

Item Number:	0
Application Number:	RZ-4/2024
Proposed Development:	Planning Proposal to amend Schedule 5 of the Liverpool Local Environmental Plan 2008
Property Address	Lot 17 Leacocks Lane, Casula NSW 2170
Legal Description:	LOT 17 DP 554086
Applicant:	Liverpool City Council
Land Owner:	NSW National Park and Wildlife Service (NPWS)
Cost of Works:	N/A
Recommendation:	Proceed to Gateway Determination
Assessing Officer:	Rumana Ahkter

This Planning Proposal (**Attachment 1**) is a Council Initiated Planning Proposal, which relates to Lot 17 Leacocks Lane, Casula (Lot 17 DP 554085). The subject site is currently zoned as C1 National Parks and Nature Reserve and owned by the NSW National Parks & Wildlife Service (NPWS). The site is 3 hectares in size, and located along Leacocks Lane, Casula directly adjacent to All Saints Catholic College.

At the Ordinary Meeting of Council on 28 February 2024, a Motion of Urgency (MoU 01) was tabled, and subsequently endorsed by Council, seeking an immediate Interim Heritage Order be placed on Lot 17 Leacocks Lane Casula. A copy of the gazettal is provided as Attachment 2 within the Planning Proposal report.

As a result of the Council Resolution, Council staff engaged an independent Heritage Consultant, who drafted a Heritage Significant Assessment (Attachment 1 within the Planning Proposal report). This assessment concluded that the 'Mount Omei' property – including the house, gallery and lookout area – is of local heritage significant under all seven (7) criteria of the Heritage Council of NSW.

On 24 July 2024, Council resolved for a planning proposal to be prepared to initiate an amendment to the Liverpool Local Environmental Plan 2008 (LLEP 2008). The proposal involves amending LLEP 2008 to list Lot 17 Leacocks Lane, Casula (Mount Omei) NSW under the Schedule 5 Environmental Heritage.

As such, the Council initiated planning proposal is referred to the Liverpool Local Planning Panel in accordance with Section 2.19 of the Act for advice.

Determination of strategic and site-specific merit has been assessed in accordance with '*A guide to preparing a planning proposal*' published by NSW Department of Planning, Housing and Infrastructure (DPHI) (August 2023). Council staff have prepared the proposal and consider the planning proposal has strategic and site-specific merit and complies with the broader planning framework. Therefore, following Council endorsement, it is recommended that the planning proposal is forward to the DPHI for a Gateway Assessment.

NEXT STEPS

Following the Panel's consideration the proposal will be reported to Council for endorsement. Pending Council support, the proposal will be forwarded to DPHI seeking a Gateway determination.

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

RECOMMENDATION

That: the Planning Proposal is forward to the Department of Planning, Housing and Infrastructure for a Gateway Determination assessment.

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ATTACHMENTS

1. Planning Proposal Report - Mt Omei (Heritage Listing) (Under separate cover)

**ADVICE ON PLANNING PROPOSALS
LIVERPOOL LOCAL PLANNING PANEL**

Monday, 28 October 2024

Held online via
MS Teams

Panel:

Heather Warton	(Chair)
Stephen McMahon	(Expert)
David Lloyd	(Expert)
Ellie Robertson	(Community Representative)

There were no conflicts of interest declared by any Panel members in relation to any items on the agenda.

Item 1: RZ-3/2024

The Proponent's representatives presented the Proposal and were available to answer questions:

Schandel Fortu - Ethos Urban
Jordan Balazs - Ethos Urban
Nick Healey - Paynter Dixon
Antoinette Lee - Paynter Dixon
Stephen Cox - Turner Studio
Janene Fowlstone - Turner Studio
Morgan Stewart – Workers Lifestyle Group

28 October 2024

Item 2: RZ-4/2024

APPLICATION NUMBER:	RZ-4/2024
SUBJECT:	Planning Proposal to amend Schedule 5 of Liverpool Local Environmental Plan, to list the site and an Item of Environmental Heritage
LOCATION:	Lot 17 Leacocks Lane Casula; Lot 17 DP 554086
OWNER:	NSW National Park and Wildlife Service
APPLICANT:	Initiated by Liverpool City Council
AUTHOR:	Rumana Ahkter

ADVICE OF THE PANEL

The Planning Proposal is to make the site, 'Mount Omei', including the house, gallery, and lookout area and gardens an Item of Environmental Heritage by way of a listing in Schedule 5 of Liverpool LEP 2008. The Panel notes that an Interim Heritage Order prepared by the Council, was published in the Government Gazette on 22 March 2024.

The Planning Proposal is supported by a Heritage Significance Assessment Report, which concluded that the site met all seven criteria for heritage listing as an item of local heritage significance. This report updated a 2006 Heritage Assessment report commissioned by the site owner, NSW National Park and Wildlife Service. The owner, NSW National Park and Wildlife Service will be consulted and advised of the Proposal during the course of the process.

The Panel advises the Council that the proposed heritage listing has strategic and site specific merit, as outlined in the Planning Proposal Justification Report.

The Panel's advice to the Council is that the Proposal should proceed to Gateway. It is also recommended that a Conservation Management Plan be prepared to support the on-going conservation of the site.

VOTING NUMBERS:

4-0