principles that will guide the design of future building facades within the precinct (i.e. balconies, projections, awnings, entry features and include a suggested list of material & finishes that will help achieve the envisioned character for the precinct).

While recognising that these urban design issues may need to be addressed, it is considered that the refinement of these detailed design can be undertaken during the post-Gateway stage through inclusion into a site-specific DCP.

***9. How has the planning proposal adequately addressed any social and economic effects?***

**Social effects**

The planning proposal request is supported by a Community Benefits Analysis that indicates a range of supporting social infrastructure is required to support the development, including:

- New multipurpose community hub – approx. 2000m<sup>2</sup>;
- New local facility with indoor and outdoor space – approx. 400m<sup>2</sup>;
- Repurposing Moorebank Library and Community Centre to a district level multipurpose library facility – approx. 598m<sup>2</sup> to 2036 and 1,365m<sup>2</sup> to 2051;
- Deliver 1 new primary school, including Out of School Hours Care;
- Provision of quality early education and childcare centres (under 90 places);
- Deliver a total of at least 7.7. hectares of new quality open space. Should be delivered as 6.2 hectare of local parks of a minimum size of 0.3 hectares to 0.5 hectares. Parks should be within 200m of resident homes;
- Deliver up to 3 new (or embellished) district sports-fields including:
  - 1 new sports-field space within the precinct up to 2051;
  - Embellishments to Haigh Park to deliver additional sports-fields for informal team sports by 2036;
  - Protection and enhancement of Satyam Ghat.
- Up to 4.5/5 playgrounds for young children (0 to 4) by 2051 and up to 4 playgrounds for older children (5 to 11) by 2051 located throughout the precinct next to new open spaces;
- Up to 1 regional/district level outdoor youth recreation precinct. This could be provided through embellishment to existing Kelso Skate Park or through a new youth focused outdoor recreation space;



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- 1 indoor recreation centre providing up to 4 indoor courts that support a range of culturally appropriate sports such as futsal, indoor volleyball, badminton and table tennis;
- Provision of a water launch point for passive boating and viewing decks for passive recreation and fishing at Lake Moore;
- Communal pools or a contribution to improving facilities at Whitlam Centre;
- Provision of communal facilities within residential towers; and
- 5% of affordable housing for key workers.

Much of this can be provided through a Section 7.11 Contributions Scheme, or alternatively through a Voluntary Planning Agreement. It is noted, however, that the recommended affordable housing contribution has not been listed by the proponent in an initial letter of offer and thus the planning proposal request has not adequately addressed how an increased demand for affordable housing as a result of the proposal would be met. It is Council's view that up to 10% affordable rental housing could be provided, given the significant uplift on the site and the increased demand for affordable housing in the Liverpool LGA.

#### Economic effects

An Economic Impact Assessment has been conducted, which finds that potential loss of urban services land would be offset by the increased jobs resulting from 344,499sqm of mixed-use employment GFA across the entire precinct, supporting an estimated 23,617 jobs. Council's internal referral estimates this is more likely to be ~17,225 jobs if a benchmark of 20 sqm/job is used.

The EIA states that the effects on current urban services uses may be reduced through the zoning of part of the land facing Newbridge Road to B6 Enterprise Corridor, which provides the potential for any urban services or other low-impact industrial uses displaced during construction to be relocated back on-site.

The proposal is supported in principle by Council's City Economy unit, which notes that it is in keeping with Council's overall strategic planning for the area, as it seeks to activate and further enhance the Georges River foreshore. As well, the planning proposal request has the potential to create multiple additional jobs and training pathways, above the base case or current situation for the site.

#### **Section D – State and Commonwealth Interests**

##### ***10. Is there adequate public infrastructure for the planning proposal?***

Not currently.

#### Social infrastructure

*Open space*

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While the proposal mostly satisfies requirements for social infrastructure, Council staff have not been satisfied that the proposal provides adequate open space for the intended population. The planning proposal request indicates that approximately 20 per cent of the site will be provided as open space, including foreshore parkland around the Georges River and Lake Moore, and a 'linear park' taking the form of a widened pedestrianised street.

Council policy has been to require 2.83 hectares per 1000 persons of open space, which would require 39.78 hectares, larger than the entire Moore Point precinct. However, it is also understood that this metric is not appropriate for high density urban regeneration projects.

The Community Benefits Analysis provided by the applicant indicates that 20% of the site should be provided as open space. Council's Community Planning unit has indicated that this amount is insufficient, and additional space, particularly for active recreation, should be provided on-site, given the density of development proposed and the limited provision of open space across the Liverpool City Centre.

Council has considered the new Draft Greener Places Design Guide in its consideration of open space, and notes that the proposal meets many of the criteria of the draft guide, including quality, connectivity, multifunctionality and flexibility. However, it is considered that the population projected may lead to capacity issues for the open space provided, and that there isn't a diversity of space provided in the proposal, with most land being linear parkland suitable only for passive recreation.

Council has indicated that it is prepared to reduce its typical open space requirements to 1 hectare per 1000 persons and include Haigh Park in its consideration of open space provision. Council staff propose that approximately an additional 1.5 hectares be provided adjacent to Haigh Park, indicated as super lot R on **Figure 13** for the purposes of active recreation. This is supported by the proponent's Community Benefits Analysis (CBA) which indicates that a district-level sports space of 1.5 hectares should be provided, and that one new sports field space should be delivered *within* the precinct, while another two may be accommodated offsite through upgrades to Haigh Park.

With the addition of this open space, the total yield would also be reduced. As stated in Council's LSPS, Council will "refocus the City around the amenity and assets of the Georges River, while ensuring the natural character of the river is protected through development of an appropriate scale." It is considered that with additional open space, and subsequent reduced yield, the proposal will better meet the LSPS's stated intentions for development around the Georges River, while helping to satisfy Council's open space needs and stated LSPS requirements of an "extensive open space system".

Expert advice received by Council on the Planning Proposal by Simpson Wilson Architecture + Urban Design indicates that a minimum of 0.6 hectares of active open space needs to be provided per 1000 residents. The advice states that if not provided on-site, this needs to be within 2km/25 minutes walking distance. Given the population growth expected in the entire Collaboration Area, Council plans to develop an Open Space needs assessment for the entire Collaboration Area to

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understand the quantum and types of open space required and where it is best located taking into account expected population growth.

Until the open space and active recreation needs of the Collaboration Area are better understood, Council staff support listing super lot 'R' as open space. Council staff also support including an approximately 40m buffer of open space from the top of bank around Lake Moore.

The proponent has provided additional information on open space in a Benchmarking Report, reiterating that active recreation space is not the highest and best use for the precinct, that it considers Moore Point to be an exemplar in provision of open space, and that a loss of development potential could impact upon the precinct's ability to support good urban outcomes through increased population density and its associated activity (advice provided in the Attachments).



**Figure 13: Moore Point structure plan with superlot references**

Source: SJB, 2020

### Emergency Services

Further information on the demand for emergency services has also been requested post-Gateway. Typically, police, ambulance and fire stations are provided at a 20,000-population

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threshold. It is unknown whether the existing services can accommodate the additional demand from existing locations, and further analysis is required.

Aged services

The proposal does not investigate current or induced demand for aged services and accommodation. This requires further analysis post-Gateway.

School needs

The proposal does not meet benchmarks set by Liverpool City Council regarding the provision of schools, which indicate that 6.6 primary schools and 2 high schools will be required to support the population. The CBA indicates that one new primary school may be needed, and potentially an additional high school. At present, only space for one primary school has been provided on the structure plan, however further consultation with Schools Infrastructure NSW will be conducted post-Gateway.

Transport infrastructure

It is unclear as to the transport infrastructure that will be required to support development of the site as proposed in the planning proposal request, as Stage 1 and Stage 2 strategic transport modelling have not yet been completed. Following completion of this work post-Gateway, a suitable funding mechanism will need to be determined to ensure transport infrastructure is provided. Further consultation with TfNSW and DPIE will be undertaken through the work of the transport infrastructure working group, and post-Gateway.

Utilities

With respect to services and utilities, a report by ADW Johnson confirms all authorities have advised that they can service the proposed overall development outcome. In some cases, upgrades to the existing network will be required. This is summarised below.

*Sydney Water*

- Upgrade of potable water supply likely;
- Major upgrade of existing pumping station to be completed to service development;
- The upgrade works will be completed by Sydney Water and take an estimated 3 years from concept to completion.

*Endeavour*

- Eight new 11kV feeders from Moorebank Zone Substation;
- Six new circuit breaker terminations at Moorebank Zone Substation; and
- Two new switching stations at Moorebank Zone Substation.

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*NBN Co*

- Fibre connecting the site to the existing Liverpool Fibre Access Node (FAN) to be constructed by NBN

*Jemena*

- Installation of below-ground regulator station.

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

Relevant public bodies will be consulted should a Gateway determination be issued.

Preliminary consultation on the planning proposal, as required by Council's Community Participation Plan, received one response from a state public authority – Schools Infrastructure NSW. It stated that the proposal would lead to a substantial increase in the total number of government primary and secondary school students, which would be more than can be accommodated at existing schools. SINSW requested further ongoing consultation to ensure educational facilities are supporting community needs and are appropriately resourced to service future population growth.

**Next Steps**

The usual process for planning proposal requests, following a review of the proposal, is for Council officers to finalise the proposal detailing the proposed changes to LLEP 2008. The Planning Proposal request would then be reported to Council for endorsement and subsequently forwarded to the DPIE seeking a Gateway determination.

Following a Gateway determination, in support of the planning proposal, there will be public authority and community consultations, a public exhibition period and a further report to Council prior to proceeding with the making of any amendment to LLEP 2008.

**6. CONCLUSION**

This assessment finds that the proposed rezoning of the subject land within the Georges River North precinct has strategic merit, and site merit subject to the finalisation of transport and flood studies, and revision of the planning proposal to increase public open space and provide a suitable scale of development, particularly around the Lake Moore area.

The proposed rezoning of the subject land in the Georges River North precinct will facilitate the development of a high-quality mixed-use precinct to support the city centre, as envisaged in Council's LSPS and the Liverpool Collaboration Area Place Strategy.

Council staff recommend that the LPP advise that the proposal should be forwarded to DPIE for a Gateway determination.



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**7. ATTACHMENTS**

- 1. Planning Proposal**
- 2. Urban Design Study**
- 3. Additional Urban Design Analysis**
- 4. Aboriginal Heritage Report**
- 5. Aeronautical Assessment**
- 6. Air Quality Assessment**
- 7. Biodiversity Assessment**
- 8. Community Benefits Analysis**
- 9. Demographic Analysis**
- 10. Economic Impact Assessment**
- 11. Flood Evacuation Strategy**
- 12. Flood Impact Assessment**
- 13. Historical Heritage Assessment**
- 14. Interim Letter of Offer**
- 15. Moore Point Benchmarking Report**
- 16. Part 1 Contamination Assessment**
- 17. Part 2 Preliminary Acid Sulfate Soil Management Plan**
- 18. Place Design Framework**
- 19. Riparian Strategy**
- 20. Riparian Strategy Appendix**
- 21. Servicing Infrastructure Report**
- 22. Strategic Transport Impact Assessment**
- 23. Sustainability Statement**