

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

Monday 2nd September 2019

Held at the
'Gold Room, Liverpool Library'
170 George Street
LIVERPOOL

Panel: Michael Mantei (Chair)
Jason Perica Expert
Matthew Taylor Expert
Carl Hadfield Community Rep

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

LIVERPOOL CITY COUNCIL

ADVICE OF LIVERPOOL LOCAL PLANNING PANEL

2 September 2019

ITEM No:	1
SUBJECT:	Planning proposal to prepare a principal LEP- Liverpool Local Environmental Plan 2020
RECOMMENDATION	Proceed to gateway determination
AUTHOR:	Nancy-Leigh Norris Strategic Planner

ADVICE OF THE PANEL

Planning Proposal for LEP 2020

As a general comment, the panel supports the integration of the Local Strategic Planning Statement into the LEP controls and future DCP place strategies. The LSPS provides guidelines and character statements for access and movement, infrastructure and community, housing and neighbourhoods, economy and centres and environment and open space. As such the LSPS is a valuable planning tool for the 20 year vision for Liverpool. The community consultation as part of the LSPS is a key indicator in relation to the future planning and visioning of the LGA. Practically, it is sensible to implement the LSPS in stages, and panel acknowledges that this Planning Proposal (PP) is the first of several expected stages.

The panel provides the following advice in relation to the separate components of the planning proposal.

Moorebank Rezoning R4 to R3

The panel considers that the proposed change from R4 to R3 of a portion of the R4 zone at Moorebank has strategic merit. The panel notes that the amendment is justified by SGS Moorebank Rezoning Advice and SGS Liverpool Housing Study.

Given that part of the justification for the change is to support increased housing diversity provided by a medium density zoning, including potential complying development, the panel recommends that Council commit to a review of the amendment after 2 or 3 years from the commencement of the amending LEP in order to assess the actual versus predicted take up of a more diverse range of housing types in the R3 zone. The review should also assess whether the FSR and height development standards are encouraging or discouraging take up of low-rise medium density housing, as this is a critical interface of built form and environment between different zoning areas.

Cross Roads Casula Industrial Precinct

The panel recommends that Council officers determine the most appropriate zone (IN1 or IN2) after comparing the range of permitted uses in both zones.

The panel recommends that Council officers review all existing development consents within the precinct to determine whether the change in zoning will result in any prohibited development which will result in those sites enjoying existing use rights. If there are any such approvals, Council could consider listing these uses as permitted with development consent in the additional uses schedule.

The panel recommends Council officers assess the current GFA of development within the precinct to assess the potential change in built form arising from a change in zoning, and include this information in the PP.

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Sydney Water Infrastructure

The panel recognises that an SP2 zone will provide greater certainty for Sydney Water assets, however it will limit future uses, flexibility over time and potential value of these assets should any of these assets become surplus to Sydney Water needs.

Landuse Table Amendments

The panel supports these changes.

Clause Amendments

The panel supports these changes, with the following comments:

1. In proposed clause 5.16, the expression “land uses that are likely to be preferred” is uncertain and would benefit from a further clause to the effect that the consent authority is to have regard to the LSPS, objectives of the zone etc when determine what land uses are “likely to be preferred”.
2. In clause 7.16, the panel suggests retaining the expression “street level” rather than “ground floor”.
3. As part of ongoing reviews, Council could consider a greater range of uses at street level of these buildings in light of the objective of street activation. If business and commercial uses are not possible over time, other ancillary uses augmenting housing above could be considered, such as music/dance rooms, training or meeting spaces, as active use is preferable to vacant space.

Schedule Amendments

The panel supports these changes, with the following comments:

1. Retain clauses 18 to 20 of Schedule 1. This will ensure any future alterations and additions to these buildings are permitted with development consent, rather than making the owners relying on existing use rights. In turn, this will mean other development standards in the LEP would apply to future development.
2. In connection with proposed clause 44 of schedule 2 – exempt development (community events and temporary uses of Council land), the panel recommends Council implement a procedure to ensure that applications for licences to undertake community events and temporary uses of Council land are referred to the planning department for comment and assessment of potential environmental impacts of these events. This procedure would facilitate consideration of environmental impacts by appropriately trained staff, and address potential perceived conflicts of interest, by separating property and environmental considerations in the assessment process.

VOTING NUMBERS:

4-Nil