

Attachment A – Proposed LEP Amendments

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
Part 1 Preliminary		
1.	1.1 Name of Plan	This Plan is Liverpool Local Environmental Plan 2008 2020 .
2.	1.2 Aims of Plan	<p>(1) This Plan aims to make local environmental planning provisions for land in Liverpool in accordance with the relevant standard environmental planning instrument under section 33A 3.20 of the Act.</p> <p>(2) The particular aims of this Plan are as follows:</p> <p>(a) to encourage a range of housing, employment, recreation and services to meet the needs of existing and future residents of Liverpool,</p> <p>(b) to foster economic, environmental and social well-being so that Liverpool continues to develop as a sustainable and prosperous place to live, work, <i>study</i> and visit,</p> <p>(c) to provide community and recreation facilities, maintain suitable amenity and offer a variety of quality lifestyle opportunities to a diverse population,</p> <p>(d) to strengthen the regional position of the Liverpool city centre as <i>Sydney's third CBD</i>, the service and employment centre for Sydney's south west region, and the service, employment, health and education centre for Sydney's south west region,</p> <p>(e) to concentrate intensive land uses and trip-generating activities in locations most accessible to <i>public</i> transport and centres,</p> <p>(f) to promote the efficient and equitable provision of public services, infrastructure and amenities,</p>
		The new LEP is to be known as Liverpool LEP 2020.
		Correct numbering anomalies in response to the March 2018 restructure of the <i>Environmental Planning and Assessment Act 1979</i> .
		The amendment reflects the desire for Liverpool city centre to be a 'City of Learning'.
		The amendment reflects Council's vision of Liverpool as Sydney's third CBD, consistent with the LSPS vision and Planning Priority 5.
		The amendment reflects LSPS Planning Priority 7.

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	<p>(g) to conserve, protect and enhance the environmental and cultural heritage of Liverpool,</p> <p>(h) to protect and enhance the natural environment in Liverpool, <i>incorporating and promote</i> ecologically sustainable development,</p> <p>(i) to minimise risk to the community in areas subject to environmental hazards, particularly flooding and bush fires, <i>by managing development in sensitive areas,</i></p> <p>(j) to promote a high standard of urban design that responds appropriately to the existing or desired future character of areas,</p> <p>(k) <i>to improve public access along waterways and green corridors while protecting natural values,</i></p> <p>(l) <i>to improve public transport accessibility, and facilitate the increased use of active and public transport,</i></p> <p>(m) <i>to enhance the amenity and positive characteristics of established residential areas,</i></p> <p>(n) <i>to ensure the agricultural production potential of rural land and prevent its fragmentation.</i></p> <p>(o) <i>to encourage development opportunities for business and industry so as to deliver local and regional employment growth.</i></p>	<p>Word choice.</p> <p>The amendment is made to be consistent with the other Aims of Plan.</p> <p>The amendment reflects LSPS Planning Priority 14 and the current RE1 Public Recreation zoning of land along the waterways.</p> <p>The amendment reflects LSPS Planning Priorities 1, 5, 7 and the current zoning around centres close to transport.</p> <p>Relates to LSPS Planning Priorities 6 and 8.</p> <p>Relates to LSPS Planning Priority 16, and the objectives of rural zones.</p> <p>To recognise the important role of Liverpool's industrial areas.</p>
3.	<p>1.8 Repeal of planning instruments applying to land</p> <p>(1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.</p> <p>Note. The following local environmental plans are repealed under this provision:</p> <p>(a) Liverpool Local Environmental Plan 1997,</p>	<p>As the 1997 and 2007 local environmental plans were repealed under the 2008 LEP, it is no longer necessary for these to be specified. This principal LEP amendment will however repeal LLEP 2008.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	(b) Liverpool City Centre Local Environmental Plan 2007.	
	(a) <i>Liverpool Local Environmental Plan 2008.</i>	
4.	1.9A Suspension of covenants, agreements and instruments	
	(2) This clause does not apply:	
	(b) to any prescribed instrument within the meaning of section 183A of the Crown Lands Act 1989 13.4 of the <i>Crown Land Management Act 2016</i> , or	The <i>Crown Lands Act 1989</i> was repealed with effect from 1 July 2018.
	(d) to any trust agreement within the meaning of the Nature Conservation Trust Act 2001 <i>Biodiversity Conservation Act 2016</i> , or	The <i>Nature Conservation Trust Act 2001</i> was repealed with effect from 25 August 2017.
	(e) to any property vegetation plan within the meaning of the Native Vegetation Act 2003 <i>Local Land Services Amendment Act 2016</i> , or	The <i>Native Vegetation Act 2003</i> was repealed with effect from 25 August 2017.
	(f) to any biobanking agreement within the meaning of Part 7A of the Threatened Species Conservation Act 1995 <i>Biodiversity Conservation Act 2016</i> .	The Threatened Species Conservation Act 1995 was repealed with effect from 25 August 2017.

Part 2 Permitted or prohibited development – Land Use Table

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
5. RU1 Primary Production	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To ensure that development does not unreasonably increase the demand for public services or public facilities. • To ensure that development does not hinder the development or operation of the <i>Western Sydney International (Nancy-Bird Walton) Airport</i> an airport on Commonwealth land in Badgery's Creek. • To preserve bushland, wildlife corridors and natural habitat. 	The airport on Commonwealth land in Badgery's Creek is now known as the Western Sydney International (Nancy-Bird Walton) Airport.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>2 Permitted without consent Environmental protection works; Extensive agriculture; Home-based child care; Home occupations</p> <p>3 Permitted with consent Agriculture; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Environmental facilities; <i>Environmental protection works</i>; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Hazardous storage establishments; Health consulting rooms; Helipads; Heliports; Home businesses; Home industries; Landscaping material supplies; Offensive storage establishments; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals; Water recreation structures</p>	<p>Land zoned RU1 Primary Production is likely to have established areas of biodiversity. The carrying out of environmental protection works without consent may result in significant impacts on the broader environment. Accordingly, it is proposed to make environmental protection works require consent. This is consistent with the other rural zones under the LEP.</p>
6.	<p>Land Use Table</p> <p>B1 Neighbourhood Centre</p> <p>1 Objectives of zones</p> <ul style="list-style-type: none"> To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. To provide the opportunity for small scale supermarkets that will provide goods for the day-to-day needs of people who live and work in the surrounding neighbourhood. To allow for residential and other accommodation while maintaining active retail, business or other non-residential uses at street level. <i>To facilitate a high standard of urban design and a unique character that contributes to achieving a sense of place for the local community.</i> <p>2 Permitted without consent</p>	<p>The four existing objectives focus on the provision of retail services and active street frontages to meet the needs of the local community. The proposed additional objective will encourage better built form outcomes in neighbourhood centres.</p> <p>Environmental protection works are listed as both permitted without consent and permitted with consent in</p>

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	<p>Environmental protection works; Home-based child care; Home occupations</p> <p>3 Permitted with consent Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; <i>Car parks</i>; Centre-based child care facilities; Community facilities; Educational establishments; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Respite day care centres; Roads; Service stations; Serviced apartments; Shop top housing; Shops; Tank-based aquaculture; Veterinary hospitals</p>	<p>the B1 Neighbourhood Centre zone. Its listing under permitted without consent is removed as part of this planning proposal.</p> <p>Car parks are considered compatible with the B1 Neighbourhood Centre and are accordingly made permitted with consent as part of this planning proposal.</p>
7.	<p>Land Use Table</p> <p>B2 Local Centre</p> <p>3 Permitted with consent Boarding houses; Building identification signs; Business identification signs; <i>Car parks</i>; Centre-based child care facilities; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Helipads; Home businesses; Home industries; Hostels; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals</p>	<p>Car parks are considered compatible with the B2 Local Centre and are accordingly made permitted with consent as part of this planning proposal.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
8. B3 Commercial Core	<p>3 Permitted with consent <i>Amusement centres</i>; Building identification signs; Business identification signs; <i>Car parks</i>; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Group homes; Helipads; Heliports; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tank-based aquaculture; Veterinary hospitals; Water recreation structures</p>	<p>Car parks are considered compatible with the B3 Commercial Core and are accordingly made permitted with consent as part of this planning proposal.</p> <p>Amusement centres are considered compatible with the B3 Commercial Core zone and are accordingly made permitted with consent as part of this planning proposal.</p>
9. B4 Mixed Use	<p>3 Permitted with consent <i>Amusement centres</i>; <i>Artisan food and drink industries</i>; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; <i>High technology industries</i>; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recreation structures</p>	<p>Amusement centres are considered compatible with the B4 Mixed Use zone and are accordingly made permitted with consent as part of this planning proposal.</p> <p>Artisan food and drink industries and high technology industries are made permitted with consent in accordance with the LEP Health Check (p. 47) which recommends expanding zones for creative industries.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
10.	<p>Land Use Table</p> <p>B5 Business Development</p> <p>3 Permitted with consent Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; <i>Kiosks</i>; Landscaping material supplies; Light industries; Liquid fuel depots; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Pubs; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Specialised retail premises; Storage premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres</p>	<p>Kiosks are considered compatible with the B5 Business Development zone and are accordingly made permitted with consent as part of this planning proposal.</p>
11.	<p>Land Use Table</p> <p>B6 Enterprise Corridor</p> <p>3 Permitted with consent Building identification signs; Business identification signs; Business premises; Car parks; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Garden centres; Hardware and building supplies; Helipads; Home businesses; Hotel or motel accommodation; Information and education facilities; Landscaping material supplies; Light industries; Liquid fuel depots; <i>Multi-dwelling housing</i>; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Service stations; Serviced apartments; Shop top housing; Storage premises; Tank-based aquaculture; Transport depots; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres</p>	<p>The removal of multi dwelling housing from the B6 Enterprise Corridor zone will ensure enterprise corridors contain uses which promote businesses and provide a range of employment uses as per the objectives of this zone.</p> <p>Residential uses remain permitted with consent in the B6 Enterprise Corridor zone by way of shop top housing.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
12. IN1 General Industrial	<p>3 Permitted with consent</p> <p>Boat sheds; Building identification signs; Business identification signs; Car parks; Cemeteries; Centre-based child care facilities; Community facilities; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Helipads; Heliports; Hotel or motel accommodation; Industrial training facilities; Industrial retail outlets; Information and education facilities; Kiosks; Light industries; Liquid fuel depots; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Sex services premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Transport depots; Vehicle body repair workshops; Vehicle repair stations; <i>Vehicle sales or hire premises</i>; Warehouse or distribution centres</p>	<p>Cemeteries have been identified as incompatible with the IN1 General Industrial zone in the suite of industrial studies informing this planning proposal. They remain permitted with consent in the RU1 Primary Production and RU4 Primary Production Small Lots zones.</p> <p>Vehicle sales or hire premises have been added. However, these are limited to 500m² hardstand floor area under proposed amendments to Clause 5.4.</p>
13. IN2 Light Industrial	<p>3 Permitted with consent</p> <p>Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Car parks; Cemeteries; Centre-based child care facilities; Community facilities; Depots; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Garden centres; Hardware and building supplies; Helipads; Heliports; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Light industries; Liquid fuel depots; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Pubs; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation</p>	<p>Cemeteries and Recreation facilities (major) have been identified as incompatible with the IN2 Light Industrial zone in the suite of industrial studies informing this planning proposal.</p> <p>Cemeteries remain permitted with consent in the RU1 Primary Production and RU4 Primary Production Small Lots zones.</p> <p>Indoor and outdoor recreation facilities remain permitted with consent in the IN2 Light Industrial zone. Recreation facilities (major) remain permitted with consent in the RE1 Public Recreation and RE2 Private Recreation zones.</p>

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	<p>facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Service stations; Sex services premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water recreation structures</p>	
14.	<p>Land Use Table</p> <p>IN3 Heavy Industrial</p> <p>3 Permitted with consent</p> <p>Boat building and repair facilities; Boat sheds; Building identification signs; Business identification signs; Cemeteries; Crematoria; Depots; Environmental facilities; Environmental protection works; Flood mitigation works; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industrial storage establishments; Heavy industries; Helipads; Horticulture; Kiosks; Light industries; Liquid fuel depots; Mortuaries; Offensive storage establishments; Oyster aquaculture; Passenger transport facilities; Recreation areas; Recreation facilities (outdoor); Resource recovery facilities; Roads; Rural industries; Sex services premises; Storage premises; Tank-based aquaculture; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres</p>	<p>Cemeteries, Light industries, Recreation facilities (outdoor), Sex services premises and Storage premises have been identified as incompatible with the IN3 Heavy Industrial zone in the suite of industrial studies informing this planning proposal.</p> <p>Cemeteries remain permitted with consent in the RU1 Primary Production and RU4 Primary Production Small Lots zones. Light industries remain permitted with consent in the B5 Business Development, B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial zones. Sex service premises remain permitted with consent in the IN1 General Industrial and IN2 Light Industrial zones. Storage premises remain permitted with consent in the B5 Business Development, B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial zones.</p> <p>Liquid fuel depots are permitted with consent in the IN1 General Industrial and IN2 Light Industrial zones and are consistent with the objectives of the IN3 Heavy Industrial zone. Accordingly, it should be included within this zone.</p> <p>Vehicle sales or hire premises have been added. However, these are limited to 500m² hardstand floor area under proposed amendments to Clause 5.4.</p>
Part 4 Principal development standards		

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>(13) Warehouse or distribution centres <i>If development for the purpose of warehouse or distribution centres is permitted under this Plan, they are not to exceed a total gross floor area of 2,000m² per development in the IN2 Light Industrial Zone</i></p> <p>(14) Vehicle Sales or Hire Premises <i>If the development for the purpose of Vehicle Sales or Hire Premises is permitted under this plan in an industrial zone, the hard stand floor area is to be limited to 500 square metres.</i></p>	<p>ensuring that these do not adversely impact on the intended functioning of these industrial lands.</p>
17.	<p>5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones</p> <p>[Not applicable]</p> <p>(1) <i>The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or environment protection zones concerned (particularly between residential land uses and other rural land uses).</i></p> <p>(2) <i>This clause applies to land in the following zones:</i></p> <ul style="list-style-type: none"> (a) <i>Zone RU1 Primary Production,</i> (b) <i>Zone RU2 Rural Landscape,</i> (c) <i>Zone RU3 Forestry,</i> (d) <i>Zone RU4 Primary Production Small Lots,</i> (e) <i>Zone RU6 Transition,</i> (f) <i>Zone R5 Large Lot Residential,</i> (g) <i>Zone E2 Environmental Conservation,</i> (h) <i>Zone E3 Environmental Management,</i> (i) <i>Zone E4 Environmental Living.</i> <p>(3) <i>A consent authority must take into account the matters specified in subclause (4) in determining whether to grant development consent to development on land to which this clause applies for either of the following purposes:</i></p> <ul style="list-style-type: none"> (a) <i>subdivision of land proposed to be used for the purposes of a dwelling,</i> (b) <i>erection of a dwelling.</i> 	<p>This is an optional standard instrument clause, applied under this planning proposal given that the LEP includes significant lands with rural zoning.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>(4) <i>The following matters are to be taken into account:</i></p> <p>(a) <i>the existing uses and approved uses of land in the vicinity of the development,</i></p> <p>(b) <i>whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,</i></p> <p>(c) <i>whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),</i></p> <p>(d) <i>any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).</i></p>	
Part 6 Urban release areas		
18.	<p>6.3 Application of Part</p> <p>This Part applies to land in an urban release area or intensive urban development area, but does not apply to any such land if the whole or any part of it is in a special contributions area (as defined by section 93C 7.1 of the Act).</p>	<p>All intensive urban development areas (as identified in FSR maps as Areas 7, 8, 9, 10 and 11) are located within the Liverpool City Centre. Accordingly, all controls relating to intensive urban areas are relocated to Part 7, Division 1 as part of this planning proposal.</p>
19.	<p>6.4A Arrangements for designated State public infrastructure in intensive urban development areas</p> <p>(1) The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the development of land wholly or partly for residential purposes, to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.</p> <p>(2) Despite all other provisions of this Plan, development consent must not be granted for development for the purposes of residential accommodation (whether as part of a mixed use development or otherwise) in an intensive urban development area that results in an increase in the number of dwellings in that area, unless the Secretary has certified in writing to the consent</p>	<p>As above.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land on which the development is to be carried out.</p> <p>(3) This clause does not apply to a development application to carry out development on land in an intensive urban development area if all or any part of the land to which the application applies is a special contributions area (as defined by section 7.1 of the Act).</p> <p>(4) In this Part: intensive urban development area means the area of land identified as “Area 7”, “Area 8”, “Area 9”, “Area 10” or “Area 11” on the Floor Space Ratio Map.</p>	
20.	<p>6.6 Development control plan</p> <p>(1) Development consent must not be granted for development on land in an urban release area or intensive urban development area unless a development control plan that provides for the matters specified in subclause (2) has been prepared for the land.</p>	As above.
Part 7 Additional local provisions – Division 1 Liverpool city centre provisions		
21.	<p><i>7.1A Arrangements for designated State public infrastructures in intensive urban development areas</i></p> <p>(1) <i>The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the development of land wholly or partly for residential purposes, to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.</i></p> <p>(2) <i>Despite all other provisions of this Plan, development consent must not be granted for development for the purposes of residential accommodation (whether as part of a mixed use development or otherwise) in an intensive urban development area that results in an increase in the number of dwellings in that area, unless the</i></p>	All intensive urban development areas (as identified in FSR maps as Areas 7, 8, 9, 10 and 11) are located within the Liverpool City Centre. Accordingly, all controls relating to intensive urban areas are relocated to Part 7, Division 1 as part of this planning proposal.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p><i>Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land on which the development is to be carried out.</i></p> <p>(3) <i>This clause does not apply to a development application to carry out development on land in an intensive urban development area if all or any part of the land to which the application applies is a special contributions area (as defined by section 7.1 of the Act).</i></p> <p>(4) <i>In this Part: intensive urban development area means the area of land identified as “Area 7”, “Area 8”, “Area 9”, “Area 10” or “Area 11” on the Floor Space Ratio Map.</i></p>	
22.	<p>7.5 Design excellence in Liverpool city centre</p> <p>(3) In considering whether development exhibits design excellence, the consent authority must have regard to the following matters:</p> <p>(f) how the proposed development addresses the following matters:</p> <p>(i) the suitability of the site for development,</p> <p>(ii) existing and proposed uses and use mix,</p> <p>(iii) heritage issues and streetscape constraints,</p> <p>(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</p>	<p>The addition of a waste provision within the LEP is in direct response to LSPS Sustainability section, Action 15.2: “Review LEP and DCP to address sustainable waste outcomes”.</p> <p>This clause will be applicable to development within the Liverpool city centre, and will result in waste and recycling infrastructure being provided on site in a manner which does not compromise the safety and amenity of the public domain.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<ul style="list-style-type: none"> (v) bulk, massing and modulation of buildings, (vi) street frontage heights, (vii) environmental impacts such as <i>waste and recycling infrastructure</i>, sustainable design, overshadowing, wind and reflectivity, (viii) the achievement of the principles of ecologically sustainable development, (ix) pedestrian, cycle, vehicular and service access, circulation and requirements, (x) the impact on, and any proposed improvements to, the public domain. 	
23.	<p>7.5A Additional provisions relating to certain land at Liverpool city centre</p> <p>(2) Despite clauses 4.3 and 4.4, if at least 20% of the gross floor area of a <i>development site building</i> is used for the purposes of business premises, centre-based child care facilities, <i>commercial premises</i>, community facilities, educational establishments, entertainment facilities, food and drink premises, functions centres, <i>hotel or motel accommodation</i>, information and education facilities, medical centres <i>or</i> public administration buildings or retail premises:</p>	<p>This clause was introduced as part of Amendment 52, and allows for increased height and floor space ratio standards provided at least 20% of the gross floor area is used for specific uses identified within this clause.</p> <p>This amendment seeks to specify that this clause relates to the 'development site' instead of the 'building', and to use the master term 'Commercial premises', rather than listing 'retail premises' and 'business premises'.</p> <p>This is an administrative change, and does not impact the objectives of the planning proposal as approved by Council and gazetted.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<ul style="list-style-type: none"> (a) the height of the building may exceed the maximum height shown for the land on the Height of Buildings Map, and (b) the maximum floor space ratio of the building may exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map but must not exceed: <ul style="list-style-type: none"> (i) in relation to a building on land identified as “Area 8” or “Area 10” on the map—10:1, or (ii) in relation to a building on land identified as “Area 9” on the map—7:1. 	
24.	<p>7.5A Additional provisions relating to certain land at Liverpool city centre</p> <p>(4) The development control plan must include provision for how proposed development is to address the <i>matters within subclause 7.5(3)(f) (i)-(viii) and (x), and the following matters:</i></p> <ul style="list-style-type: none"> (a) the suitability of the land for development, (b) the existing and proposed uses and use mix, (c) any heritage issues and streetscape constraints, (d) the impact on any conservation area, (e) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form, (f) the bulk, massing and modulation of buildings, (g) street frontage heights, (h) environmental impacts, such as sustainable design, overshadowing and 	The amendment reduces repetition within the written instrument and does not change the intent or operation of the clause.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:	
	<p>solar access, visual and acoustic privacy, noise, wind and reflectivity,</p> <p>(i) the achievement of the principles of ecologically sustainable development,</p> <p>(j) encouraging sustainable transport, including increased use of public transport, walking and cycling, road access and the circulation network and car parking provision, including integrated options to reduce car use,</p> <p>(k) the impact on, and any proposed improvements to, the public domain,</p> <p>(l) achieving appropriate interface at ground level between buildings and the public domain,</p> <p>(m) the excellence and integration of landscape design.</p>		
Part 7 Additional Local Provisions - Division 2 Other provisions			
25.	7.6 Environmentally significant land	<p>(3) <i>In this clause:</i> Environmentally significant land means the land identified as environmentally significant on the Environmentally Significant Land Map. Environmentally Significant Land Map means the Environmentally Significant Land Map on Council's website.</p>	Provision of the definitions of environmentally significant land and mapping within this clause will ensure that the reader is aware to refer to Council's website for ESL mapping.
26.	7.7 Acid sulfate soils	<p>(7) Clause 10 of State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development does not apply to development that requires development consent under this clause.</p>	SEPP 4 has been repealed.
27.	7.8A Floodplain risk management	<p>(3) Development consent must not be granted to development for any of the following purposes on land to which this clause applies unless the consent authority is satisfied that the development is consistent with any relevant floodplain risk management plan adopted by the Council in</p>	This clause should be also applicable to the development of residential accommodation, as it is a land use that is greatly affected if floodplain risk is not managed.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:	
	<p>accordance with the Floodplain Development Manual, and will not, in flood events exceeding the flood planning level, affect the safe occupation of, and evacuation from, the land:</p> <ul style="list-style-type: none"> (a) caravan parks, (b) centre-based child care facilities, (c) correctional centres, (d) emergency services facilities, (e) group homes, (f) hospitals, (g) residential care facilities, (h) respite day care centres, (i) tourist and visitor accommodation, (j) <i>Residential accommodation.</i> 		
28.	<p>7.13 Minimum lot width in Zones R1, R2, R3 and R4</p> <ul style="list-style-type: none"> (1) (2) (3) (4) 	<p>The objective of this clause is to ensure that lot dimensions are able to accommodate residential development that is suitable for its purpose and is consistent with relevant development controls.</p> <p>This clause applies to the subdivision of land in Zone R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential or R4 High Density Residential.</p> <p>The width of any lot, resulting from a subdivision of land to which this clause applies, that is capable of accommodating residential development but is not the subject of a development application for that purpose, must not be less than 10 metres except as provided by subclause (4).</p> <p>If a lot resulting from a subdivision of land to which this clause applies is a battle-axe lot:</p> <ul style="list-style-type: none"> (a) the lot must contain a rectangular building envelope of at least 200 square metres that does not encroach on any setback required for the lot, and (b) the access handle must be at least 5 metres wide, and 	<p>This planning control is repealed as it is a duplication of DCP controls. Furthermore, subclause (3) unnecessarily restricts subdivision resulting in irregular shaped lots (eg around cul-de-sacs), which often have a minimum lot width of less than 10m.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>(c) the access handle may be shared with not more than one other lot and, if so shared, must provide separate access at least 2.5 metres wide for each lot, and</p> <p>(d) the access handle must not be included when calculating the size of the lot for the purposes of clause 4.1 (3).</p> <p>(5) This clause does not apply in relation to the subdivision of individual lots in a strata plan.</p> <p>(6) In this clause, battle-axe lot means a lot that has access to a road by an access handle.</p>	
29.	<p>7.15 Minimum building street frontage in Zone B6</p> <p>(1) The objectives of this clause for the control of building frontage to streets are as follows:</p> <p>(a) to ensure that acceptable vehicular access arrangements to a classified road are capable of being achieved,</p> <p>(b) to ensure that vehicular access is reasonably spaced and separated along roads and lanes,</p> <p>(c) to ensure suitable business exposure in a visually uncomplicated and ordered environment.</p> <p>(2) Development consent must not be granted to the erection of a new building or to an addition to an existing building on land in Zone B6 Enterprise Corridor unless any frontage of the site to a classified road is at least:</p> <p>(a) 90 metres, or</p> <p>(b) if the site also fronts a road other than the classified road, 30 metres.</p> <p>(3) Subclause (2) does not apply in the case of an addition to an existing building if the addition will increase the gross floor area of the building by less than 10%.</p>	<p>This control is repealed as part of this planning proposal as it unnecessarily restricts development, given that many sites do not meet the requirements. Given development on classified roads are referred to RMS, the objectives of the clause can be met during this consultation.</p>
30.	<p>7.16 Ground floor development in</p> <p>(1) The objectives of this clause is to ensure active uses are provided at the street level to encourage the presence and movement of people for ground</p>	<p>The aim of these amendments is to ensure that true street level activation is achieved in the business zones. Additionally, it is to ensure that non-residential uses at the</p>

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
	Zones B1, B2 and B4	<p><i>floor development in Zones B1, B2 and B4 are as follows:</i></p> <p>(a) <i>to ensure active uses are provided at the street level to encourage the presence and movement of people, and</i></p> <p>(b) <i>to promote the economic strength of mixed use areas.</i></p> <p>(5) <i>For development within Zone B4 Mixed Use, ground floor development is limited to the following uses:</i></p> <p>(a) <i>retail premises, and</i></p> <p>(b) <i>business premises.</i></p>	ground floor in the B4 zone are truly active in nature. This has been achieved by limiting the non-residential uses permitted, avoiding a broad use such as commercial premises that could involve limited activation of the street/footpath.
31.	7.17 Airspace operations	(2) The consent authority must not grant development consent to development that is a controlled activity within the meaning of Division 4 of Part 12 of the Airports Act 1996 <i>Airports Act 1996</i> of the Commonwealth unless the applicant has obtained approval for the controlled activity under regulations made for the purposes of that Division.	Correct Hyperlink for <i>Airports Act 1996</i> . Existing hyperlink goes to Federal Government Legislation Home Page. New hyperlink: https://www.legislation.gov.au/Details/C2018C00408
32.	7.18 Development in areas subject to potential airport noise	<p>(1) The objectives of this clause are to ensure that development in the vicinity of Bankstown Airport and the proposed Badgery's Creek airport site <i>Western Sydney International (Nancy-Bird Walton) Airport:</i></p> <p>(a) has regard to the use or potential future use of each site as an airport, and</p> <p>(b) does not hinder or have any other adverse impact on the development or operation of the airports on those sites.</p> <p>(3) The following development is prohibited unless it meets the requirements of AS 2021-2000 <i>2015</i>, Acoustics - Aircraft noise intrusion - Building siting and construction with respect to interior noise levels:</p> <p>(a) residential accommodation on land where the ANEF exceeds 20,</p>	The airport on Commonwealth land in Badgery's Creek is now known as the Western Sydney International (Nancy-Bird Walton) Airport. AS 2021-2000 is replaced with AS 2021-2015.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>(b) business premises, entertainment facilities, office premises, public administration buildings, retail premises and tourist and visitor accommodation on land where the ANEF exceeds 25.</p>	
33.	<p>7.21 Delayed rezoning of certain land</p> <p>(1) The objectives of this clause are:</p> <p>(a) to ensure that land identified for a National Park or Regional Park during a rezoning is dedicated and held for reservation prior to development under the new zones commencing, and</p> <p>(b) to ensure that existing airport operations cease prior to development under new zones commencing on land used as an airport.</p> <p>(2) The zoning of the following land does not commence until a date specified by the Minister by order published in the Gazette:</p> <p>(a) land shown as “National or Regional Park Dedication Required” by a heavy black line on the Delayed Rezoning Map,</p> <p>(b) land shown as “Airport Cessation Required” by a dashed heavy black line on the Delayed Rezoning Map.</p> <p>(3) The Minister must not make such an order in respect of land referred to in subclause (2) (a) unless the Minister is satisfied that the land:</p> <p>(a) is vested in the State of New South Wales or a public authority of the State of New South Wales, and</p> <p>(b) is reserved under the National Parks and Wildlife Act 1974 or is held for the purpose of being so reserved.</p> <p>(4) The Minister must not make such an order in respect of land referred to in subclause (2) (b) unless the Minister is satisfied that ownership of the land has been transferred to HPAL Freehold</p>	<p>Delayed and deferred zoning maps and clauses are no longer required and are therefore removed as part of this planning proposal.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>Pty Limited (ACN 105 905 673) and that the land is no longer being used for the purposes of an airport.</p> <p>(5) Until such time as the Minister makes an order under this clause, the zone applying to any land shown on the Delayed Rezoning Map remains the zone applying to that land shown on the Land Zoning Map.</p> <p>(6) On the publication in the Gazette of an order of the Minister under this clause, the Land Zoning Map is, despite clause 7.1, amended by the relevant sheet of the Delayed Rezoning Map.</p>	
34.	<p>7.22 Development in Zone B6</p> <p>(5) Development consent must not be granted to development that would result in total gross floor area of all retail premises (other than <i>vehicle sales or hire premises, landscaping material supplies, garden centre and hardware and building supplies</i> timber and building supplies, or landscape and garden supplies) in a single building being more than 8,000 square metres.</p>	Timber and building supplies is an incorrect term and is to be replaced by building supplies. Landscape and garden supplies is also the incorrect term and is to be replaced by landscaping material supplies and garden centre.
35.	<p>7.26A Residential development at former New Brighton Golf Course</p> <p>(6) In this clause: parcel has the same meaning as in the Strata Schemes (Freehold Development) Act 1973 <i>Strata Schemes Development Act 2015</i>.</p>	This Act was repealed by sec 203 of the <i>Strata Schemes Development Act 2015 No 51</i> with effect from 30.11.2016.
36.	<p>7.28 Minimum rear setbacks at Georges Fair Moorebank</p> <p>(1) This clause applies to land at Moorebank shown coloured orange on the Key Sites Map.</p> <p>(2) Despite any other provision of this Plan, a dwelling on a lot on land to which this clause applies must have a setback of at least 10 metres from the rear boundary of the lot.</p>	Development within this area has been completed. The clause and corresponding mapping within the Key Sites Map is to be removed.
37.	<p>7.33 Dwelling houses in Zone R3 and Zone R4 - height and floor</p> <p>(1) This clause applies to land in <i>Zone R4 High Density Residential only</i>. the following zones:</p> <p>(a) Zone R3 Medium Density Residential,</p> <p>(b) Zone R4 High Density Residential.</p>	When this clause is applied to the R3 Medium Density Residential zone, it results in an unnecessarily excessive footprint, as the clause allows for dwelling houses in the R3 Medium Density Residential zone to have an FSR of 0.6:1, which is generally above the base FSR of 0.5:1 for

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:	
	space ratio controls	this zone. Therefore, suitable landscaped areas and areas of private open space are limited.	
38.	7.34 Dwelling houses at Church and Campbelltown Roads, Denham Court and Greendale Road, Wallacia— amalgamation of lots	<p>(1) This clause applies to the following land:</p> <p>(b) land at Greendale Road, Wallacia, being:</p> <p>(i) Lots 101 and 102, DP 1174458,</p> <p>(ii) Lots 13 and 14, DP 18891,</p> <p>(iii) Lots 15 and 16, DP 18891,</p> <p>(iv)(ii) Lots 50 and 51, DP 18891.</p> <p>(2) Despite any other provision of this Plan, development consent must not be granted to development for the purpose of a dwelling house on land to which this clause applies, being land comprising the lots referred to in subclause (1) (a) (i), (ii), (iii), (iv), (v), (vi) or (vii) or (b) (i) or (ii), (iii) or (iv) unless the land comprising the lots referred to in that subparagraph has been amalgamated into a single lot.</p>	<p>Dwelling houses can still be developed within the R3 Medium Density Residential zone, however they will now be of a scale that is compatible with surrounding development.</p> <p>These lots have been amalgamated.</p>
39.	7.37 Floor space ratio of buildings on certain land at Bigge, Elizabeth and George Streets	<p>(1) This clause applies to:</p> <p>(a) Lot 1, DP 516633, Lots 2 and 3, DP 700219, and Lot 4, DP 592346 (being <i>24-26 and 28 Elizabeth Street and 148 George Street, Liverpool</i>), and</p> <p>(b) Lot 1, DP 217460 and Lot 10, DP 621840 (being <i>22 and 26–28 Elizabeth Street, Liverpool</i>), and</p> <p>(c) Lots A, B, C and D, DP 337604 (being <i>133 Bigge Street, Liverpool</i>).</p> <p>(2) Despite any other provision of this Plan, development consent must not be granted to the erection of a building on land at <i>24-26 and 28 Elizabeth Street and 148 George Street</i> (being Lot 1, DP 516633, Lots 2 and 3, DP 700219 and</p>	Updated addresses.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:	
	<p>Lot 4, DP 592346) unless the consent authority is satisfied that the gross floor area of that part of the building that is to be used for non-residential purposes is at least 2.5 times the site area.</p> <p>(3) Despite any other provision of this Plan, development consent must not be granted to the erection of a building on land at <i>22 and 26–28</i> Elizabeth Street, Liverpool (being Lot 1, DP 217460 and Lot 10, DP 621840) or 133 Bigge Street, Liverpool (being Lots A, B, C and D, DP 337604) unless the consent authority is satisfied that the gross floor area of that part of the building that is to be used for non-residential purposes is at least 1.5 times the site area.</p>		
40.	<p><i>Part 7 Division 2</i> (1)</p> <p><i>Entertainment facilities, restaurants or cafes for certain land in Zones R3 and R4 at Moorebank</i> (2)</p>	<p><i>This clause applies to land shown coloured pink on the Key Sites Map.</i></p> <p><i>Development for the purposes of entertainment facilities and restaurants or cafes is permitted with consent if it is part of a mixed use development that contains more than three dwellings.</i></p>	<p>Clause moved from Schedule 1 (7), as it is a local provision. It now mentions R3 land as well as R4 land, due to the proposed rezoning of Moorebank, as part of this planning proposal. The clause has also been amended to apply to mixed use development that contains ‘more than three dwellings’, rather than ‘multi dwelling housing’ as this clarifies the original intent of where this clause is to apply.</p> <p>The key sites map has been amended to reduce the land to which this clause applies. The clause is proposed to be limited to the existing R4 and proposed R3 land around the B2 Local Centre zone. This reduces sprawl of the centre and retains business within the core.</p>
41.	<p><i>Part 7 Division 2</i> (1)</p> <p><i>Restaurants or cafes for certain land in Zone RE1 in the Liverpool city centre</i> (2)</p>	<p><i>This clause applies to land in Zone RE1 Public Recreation in the Liverpool city centre, bounded by the Hume Highway, Macquarie Street, Campbell Street and Northumberland Street.</i></p> <p><i>Development for the purposes of restaurants or cafes is permitted with consent if the gross floor area of any restaurant or cafe is not greater than 125m².</i></p>	<p>Clause moved from Schedule 1 (8), as it is a local provision. The wording of the clause remains the same.</p>
42.	<p><i>Part 7 Division 2</i> (1)</p>	<p><i>This clause applies to land in Zones R4 High Density Residential and B4 Mixed Use in the</i></p>	<p>Clause moved from Schedule 1 (10) as it is an additional local provision. The clause generally remains the same,</p>

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
<i>Medical research and development for certain land in Zones R4 and B4 in the Liverpool city centre</i>		<i>Liverpool city centre, bounded by Elizabeth Street, Bigge Street, Lachlan Street and Goulburn Street.</i>	<p>except the area has been extended further south, and now has Elizabeth Street as the southern boundary, instead of Campbell Street. This extends the precinct closer to the hospital.</p> <p>The existing boundary that the clause applies to, contains medical centres, a private hospital, pathology on the ground floor of new mixed use development, a new residential flat building and four undeveloped lots with approval for residential flat building development (DA-1212/2015).</p> <p>The area to be added to the south, already contains a womens medical centre, radiology centre, breast screening centre, and Sydney South West 'Park House for Child and Adolescent Mental Health Service'. The extension of this boundary south incorporates existing medical uses in the area, and allows for additional uses within the B4 Mixed Use zone, by permitting the Light Industrial, as long as it is for medical research and development.</p>
	(2)	<i>Development for the purposes of light industry is permitted with consent but only if the industry is medical research and development.</i>	
	(3)	<i>Development for the purposes of office premises is permitted with consent but only with respect to the medical or health industries.</i>	
Schedule 1 Additional permitted uses			
43.	(2) Use of certain land at Casula in Zone R2	(1) This clause applies to Part Lot 86, DP 2034 1135093 in Zone R2 Low Density Residential at 2295 Camden Valley Way, Casula.	
	(3) Use of certain land at Casula and Moorebank in Zone B6	<p>(1) This clause applies to the following land, being land in Zone B6 Enterprise Corridor:</p> <p>(a) 2415 Camden Valley Way, Casula,</p> <p>(b) 633-639 Hume Highway, Casula,</p> <p>(c) 696 Hume Highway, Casula,</p> <p>(d) 124 Newbridge Road, Moorebank.</p> <p>(2) Development for the purpose of multi dwelling housing is permitted with consent but not on any part of the land that is within 100m of a boundary of the land that adjoins a classified road.</p>	Multi dwelling housing is made prohibited in the B6 Enterprise Corridor as part of this planning proposal.
		(1) This clause applies to land at Cecil Park referred to in clause 7.21 (2) (b) of this Plan that has been	The land referred to in this clause is no longer deferred.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:	
	<p>(4) Use of certain land at Cecil Park (2)</p>	<p>subject to an order of the Minister under that clause.</p> <p>Development for a purpose that is otherwise permitted with consent on the land and that has been approved in respect of the land under the Airports Act 1996 of the Commonwealth is permitted without consent if carried out in accordance with that approval.</p>	
	<p>(5) Use of certain land at Edmondson Park in Zones R1, R3 and B2</p> <p>(1)</p> <p>(2)</p> <p>(3)</p> <p>(4)</p>	<p>This clause applies to land in Zones R1 General Residential, R3 Medium Density Residential and B2 Local Centre at Edmondson Park.</p> <p>In Zone R1 General Residential, development for the purpose of residential accommodation (other than dual occupancy) is permitted with consent.</p> <p>In Zone R3 Medium Density Residential. Development for the purpose of food and drink premises is permitted with consent.</p> <p>In Zone B2 Local Centre, development for the purpose of residential flat buildings is permitted with consent.</p>	<p>Items removed from this clause as part of this planning proposal are already permitted with consent in the land use table.</p>
	<p>(7) Use of certain land at Moorebank in Zone R4</p> <p>(1)</p> <p>(2)</p>	<p>This clause applies to land shown coloured pink on the Key Sites Map.</p> <p>Development for the purposes of entertainment facilities and restaurants or cafes is permitted with consent if it is part of a mixed use development that contains multi dwelling housing.</p>	<p>The clause is moved to Part 7, Division 2 and made to refer to land zoned R3 Medium Density Residential, as well as R4 High Density Residential, given the rezoning of portions of portions of Moorebank Town Centre as part of this planning proposal.</p>
	<p>(8) Use of certain land in Liverpool city centre in Zone RE1</p> <p>(1)</p> <p>(2)</p>	<p>This clause applies to land in Zone RE1 Public Recreation in the Liverpool city centre, bounded by the Hume Highway, Macquarie Street, Campbell Street and Northumberland Street.</p> <p>Development for the purposes of restaurants or cafes is permitted with consent if the gross floor area of any restaurant or cafe is not greater than 125m².</p>	<p>The clause is moved to Part 7, Division 1 as it is an additional local provision relating to land within the Liverpool city centre.</p>
	<p>(10) Use of certain land in</p> <p>(1)</p>	<p>This clause applies to land in Zone R4 High Density Residential in the Liverpool city centre,</p>	<p>Clause moved from Schedule 1 (10) as it is an additional local provision. The clause generally remains the same,</p>

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
Liverpool city centre in Zone R4	(2)	bounded by Campbell Street, Bigge Street, Lachlan Street and Goulburn Street. Development for the purposes of light industry is permitted with consent but only if the industry is medical research and development.	except the area has been extended further south, and now has Elizabeth Street as the southern boundary, instead of Campbell Street. This extends the precinct closer to the hospital.
	(3)	Development for the purposes of office premises is permitted with consent but only with respect to the medical or health industries.	The existing boundary that the clause applies to, contains medical centres, a private hospital, pathology on the ground floor of new mixed use development, a new residential flat building and four undeveloped lots with approval for residential flat building development (DA-1212/2015).
		(11) Repealed	Not required.
		(13) Repealed	Not required.
(17) Use of certain land at Middleton Grange in Zone R1	(1)	This clause applies to land in Zone R1 General Residential at Middleton Grange.	Remove as it is already permissible in land use table.
	(2)	Development for the purpose of residential accommodation (other than dual occupancy) is permitted with consent.	
(18) Use of certain land at Elizabeth Hills in Zone R1	(1)	This clause applies to Lot 11, DP 1139171 in Zone R1 General Residential at Stirling Street, Elizabeth Hills.	Remove as it is already permissible in land use table.
	(2)	Development for the purpose of residential accommodation (other than dual occupancy) is permitted with consent.	
(19) Use of certain land at	(1)	This clause applies to Lot 2122, DP 1143323 in Zone R2 Low Density Residential at 7 Altair Place, Hinchinbrook.	Built – DA-568/2012.

ITEM:	PROPOSED AMENDMENTS:		EXPLANATION:
	Hinchinbrook in Zone R2	(2) Development for the purpose of multi-dwelling housing is permitted with consent.	
Schedule 2 Exempt development			
44.	New clause	<p>Community events and temporary use of council land</p> <p>(1) <i>Must be a community activity, event or function.</i></p> <p>(2) <i>Must take place with the Council's prior written consent, on public land owned by, or under the control of, the Council.</i></p> <p>(3) <i>Must have obtained any necessary approval to stage the event.</i></p> <p><i>Note. The proposed event or temporary use may require approvals under the <u>Local Government Act 1993</u>. Such activities include: closure of public roads, temporary structures, food stalls, mobile food vendors, activities on community land, certain amusement devices and public entertainment. Consultation with the Council will assist in identifying any requirements before organising the activity. Other legislation relating to matters such as fire safety, other safety standards and noise generated by the event must be complied with.</i></p>	<p>The clause requires Council's prior written consent for the event to take place, and therefore will still be assessed by Council officers under the Public Events Manual 2019. Requiring the lodgement of a development application is a duplication of efforts as events are assessed by Councils events staff under the Public Events Manual. The manual requires environmental management in the form of waste and noise management plans. Hours of operation, patronage numbers, risk, traffic and waste management plans will still be required, thereby managing adverse social implications.</p>
45.		<p>Advertisements—business identification signs for businesses other than brothels in business zones</p> <p>(1) Underawning sign</p> <p>Sign attached to the underside of an awning other than a fascia or return end—</p> <p>(a) must meet the general requirements for advertisements, and</p> <p>(b) 1 sign per ground floor premises with street frontage, and</p> <p>(c) maximum length—2.5m, and</p> <p>(d) maximum height—0.5m, and must not be flashing.</p>	<p>Remove overlap between the LEP and SEPP exempt development controls.</p>

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<p>(2) Projecting wall sign (excluding underawning signs) Sign attached to the wall of a building (other than the transom of a doorway or display window) and projecting more than 300mm— (a) must meet the general requirements for advertisements, and (b) 1 sign per premises or 1 per street frontage, whichever is greater, and (c) maximum projection—1.5m, and (d) maximum area of each sign—1.5m², and (e) must not be flashing.</p> <p>(3) Flush wall sign Sign attached to the wall of a building (other than the transom of a doorway or display window) and not projecting more than 300mm— (a) must meet the general requirements for advertisements, and (b) maximum area—2.5m², and (c) must not be flashing.</p> <p>(4) Top hamper sign Sign attached to the transom of a doorway or display window of a building— (a) must meet the general requirements for advertisements, and (b) maximum area—2.5m², and (c) must not be flashing.</p> <p>Advertisements—in a site, but not visible from outside of that site (other than brothels) Must meet the general requirements for advertisements.</p>	
Schedule 5 Environmental heritage		
46.	Part 1 Heritage items	Refer to Attachment B.
		The amendments involve the removal of items which have already been demolished, the update and correction of

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	Part 3 Archaeological sites	descriptions, addresses, and Lot and DP numbers, as well as the relocation of heritage items within the correct part of the schedule, consistent with LSPS Action 8.3.
Schedule 6 Exempt trees		
47.	Title	Schedule 6 7 Exempt trees
		Correct numbering of Schedule.
Dictionary		
48.	Environmentally significant land map	Environmentally Significant Land Map means the Liverpool City Council Local Environmental Plan 2008 Environmentally Significant Land Map <i>on Council's website</i> .
		It is proposed to relocate environmentally significant land mapping from the LEP to Council's website and amend Clause 7.6 to refer to Council's website. This will allow Council to add or remove environmentally significant lands from the mapping on a more regular basis without legislative changes. There will be no loss of protections of environmentally significant lands as a consequence of this amendment as consideration of impacts remains a statutory provision under Clause 7.6.
Mapping		
49.	Moorebank <ul style="list-style-type: none"> - Zoning - Lot Size - Floor Space Ratio - Height of Buildings 	Portions of the R4 High Density Residential zone in the Moorebank Town Centre are rezoned to R3 Medium Density Residential as part of this planning proposal in accordance with the <i>SGS Moorebank Rezoning Advice</i> (SGS 2019; Attachment D) and the <i>Liverpool Housing Study</i> (SGS 2019; refer to Attachment E).
50.	Crossroads Casula Industrial Precinct <ul style="list-style-type: none"> - 	The Crossroads Casula Industrial Precinct is rezoned as part of this planning proposal in accordance with the recommendations of the suite of industrial studies forming part of this planning proposal which provide that the current and anticipated future development within the precinct better aligns with the IN1 General Industrial zoning objectives, as opposed to the current IN3 Heavy Industrial zoning.
51.	Various sites owned by Sydney Water	Twelve Sydney Water sites (13 lots) across the Liverpool LGA will be rezoned from their current zoning to SP2 (Sewerage System) and SP2 (Water Supply System), as detailed in Table 4. This approach aligns with correspondence from Sydney Water (refer to Attachment J).

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
52.	Urban Release Area Map	Amend maps to remove areas which have been developed.
53.	Environmentally Significant Land Maps	It is proposed to relocate environmentally significant land mapping from the LEP to Council's website and amend Clause 7.6 to refer to Council's website. This will allow Council to add or remove environmentally significant lands from the mapping on a more regular basis without legislative changes. There will be no loss of protections of environmentally significant lands as a consequence of this amendment as consideration of impacts remains a statutory provision under Clause 7.6.
54.	Delayed Rezoning Map	Delayed and deferred zoning maps are removed as they are no longer required.
55.	Key Sites Map <ul style="list-style-type: none"> - Moorebank remove Orange (Clause 7.28 deleted) - - Add medical use precinct in CBD to map 	Consistent with written instrument amendments. Refer to Part 4 Mapping.
56.	Various mapping anomalies <ul style="list-style-type: none"> - Rezone Dalmeny Reserve from R2 Low Density Residential to RE1 Public Recreation, and remove development standards and land acquisition requirements. - Minor amendments to land acquisition maps 	Dalmeny Reserve is owned by Liverpool City Council and is a public reserve. Refer to Part 4 Mapping.
Miscellaneous housekeeping amendments		
57.	EP&A Act renumbering <ul style="list-style-type: none"> - 1.9A Suspension of covenants, agreements and instruments <ul style="list-style-type: none"> - Replace section 28 with section 3.16 of the Act - 5.1A Development on land intended to be acquired for a public purpose <ul style="list-style-type: none"> - Replace section 8, with section 2.5 of the Act - 6.3 Application of Part <ul style="list-style-type: none"> - Replace section 93C, with section 7.1 of the Act - 7.36 Arrangements for infrastructure arising out of development of intermodal terminal at Casula and Moorebank <ul style="list-style-type: none"> - Replace section 93C, with section 7.1 of the Act - Other numbering errors through the instrument that are not listed here are within the bounds of the Standard Instrument LEP. 	Update references to EP&A Act 1979 with correct numbering.
58.	Remove 'Repealed' numbering as this is a new plan <ul style="list-style-type: none"> - 2.6A, 2.6B (Repealed) 	Remove 'repealed' as this planning proposal is for the establishment of the LLEP 2020.

ITEM:	PROPOSED AMENDMENTS:	EXPLANATION:
	<ul style="list-style-type: none"> - 3.1 (4A) (Repealed) - 3.2 (4A) (Repealed) - 7.5 (4)-(8) - Schedule 1 – 11 and 13 	
59.	Various wording changes: <ul style="list-style-type: none"> - 'Director-General' to 'Secretary' - 'Department of Environment and Climate Change' to Department of Planning, Industry and Environment 	Update references throughout the instrument.