

**PLAN 01**

**Draft Rural Lands Strategy**

<b>Strategic Objective</b>	Liveable, Sustainable, Resilient Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city
<b>File Ref</b>	391796.2022
<b>Report By</b>	Kweku Aikins - Senior Strategic Planner
<b>Approved By</b>	Lina Kakish - Acting Director Planning & Compliance

**EXECUTIVE SUMMARY**

Council has prepared the draft Liverpool Rural Lands Strategy (**Attachment 1**) as required by action 16.1 of the Local Strategic Planning Statement – Connected Liverpool 2040 (LSPS). This strategy predominantly applies to land west of Austral and aims to sustain the existing agriculture industry, protect natural landforms, and maintain rural lifestyles in the Liverpool Local Government Area (LGA).

It provides a review of the current planning and policy context applying to Liverpool’s rural and scenic lands and largely relies on findings derived from the Liverpool Rural Lands Study (**Attachment 2**) to inform the management and improvement of rural lands. A strategic vision has been described for each rural precinct, supported by actions and an implementation plan to guide the application of the Liverpool Rural Lands Strategy into planning policy.

The draft Liverpool Rural Lands Strategy identifies the need to review the Liverpool Local Environmental Plan 2008 (LEP) and Development Control Plan (DCP) provisions for rural land; protect biodiversity values; protect rural heritage; and manage transition to urban land. It is recommended that Council endorse the draft Liverpool Rural Lands Strategy for public exhibition.

**RECOMMENDATION**

That Council:

1. Endorse the Draft Liverpool Rural Lands Strategy for public exhibition for a minimum period of 60 days; and
2. Receive a further report on the outcomes of public exhibition and community consultation.

## REPORT

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### Background

In December 2019, Council endorsed the Local Strategic Planning Statement – Connected Liverpool 2040 (LSPS). The LSPS includes the following actions under *Planning Priority 16 – Rural Lands are Protected and Enhanced*:

1. *Action 16.1*: Develop Rural Lands Strategy and review LEP to ensure alignment.
2. *Action 16.2*: Investigate placemaking opportunities in Wallacia and Luddenham, including addressing transition of development controls from Liverpool LGA to Penrith LGA and Camden LGA.

In response to the above actions, SGS Economics and RM Consulting were engaged to prepare the Liverpool Rural Lands Study in April 2020 (**Attachment 2**). Amongst other things, the study aimed to understand the likely effects of the Western Sydney International (Nancy-Bird Walton) Airport project on local agricultural productivity. The key findings of the Rural Lands Study were:

- Liverpool's most agriculturally productive land (Kemps Creek, Badgerys Creek and Rossmore) abuts the edge of the residential growth corridor coming from the east.
- Rural land to the west (Wallacia and Greendale) is less fragmented but also less agriculturally productive.
- The Western Sydney Aerotropolis Plan emphasises that the rural land around the Agribusiness precinct should be protected for its ongoing use for industry and agriculture into the future, with uses that complement the Agribusiness precinct and/or benefit from their proximity to the airport.
- The Liverpool Local Environmental Plan 2008 allows for greater residential intensification on RU1 and RU4 zoned land. In the context of preserving rural activities in the Western Rural Lands, and managing transition to Aerotropolis uses, this flexibility may lead to greater residential and agricultural land use conflicts, against the core purpose of those zones.

The above insights have been addressed in the draft Liverpool Rural Lands Strategy.

### About the Strategy

The draft Liverpool Rural Lands Strategy (**Attachment 1**) guides the retention, improvement, rezoning and development of rural lands in the Liverpool LGA. The strategy considers a variety of state, metropolitan and local level policy such as the Sydney Region Plan - A

Metropolis of Three Cities, Western City District Plan and Local Strategic Planning Statement – Connected Liverpool 2040. It also incorporates the findings of the Liverpool Rural Lands Study (2020) and its purpose is to:

- Provide a 20-year land use vision for the Liverpool LGA;
- Outline the characteristics of the rural precincts in the Liverpool LGA;
- Prioritise changes to planning rules in the Local Environmental Plan and Council's Development Control Plan;
- Provide guidance for planning proposals
- Implement the Region and District Plans as relevant to the rural lands in the Liverpool LGA; and
- Identify where further detailed strategic planning may be needed.

Over the coming decades, the LGA is expected to undergo significant land use change and population growth. Particularly, the suburbs of Edmondson Park, Leppington and Austral have been identified as growth areas, while Badgerys Creek, Luddenham, and parts of Bringelly have been rezoned to accommodate the future Western Sydney Aerotropolis. This level of development has had a major impact on agricultural productivity, as some landowners have had to consider the implications of farming their land, or selling to investors/developers. As a result, the strategy identifies the need for agricultural lands to be recognised for their economic productivity value, as well as their intrinsic and landscape values.

The following actions of the draft strategy are based on the key findings of the Liverpool Rural Lands Study and the Department of Industries' guide for 'Planning for Agriculture in Rural Land Use Strategies':

- **Action 1:** Review existing Liverpool Local Environmental Plan (LEP) and Development Control Plan (DCP) provisions for rural land.
- **Action 2:** Encourage economic use of rural land.
- **Action 3:** Review environmental health provisions for rural land.
- **Action 4:** Ensure green and blue grid networks are supported.
- **Action 5:** Investigate appropriate land-uses in Cecil Park, including addressing transition of development controls from Liverpool LGA to Penrith LGA.
- **Action 6:** Protect rural heritage.
- **Action 7:** Identify the RU1 zone and Metropolitan Rural Area as 'prime' agricultural land.
- **Action 8:** Manage transition to urban land.

- **Action 9:** Increase resources dedicated to handling compliance matters in the rural areas.
- **Action 10:** Investigate placemaking opportunities in Wallacia and Luddenham, including addressing transition of development controls from Liverpool LGA to Penrith LGA and Camden LGA

**Consultation**

In preparing the draft Liverpool Rural Lands Strategy, consultation has been undertaken with Council’s Strategic Planning, City Design and Public Domain; Environment Management; Environmental Health; Waste Management, and Floodplain Management units. Further detailed consultation will be undertaken to inform a final strategy for Council endorsement.

**Next Steps**

The next step would be to publicly exhibit the draft strategy for 60 days. During this time, members of the public will be able to view the draft strategy and make any comments. Following the public exhibition process, a report will be presented to Council detailing the public submissions and any amendments made to the draft strategy if required.

**Conclusion**

The draft Liverpool Rural Lands Strategy has been drafted to be consistent with the findings of the Liverpool Rural Lands Study. To ensure the action and delivery plan meets the needs of users, it is appropriate for the community to have input through a public exhibition process.

**FINANCIAL IMPLICATIONS**

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There are no financial implications relating to this recommendation.

**CONSIDERATIONS**

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<p><b>Economic</b></p>	<p>Facilitate economic development.</p> <p>Facilitate the development of new tourism based on local attractions, culture and creative industries.</p>
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<b>Environment</b>	<p>Manage the environmental health of waterways.</p> <p>Retain viable opportunities for local food production while managing land use to meet urban growth.</p> <p>Protect, enhance and maintain areas of endangered ecological communities and high quality bushland as part of an attractive mix of land uses.</p> <p>Raise community awareness and support action in relation to environmental issues.</p>
<b>Social</b>	<p>Preserve and maintain heritage, both landscape and cultural as urban development takes place.</p>
<b>Civic Leadership</b>	<p>Act as an environmental leader in the community.</p> <p>Undertake communication practices with the community and stakeholders across a range of media.</p> <p>Foster neighbourhood pride and a sense of responsibility.</p> <p>Encourage the community to engage in Council initiatives and actions.</p> <p>Provide information about Council’s services, roles and decision-making processes.</p> <p>Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.</p> <p>Actively advocate for federal and state government support, funding and services.</p>
<b>Legislative</b>	<p>There are no legislative considerations relating to this report.</p>
<b>Risk</b>	<p>There is no risk associated with this report.</p>

**ATTACHMENTS**

1. Draft Liverpool Rural Lands Strategy (Under separate cover)
2. Liverpool Rural Lands Study (2020) (Under separate cover)

**Council**

**COUNCIL DECISION**

**Motion:**

**Moved: Clr Harle**

**Seconded: Clr Green**

That Council:

1. Endorse the Draft Liverpool Rural Lands Strategy for public exhibition for a minimum period of 60 days; and
2. Receive a further report on the outcomes of public exhibition and community consultation.

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.