

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

21 DECEMBER 2023

Held online via
MS Teams

Panel: Michael Mantei (Chair)
Jason Perica
Stuart McDonald
Daryl Hawker

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

21 DECEMBER 2023

ITEM No:	1
APPLICATION NUMBER:	RZ- 7/2023
SUBJECT:	Amending the State Environmental Planning Policy (Precinct- Western Parkland City) to secure industrial land in Austral.
LOCATION:	Multiple land parcels in IN2-Light Industrial zone
OWNER:	Multiple landowners
APPLICANT:	Liverpool City Council
AUTHOR:	Masud Hasan

ADVICE OF THE PANEL

The Panel understands the need for a special provision to control non-industrial uses in the IN2 Light Industrial Zone at Austral. The Panel notes that there are unique pressures on non-industrial development in this particular precinct given the large undeveloped lots. This particular precinct is experiencing pressures that are not generally experienced on E4 zoned land under LEP 2008, which justifies a unique approach. Particularly, “non-industrial” uses that typically service existing workers in industrial areas are most appropriate in developed industrial areas, as opposed to new greenfield industrial areas. In the latter circumstance, it is important ancillary non-industrial uses do not hinder or compromise the primary uses sought to be established.

The Panel recommends Council consider either defining the expression “combined area” used in clause 6.7(3)(b), or rewording clause 6.7(4), so as to clarify whether “total area” includes gross floor area in the case of multilevel buildings and whether carparks, landscaped areas and circulation areas etc are counted where they are used both for industrial and non-industrial uses.

The Panel supports the proposed FSR for non-industrial uses of 0.05:1.

VOTING NUMBERS:

4-0

