

ATTACHMENT 5:

Summary of Map Amendments (in comparison to LLEP 2008)

This document is supplementary to the Principal Planning Proposal for a new Liverpool Local Environmental Plan. The new LEP will contain the following maps, as noted within Part 4 of the planning proposal:

- Land Application Map
- Land Zoning Map
- Lot Size Map
- Floor Space Ratio Map
- Height of Buildings Map
- Land Reservation Acquisition Map
- Heritage Map
- Acid Sulphate Soils Map
- Key Sites Map
- Dwelling Density Map
- Foreshore Building Line Map
- Airport Noise Map
- Urban Release Area Map
- Land Reclassification (Part Lots) Map
- Terrestrial Biodiversity Map
- Landscaping Map

Map layers from the *Liverpool Local Environmental Plan 2008* will be used to inform the new LEP mapping. Table 1 below notes where changes between the LLEP 2008 and new LEP mapping occurs, and this document details the proposed differences between the LLEP 2008 mapping and the new LEP mapping.

Table 1: LLEP 2008 and new LEP Comparison of Map Layers

LLEP 2008 Map Layer	Change in New LEP
Land Application Map	No change.
Land Zoning Map	Various changes proposed
Lot Size Map	Various changes proposed
Floor Space Ratio Map	Various changes proposed
Height of Buildings Map	Various changes proposed
Land Reservation Acquisition Map	Various changes proposed
Heritage Map	No change
Acid Sulphate Soils Map	No change
Key Sites Map	Housekeeping changes proposed
Dwelling Density Map	Housekeeping changes proposed
Foreshore Building Line Map	No change
Environmentally Significant Land Map	Will not apply in new LEP
Airport Noise Map	Housekeeping changes proposed
Urban Release Area Map	No change
Land Reclassification (Part Lots) Map	New black schedule as part of new LEP
(NEW) Terrestrial Biodiversity Map	New map applies
(NEW) Landscaping Map	New map applies

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Commercial Land

Schedule 1 Clause 9

Service Stations & Takeaway Food and Drink Premises (Key Sites)

Table 1: Schedule 1 Clause 9 Sites – Service Station & Takeaway Premises Uses

Site	Address	Zone	Site Features	Draft Recommendation
A	216 Newbridge Road, Moorebank	E3 Productivity Support (Area A)	Ampol petrol station	Remove from Key Sites map, as site is already zoned E3 (Area A)
B	615-617 Hume Highway, Casula	E3 Productivity Support (Area A)	BP petrol station	Remove from Key Sites map, as site is already zoned E3 (Area A)
C	2355 Camden Valley Way, Casula	R2 Low Density Residential	7-Eleven petrol & Red Rooster	Remove from Key Sites map, and rezone to E3 (Area A) to reflect the site.
D	Lot 1 Camden Valley Way, Prestons	R2 Low Density Residential	Caltex	Remove from Key Sites map, and rezone to E3 (Area A) to reflect the site.
E	650-652 Hoxton Park Road, Hoxton Park	R2 Low Density Residential	Caltex petrol station & Hungry Jacks	Remove from Key Sites map, and rezone to E3 (Area A) to reflect the site.
F	368-370 Cowpasture Road, Middleton Grange	R1 General Residential	BP petrol station, KFC & Pizza Hut	Remove from Key Sites map, and rezone to E3 (Area A) to reflect the site.
G	739 Cowpasture Road, Green Valley	R2 Low Density Residential	Coles Express petrol station & Hungry Jacks	Remove from Key Sites map, and rezone to E3 (Area A) to reflect the site.
H	3 & 5 Whitford Road, 25, 23, 35,33 and 31 Pegasus Avenue, Hinchinbrook	R2 Low Density Residential	Residential subdivision, with dwellings	Remove from Key Sites map, and retain R2 zoning.
I	1-5 Yato Road, Prestons	E5 Heavy Industrial	Vacant Land	Remove from Key Sites Map and retain E5 zoning.

Table 2: Schedule 1 Clause 9 Sites – Service Station & Takeaway Premises Uses

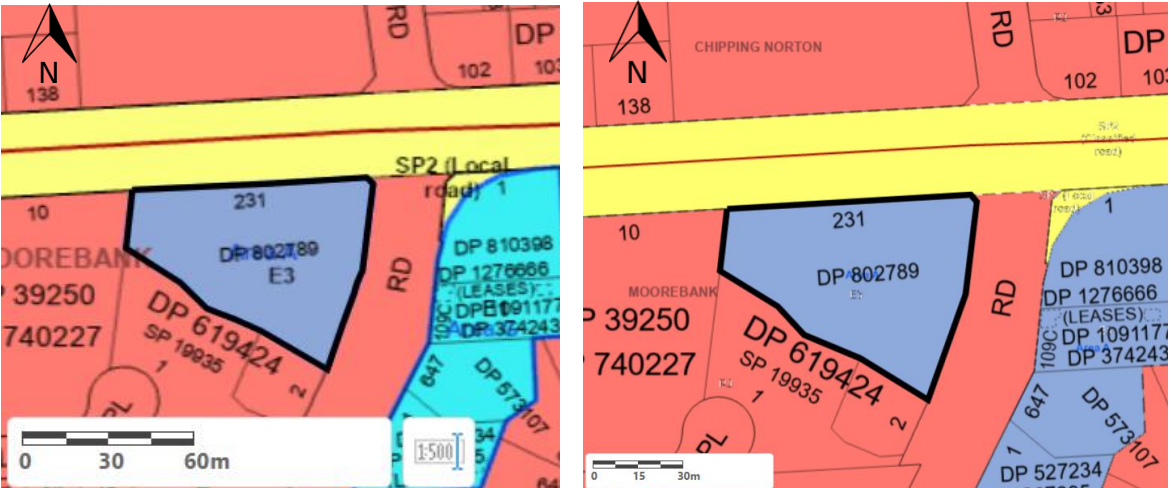
Site A: 216 Newbridge Road, Moorebank NSW 2170 (Lot 231 DP 802789)		
 <p>Images: Existing (left) and Proposed (right) LEP land use zone maps</p>		
	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E3 Productivity Support (Area A)	E3 Productivity Support (Area A)
Height of Building	8.5m	12m
Floor Space Ratio	0.5:1	1.3:1
Minimum Lot Size	2000sqm	2000sqm
Description: This site features an Ampol petrol station. Remove from Key Sites map, as site is already zoned E3 (Area A).		

Table 3: Schedule 1 Clause 9 Sites – Service Station & Takeaway Premises Uses

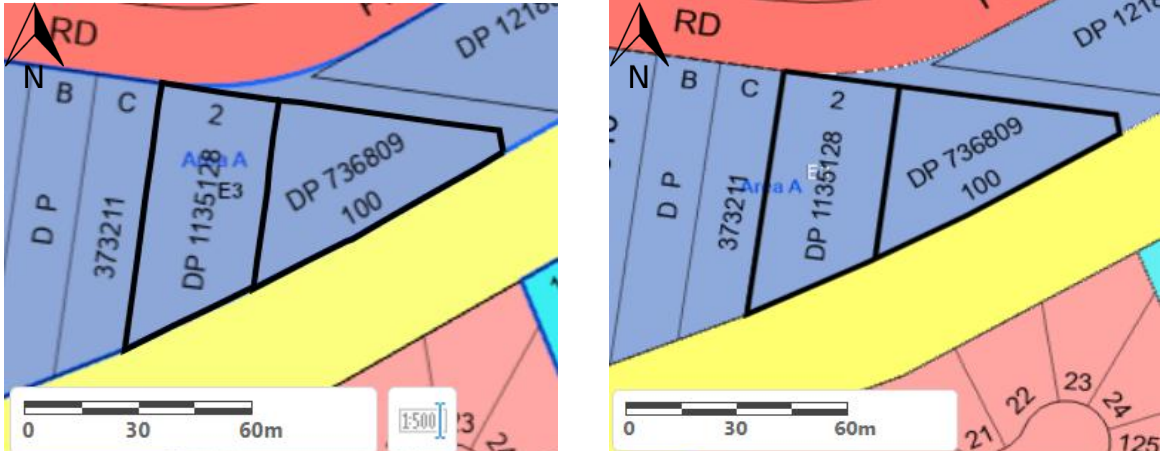
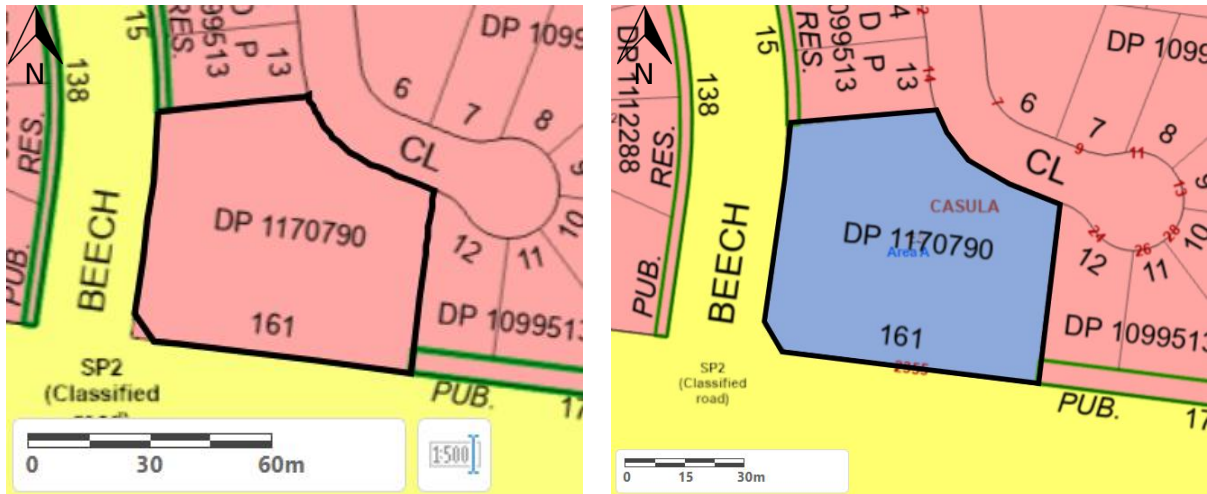
Site B: 615-617 Hume Highway, Casula NSW 2170 (Lot 100 DP 736809 & Lot 2 DP 1135128)		
 <p>Images: Existing (left) and Proposed (right) LEP land use zone maps</p>		
	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E3 Productivity Support (Area A)	E3 Productivity Support (Area A)
Height of Building	15m	15m
Floor Space Ratio	0.75:1	0.75:1
Minimum Lot Size	2000sqm	2000sqm
Description: This site features a BP petrol station. Remove from Key Sites map, as site is already zoned E3 (Area A). Apply standard development standards.		

Table 4: Schedule 1 Clause 9 Sites – Service Station & Takeaway Premises Uses

Site C: 2355 Camden Valley Way, Casula NSW 2170 (Lot 161 DP 1170790)

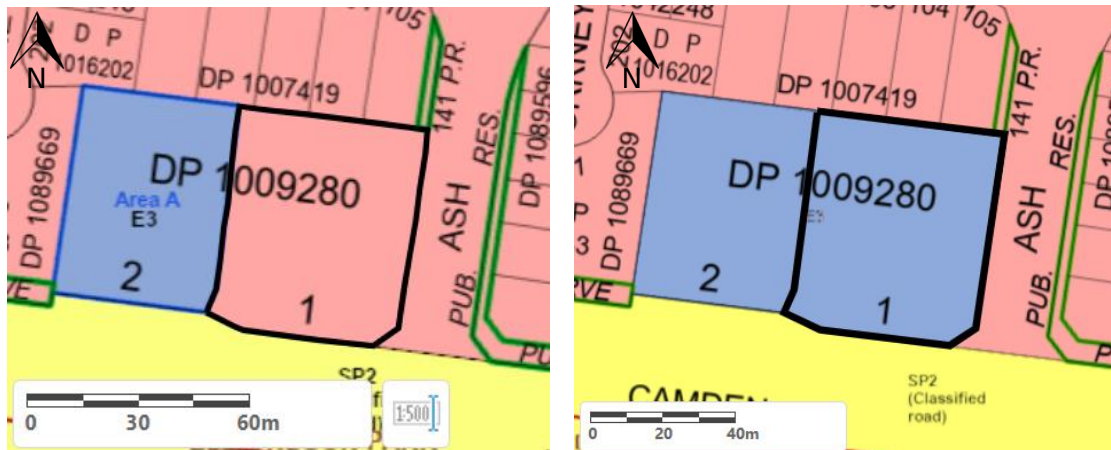


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	R2 Low Density Residential	E3 Productivity Support (Area A)
Height of Building	8.5m	12m
Floor Space Ratio	0.6:1	1.3:1
Minimum Lot Size	300sqm	2000sqm
Description: This site features a 7-Eleven petrol station and Red Rooster. Remove from Key Sites map and rezone to E3 to reflect the site, and add Area A Provision. Apply standard development standards.		

Table 5: Schedule 1 Clause 9 Sites – Service Station & Takeaway Premises Uses

Site D: Lot 1 Camden Valley Way, Prestons NSW 2170 (Lot 1 DP 1009280)

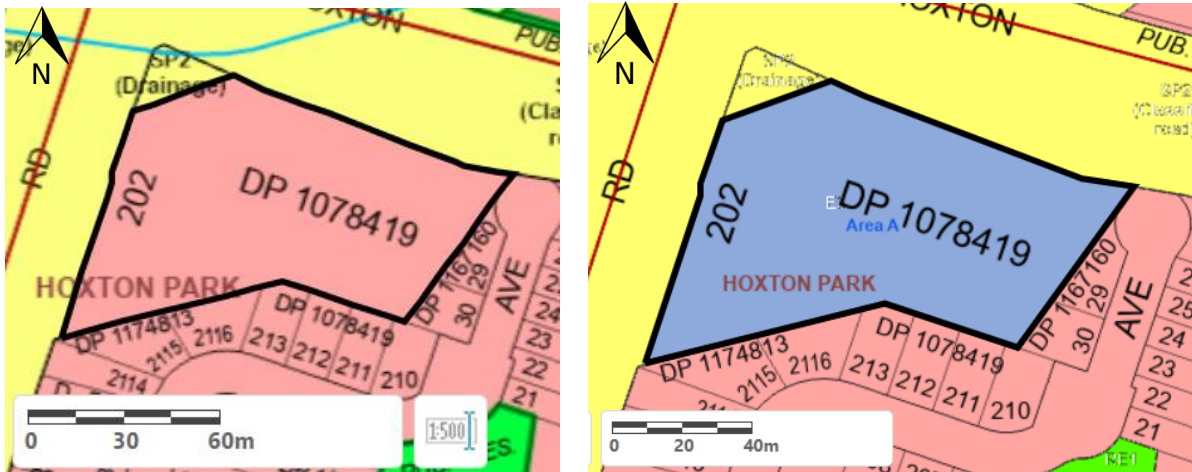


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	R2 Low Density Residential	E3 Productivity Support (Area A)
Height of Building	8.5m	12m
Floor Space Ratio	0.6:1	1.3:1
Minimum Lot Size	300sqm	2000sqm
Description: This site features a Caltex petrol station. Remove from Key Sites map and rezone to E3 to reflect the site, and add Area A provision. Apply standard development standards.		

Table 6: Schedule 1 Clause 9 Sites – Service Station & Takeaway Premises Uses

Site E: 650-652 Hoxton Park Road, Hoxton Park NSW 2171 (Lot 202 DP 1078419)

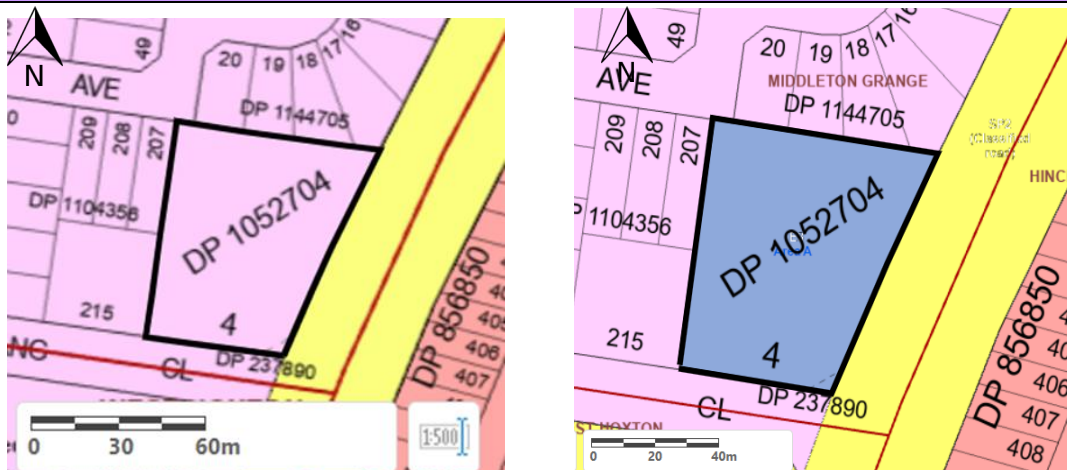


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	R2 Low Density Residential	E3 Productivity Support (Area A)
Height of Building	8.5m	12m
Floor Space Ratio	0.6:1	1.3:1
Minimum Lot Size	300sqm	2000sqm
Description: This site has a petrol station and Hungry Jacks. Remove from Key Sites map and rezone to E3 to reflect the site, and add Area A provision. Apply standard development standards.		

Table 7: Schedule 1 Clause 9 Sites – Service Station & Takeaway Premises Uses

Site F: 368-370 Cowpasture Road, Middleton Grange NSW 2171 (Lot 4 DP 1052704)

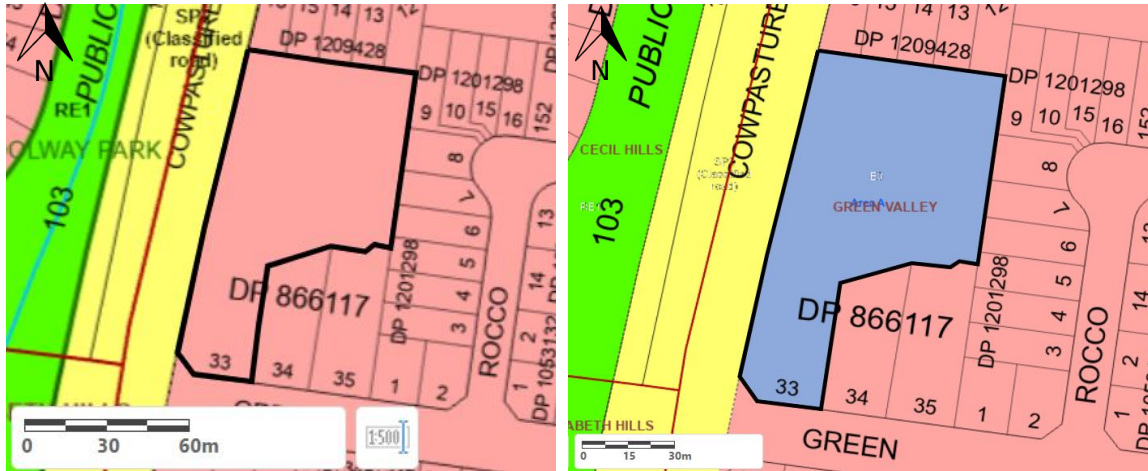


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	R1 General Residential	E3 Productivity Support (Area A)
Height of Building	8.5m	12m
Floor Space Ratio	0.65:1	1.3:1
Minimum Lot Size	400sqm	2000sqm
Description: This site features a BP petrol station, a KFC and a Pizza Hut. It is proposed to remove from the Key Sites map, be zone to E3 to reflect the existing use of the site and add Area A provision. Apply standard development standards. At its meeting on 28 June 2023, Council resolved to endorse a planning proposal to rezone the site from R1 General Residential to E3 Productivity Support, and to amend the FSR from 0.65:1 to 0.75:1, the HOB from 8.5m to 12m and the Min Lot Size from 400sqm to 2000sqm, however did not receive a Gateway determination.		

Table 8: Schedule 1 Clause 9 Sites – Service Station & Takeaway Premises Uses

Site G: 739 Cowpasture Road, Green Valley NSW 2168 (Lot 33 DP 866117)

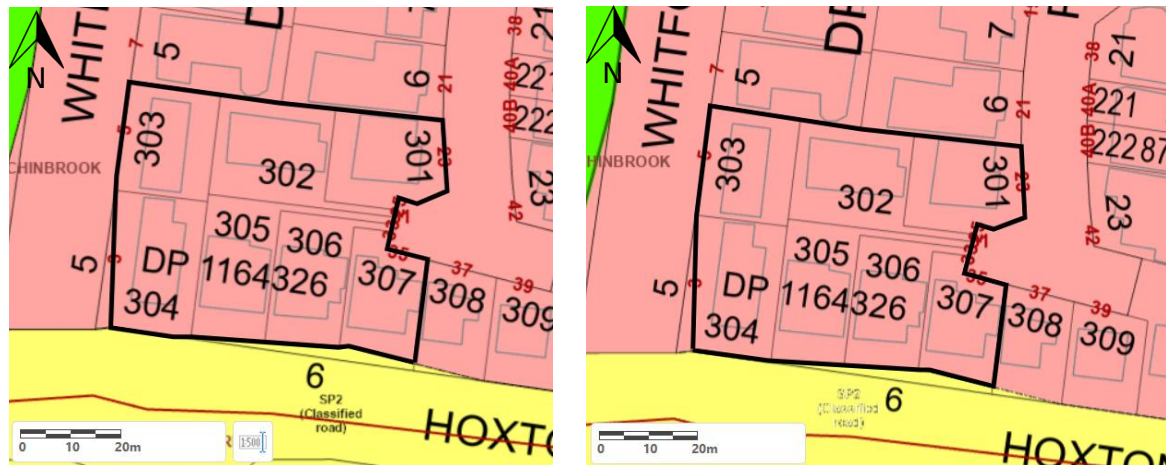


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LEP 2008)	Proposed (new LEP)
Land Use Zone	R2 Low Density Residential	E3 Productivity Support (Area A)
Height of Building	8.5m	12m
Floor Space Ratio	0.5:1	1.3:1
Minimum Lot Size	300sqm	2000sqm
Description: This site features a Coles Express petrol station and a Hungry Jacks. Remove from Key Sites map and rezone to E3 to reflect the site, and add Area A provision. Apply standard development standards.		

Table 9: Schedule 1 Clause 9 Sites – Service Station & Takeaway Premises Uses

Site H: 3 & 5 Whitford Road and 23, 25, 31, 33 & 35 Pegasus Avenue, Hinchinbrook NSW 2168 (Lots 301-307 DP1164326)

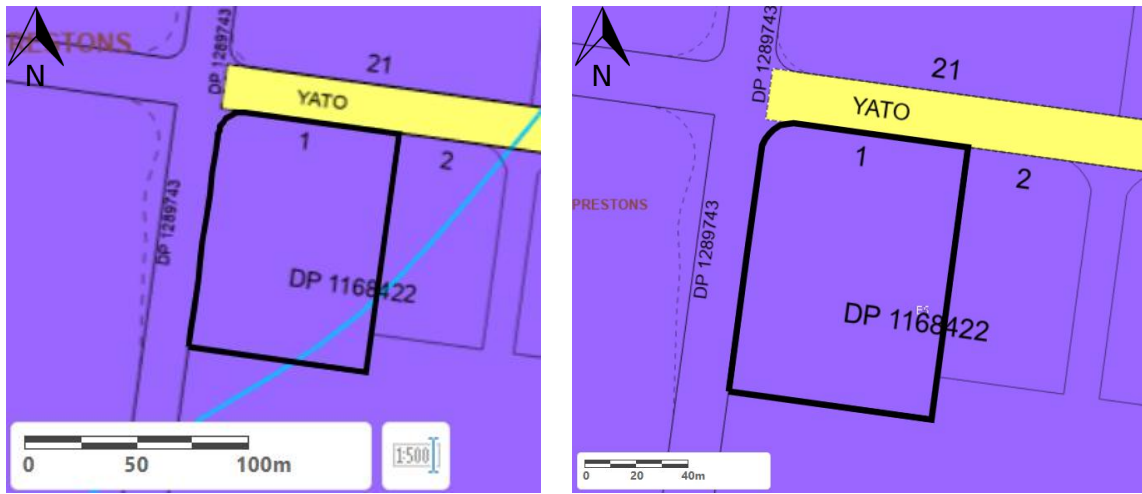


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LEP 2008)	Proposed (new LEP)
Land Use Zone	R2 Low Density Residential	R2 Low Density Residential
Height of Building	8.5m	8.5m
Floor Space Ratio	0.6:1	0.6:1
Minimum Lot Size	300sqm	300sqm
Description: This site features a residential subdivision with dwellings. Remove from Key Sites map and retain residential zoning.		

Table 10: Schedule 1 Clause 9 Sites – Service Station & Takeaway Premises Uses

Site I: 1-5 Yato Road, Prestons NSW 2170 (Lot 1 DP 1168422)



	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E5 Heavy Industrial	E5 Heavy Industrial
Height of Building	30m	30m
Floor Space Ratio	Nil	Nil
Minimum Lot Size	2000sqm	2000sqm
Description: This site is vacant land. Remove from Key Sites Map and retain E5 zoning. Approved service station DA, which can use existing use rights if necessary.		

Gateway Sites

Table 11: Proposed Gateway Sites

Gateway Sites	
<p>Description: The following sites have been identified as 'Gateway' site given their prominent location on key roads entering and exiting the City Centre. These are to display design excellence, particularly in relation to the relationship with the private and public domain. Refer to Written Instrument Report for further detail.</p>	
<p>Hume Highway and Governor Macquarie Drive Warwick Farm</p>	
<p>Orange Grove Road, Warwick Farm</p>	
<p>Newbridge Road, Moorebank</p>	
<p>Hoxton Park and Banks Road intersection, Hinchinbrook</p>	
<p>Hume Highway, intersection with Orange Grove Road</p>	
<p>2 Old Kurrajong Road, Casula</p>	
<p>2260 Camden Valley Way, Casula</p>	
<p>Flowerdale Road / Hoxton Park Rd Standalone Centre, Liverpool</p>	
<p>Holsworthy Local Centre</p>	

Bonus Provisions in Liverpool City Centre

Table 12: City Centre Bonus Provisions

New Area 9

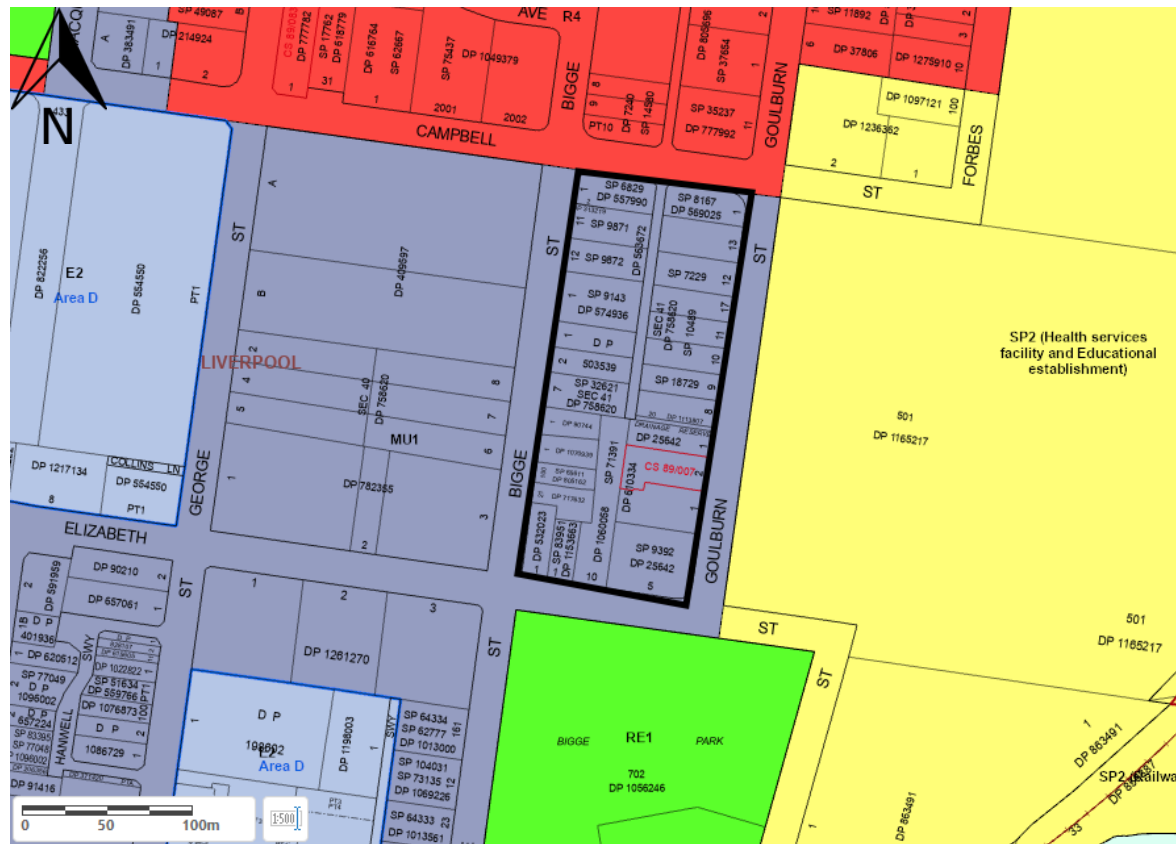


Image: LLEP 2008 Land Use Zone Map – Area for CI7.5A bonus provisions

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	MU1 Mixed Use	MU1 Mixed Use
Height of Building	24m & 35m	24m & 35m
Floor Space Ratio	2:1 & 2.5:1	2:1 & 2.5:1 (Area 9)
Minimum Lot Size	1000sqm	1000sqm
Description: Introduction of a new Area 9 (Mixed Use) provision for land directly west of the Liverpool Hospital. It is noted the Liverpool Private Hospital has recently been subject to a planning proposal which increased HOB and FSR (79m and 6.9:1 respectively) within this marked area.		

Table 13: City Centre Bonus Provisions

New Area 8

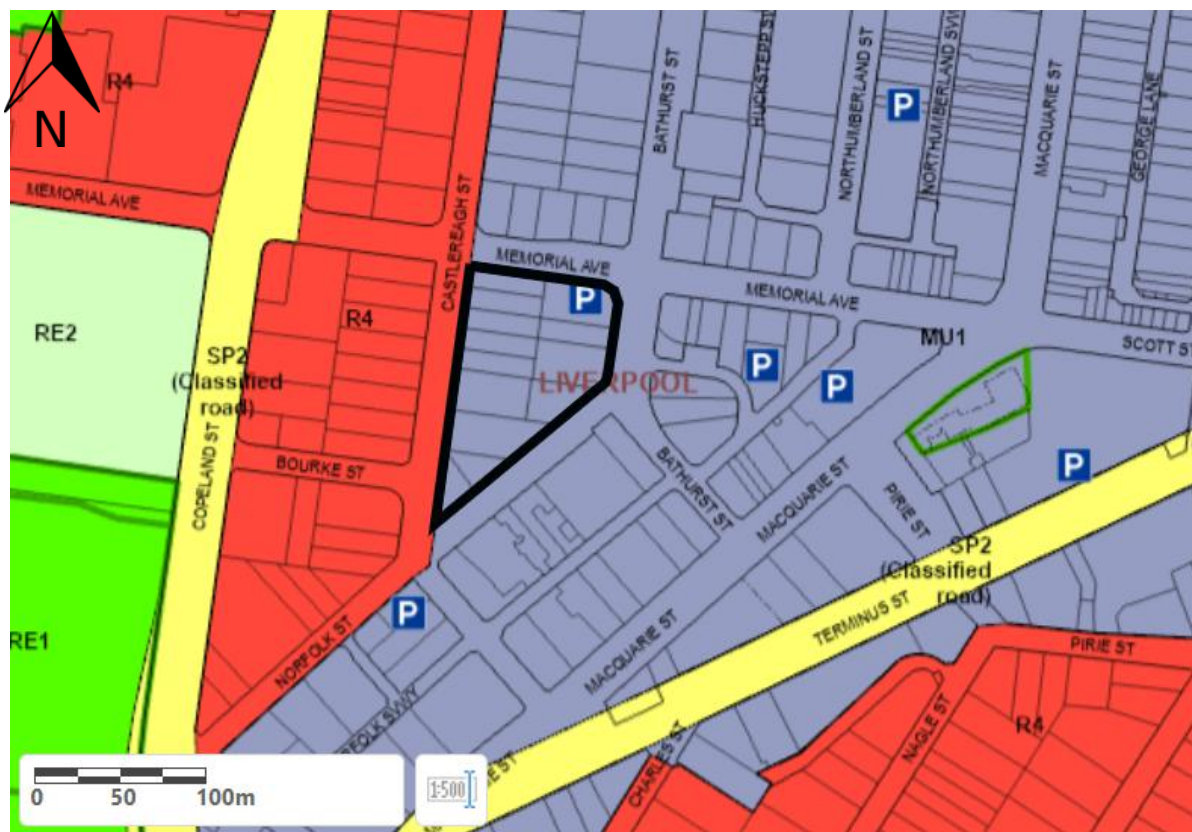


Image: LLEP 2008 Land Use Zone Map – Area for C17.5A bonus provisions

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	MU1 Mixed Use	MU1 Mixed Use
Height of Building	80m	80m
Floor Space Ratio	2.5:1	2.5:1 (Area 8)
Minimum Lot Size	1000sqm	1000sqm

Description: Introduction of a new Area 8 provision for land directly west of the current Area 8 boundary along Memorial Avenue. This is intended to encourage these additional sites to redevelop and was a resolution of Council at the 29 May Council meeting.

Table 14: City Centre Bonus Provisions

New Area 8



Image: LLEP 2008 Land Use Zone Map – Area for C17.5A bonus provisions

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	R4 High Density Residential	R4 High Density Residential
Height of Building	45m	45m
Floor Space Ratio	2:1	2.1 (Area 8)
Minimum Lot Size	1000sqm	1000sqm
Description: Introduction of a new Area 8 provision for land directly south of the current Area 8 boundary along Charles Street. This is intended to encourage these additional sites to redevelop and was a resolution of Council at the 29 May Council meeting.		

Industrial Land

Table 15: Prestons Industrial Precinct

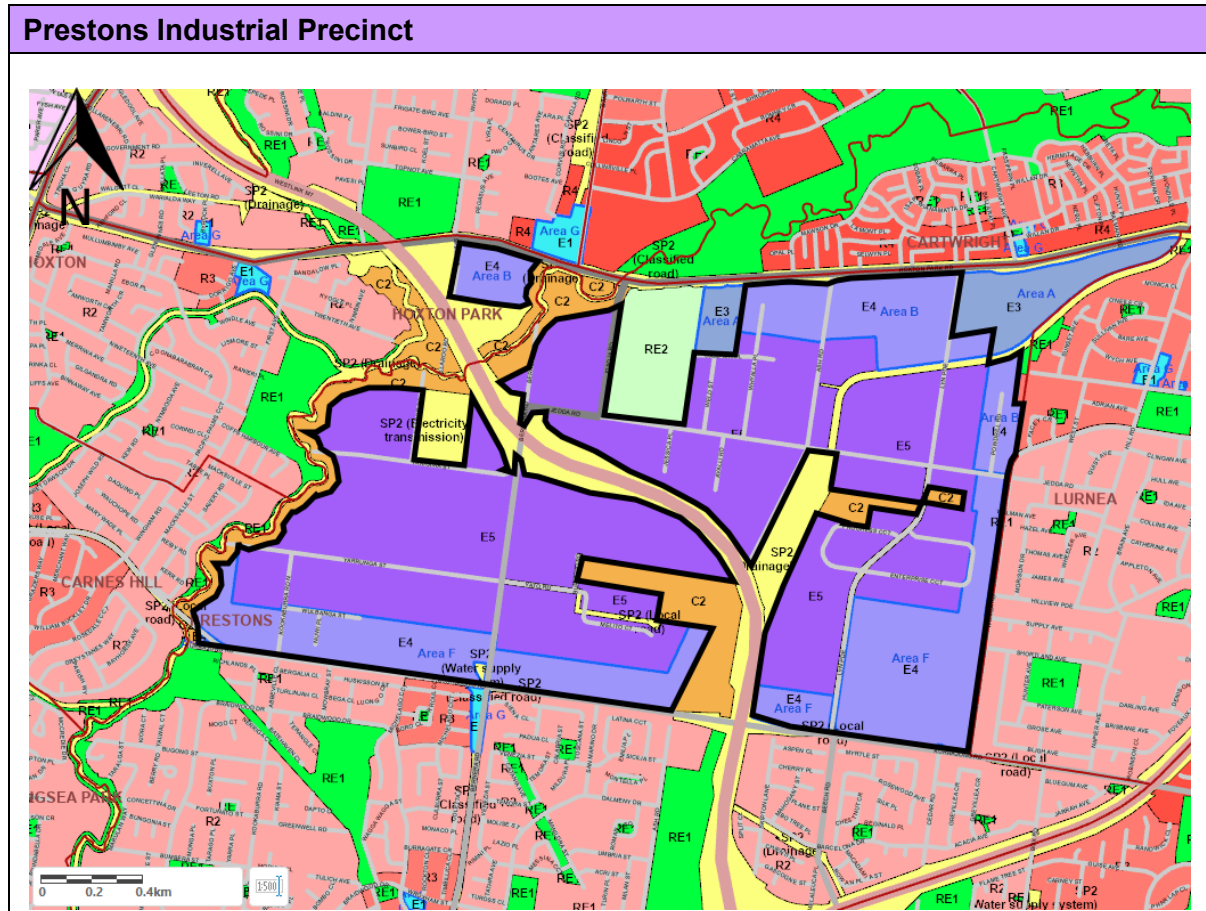


Image: LLEP 2008 Land Use Zone Map – Industrial Precinct marked

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E5 Heavy Industrial E4 General Industrial (Area B) E4 General Industrial (Area F)	E5 Heavy Industrial E4 General Industrial (Area B) E4 General Industrial (Area F)
Height of Building	E5: 30m & 21m E4 (Area B): 15m E4 (Area F): 15m	E5: 30m & 21m E4 (Area B): 18m E4 (Area F): 18m
Floor Space Ratio	Nil	Nil
Minimum Lot Size	E5: 2,000sqm E4 (Area B): 2,000sqm E4 (Area F): 2,000sqm	8,000sqm

Description: (E5 Heavy = IN3 Heavy; Area B = IN2 Light Industrial; Area F = IN1 General)

- Retain the precinct as having a heavy industrial role;
- Nil FSR is continued to be applied within this precinct.
- The application of an 8,000sqm lot size will ensure large lots are retained which will enable future industrial uses, e.g. multi storey warehousing.
- HOB to be increased to 18m in accordance with Codes SEPP.

Table 16: Chipping Norton Industrial Precinct

Chipping Norton - Industrial Precinct

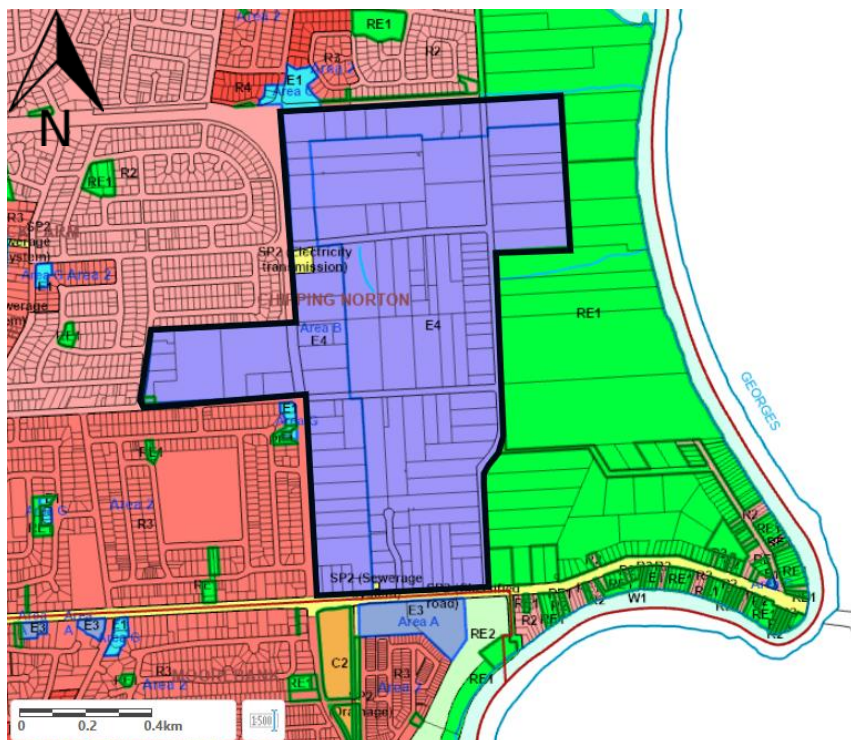


Image: LLEP 2008 Land Use Zone Map – Industrial Precinct marked

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E4 General Industrial & E4 General Industrial (Area B)	E4 General Industrial (Area B)
Height of Building	E4: 30m Area B: 15m	E4: 30m Area B: 18m
Floor Space Ratio	E4: Nil Area B: 0.75:1	Nil
Minimum Lot Size	E4: 2,000sqm Area B: 2,000sqm	8,000sqm
Description: (Formerly IN2 Light Industrial and IN3 Heavy Industrial)		
<ul style="list-style-type: none"> E4 (Area B) to apply to the entire precinct, as it a Light Industrial precinct. The application of an 8,000sqm lot size will ensure large lots are retained which will enable future industrial uses, e.g. multi storey warehousing. Nil FSR is proposed, as the FSR is an artificial constraint for industrial development, especially as significant circulation and loading spaces needed for industrial land is not included in the calculation. HOB to be increased to 18m in accordance with Codes SEPP. 		

Table 17: Moorebank Collaboration Area Industrial Precinct

Moorebank Collaboration Area - Industrial Precinct

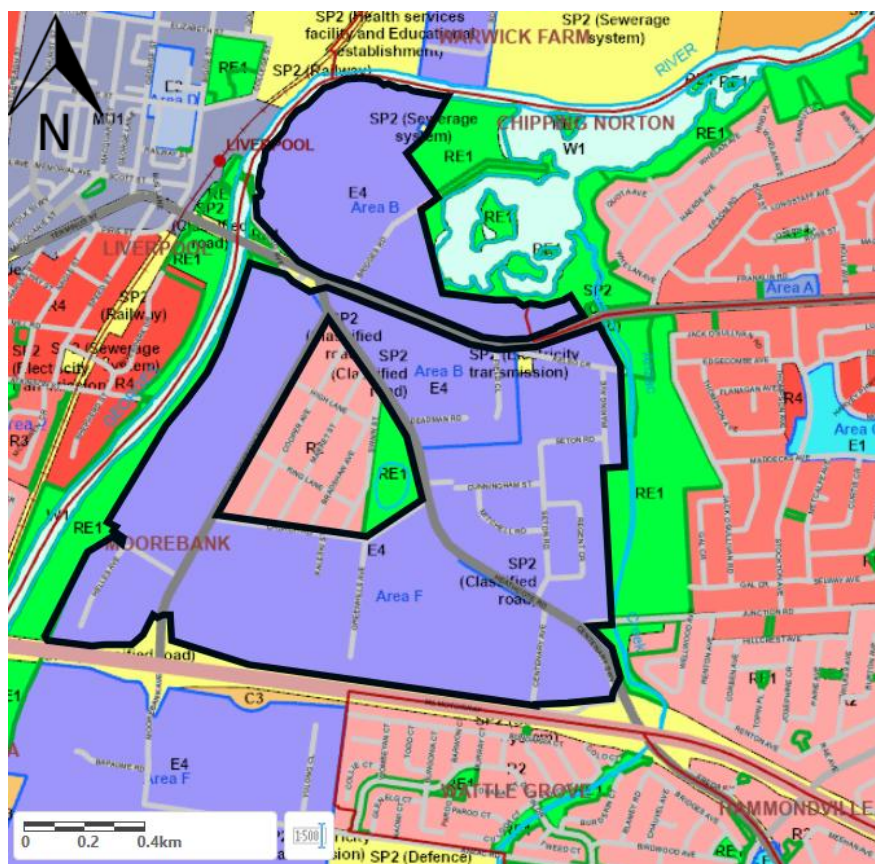


Image: LLEP 2008 Land Use Zone Map – Industrial Precinct marked

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E4 General Industrial (Area B) E4 General Industrial (Area F)	E4 General Industrial (Area B) E4 General Industrial (Area F)
Height of Building	Area B: 15m Area F: 15m & 21m	Area B: 18m Area F: 18m & 21m
Floor Space Ratio	Area B: 0.75:1 Area F: Nil	Nil
Minimum Lot Size	Area B: 2,000sqm Area F: 2,000sqm	8,000sqm
Description: (Area B = IN2 Light Industrial; Area F = General Industrial)		
<ul style="list-style-type: none"> The application of an 8,000sqm lot size will ensure large lots are retained which will enable future industrial uses, e.g. multi storey warehousing. Nil FSR is proposed, as the FSR is an artificial constraint for industrial development, especially as significant circulation and loading spaces needed for industrial land is not included in the calculation. HOB to be increased to 18m in accordance with Codes SEPP. 		

Table 18: Moorebank Intermodal Industrial Precinct

Moorebank Intermodal Area - Industrial Precinct

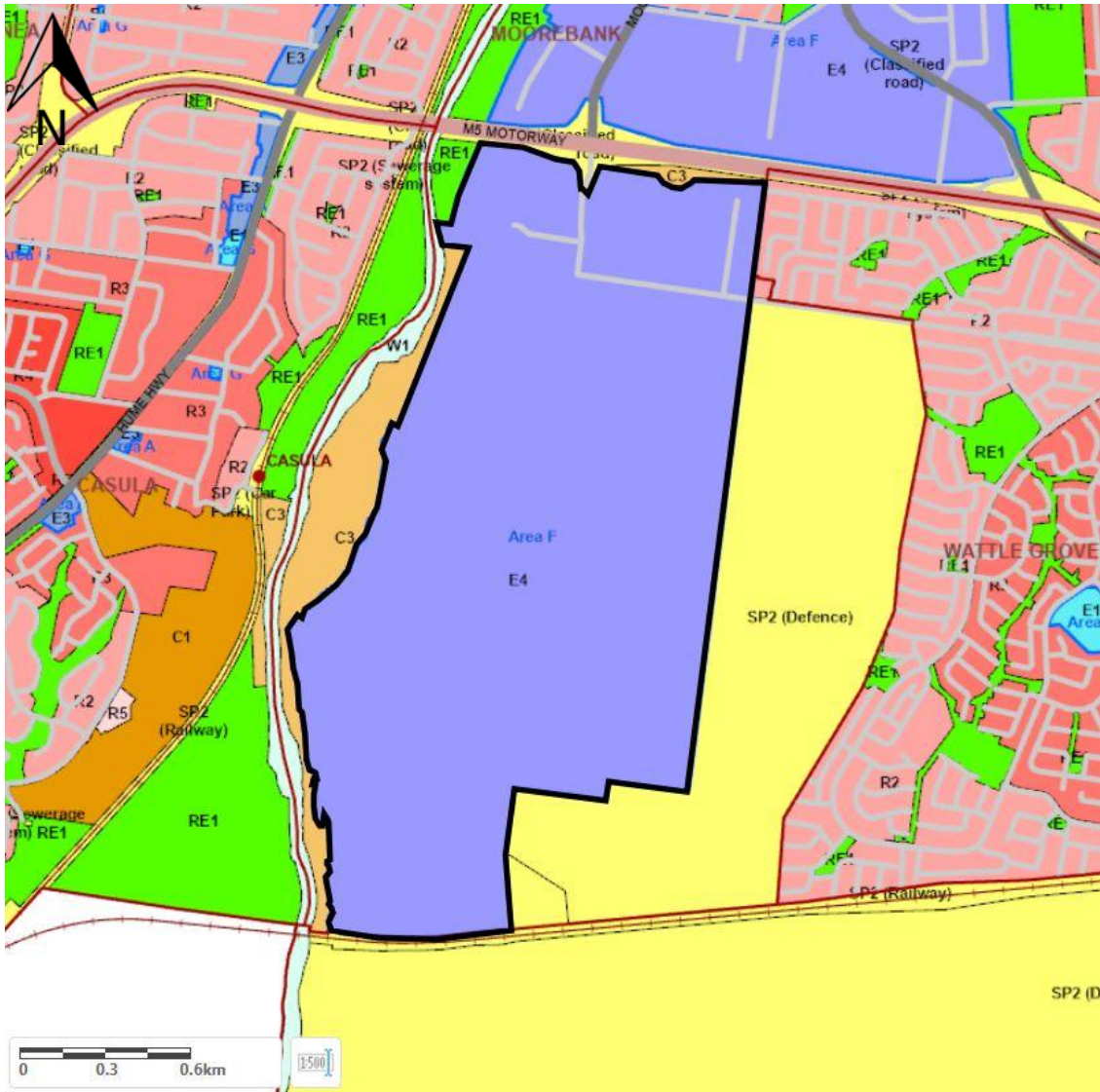


Image: LLEP 2008 Land Use Zone Map – Industrial Precinct marked

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E4 General Industrial (Area F)	E4 General Industrial (Area F)
Height of Building	15m & 21m	18m & 21m
Floor Space Ratio	1:1 & Nil	Nil
Minimum Lot Size	2,000sqm & 120Ha	8,000sqm & 120Ha
Description: (Formerly IN1 General Industrial)		
<ul style="list-style-type: none"> • Retain existing heights as they are deemed to be appropriate for the industrial precinct • Renewal is not required for this precinct • This precinct is to retain its role as an industrial precinct with large floorplates into the future • HOB to be increased to 18m in accordance with Codes SEPP. 		

Table 19: Orange Grove Industrial Precinct

Orange Grove Industrial Precinct

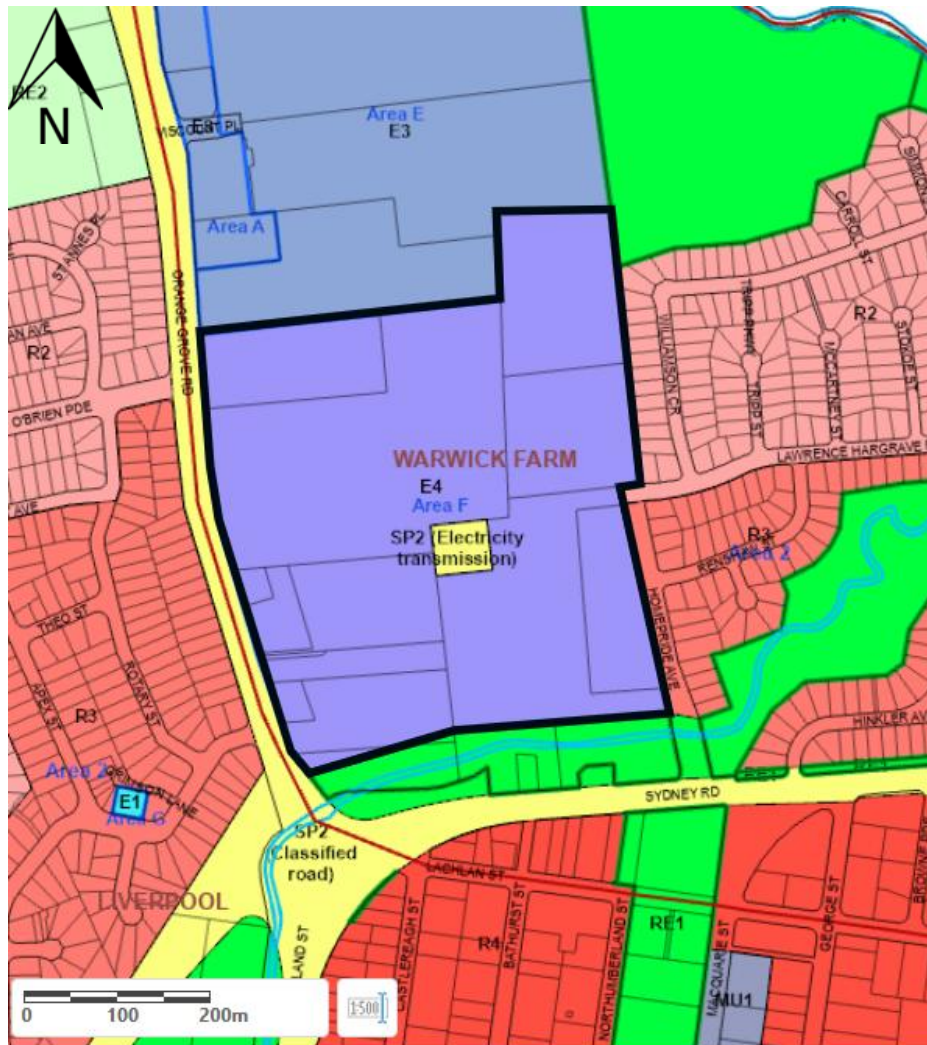


Image: LLEP 2008 Land Use Zone Map – Industrial Precinct marked

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E4 General Industrial (Area F)	E4 General Industrial (Area F)
Height of Building	15m	18m
Floor Space Ratio	Nil	Nil
Minimum Lot Size	2,000sqm	8,000sqm

Description: (Formerly IN1 General Industrial)

- The Orange Grove Road frontage is in need of renewal. Application of a HOB consistent with the Codes SEPP may assist.
- It is noted that this has been marked as a ‘Gateway’ site, with future development having a high degree of street presence, as it is a major entry point into the LGA
- Retain as an industrial land, and do not transition into non-industrial land uses, as there is a risk of losing important industrial redevelopment and local employment opportunities.
- HOB to be increased to 18m in accordance with Codes SEPP.

Table 20: Scrivener/Priddle St Industrial Precinct

Scrivener/Priddle St Industrial Precinct

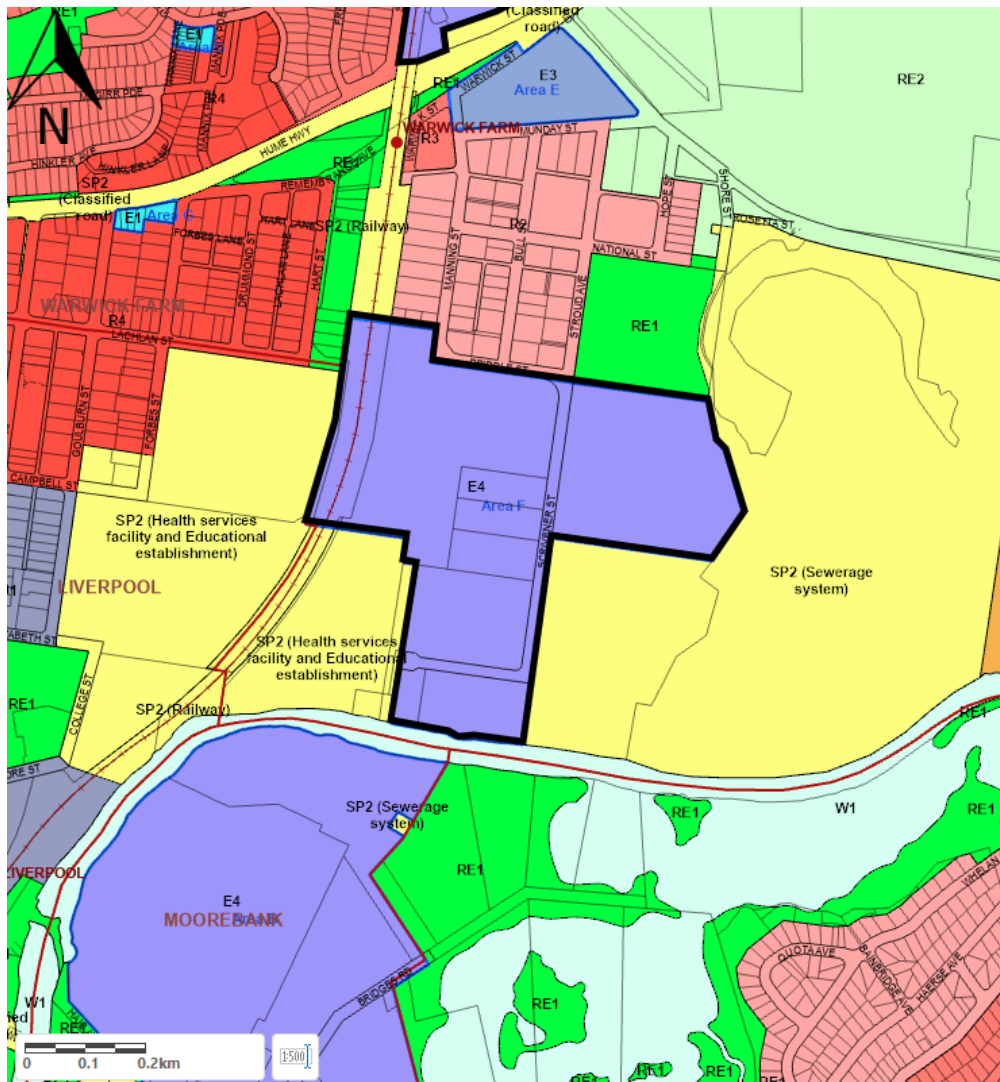


Image: LLEP 2008 Land Use Zone Map – Industrial Precinct marked

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E4 General Industrial (Area F)	E4 General Industrial (Area F)
Height of Building	15m	18m
Floor Space Ratio	Nil	Nil
Minimum Lot Size	2,000sqm	8,000sqm
Description: (Formerly IN1 General Industrial)		
<ul style="list-style-type: none"> • HOB is to be consistent with the Codes SEPP for Industrial development. • The renewal of the precinct and its future role as an innovation precinct is to be determined as part of additional LEP reviews, as it is subject to significant further investigation • The application of an 8,000sqm lot size will ensure large lots are retained which will enable future industrial uses. • HOB to be increased to 18m in accordance with Codes SEPP. 		

Table 21: Sappho Rd Industrial Precinct

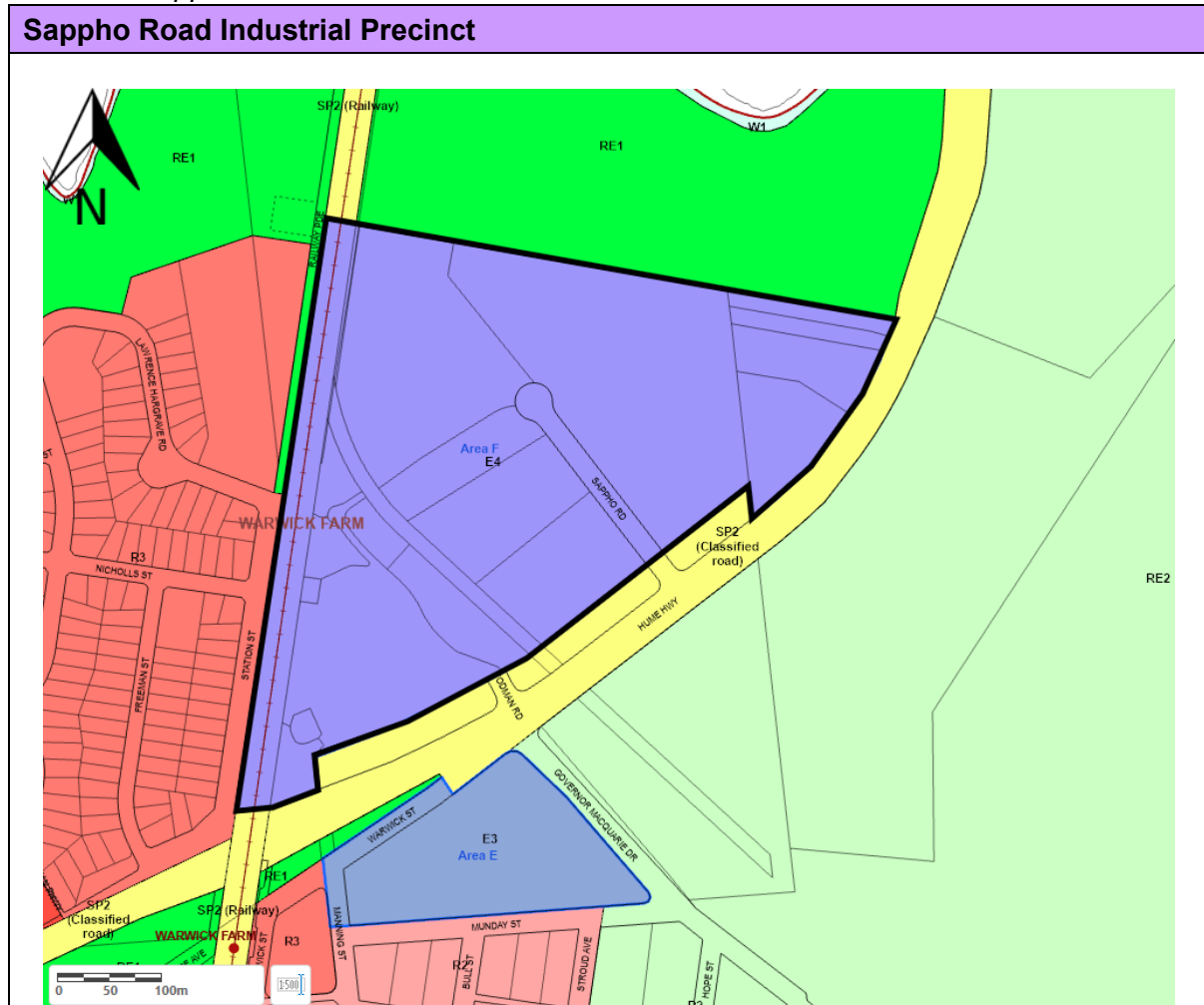


Image: LLEP 2008 Land Use Zone Map – Industrial Precinct marked

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E4 General Industrial (Area F)	E4 General Industrial (Area F)
Height of Building	15m	18m
Floor Space Ratio	Nil	Nil
Minimum Lot Size	2,000sqm	8,000sqm
Description: (Formerly IN1 General Industrial)		
<ul style="list-style-type: none"> • Retain additional permitted uses (bulky goods) as they are appropriate for the precinct, and are not hindering the development of the site for future industrial development • The precinct already has nil FSR and heights are to be made consistent with the Codes SEPP for Industrial development. • It is noted that this frontage to the Hume Highway is recommended to be a 'Gateway' site with future development having a high degree of street presence to the Hume Highway, as it is a major entry point into the LGA • It is recommended to retain the industrial zone, to ensure the LGA has industrial land into the future. • HOB to be increased to 18m in accordance with Codes SEPP. 		

Table 22: Coopers Paddock Industrial Precinct

Coopers Paddock Industrial Precinct

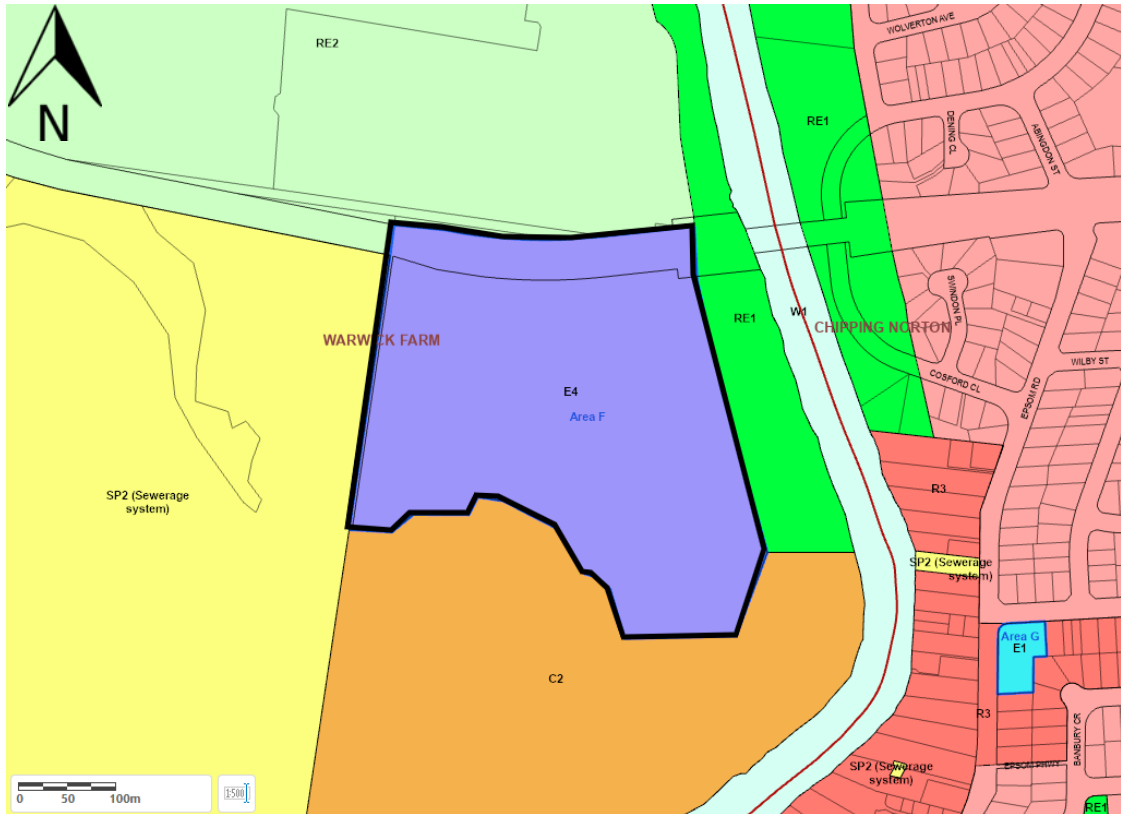


Image: LLEP 2008 Land Use Zone Map – Industrial Precinct marked

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E4 General Industrial (Area F)	E4 General Industrial (Area F)
Height of Building	18m	18m
Floor Space Ratio	Nil	Nil
Minimum Lot Size	2,000sqm	8,000sqm
Description: (formerly IN1 General Industrial)		
<ul style="list-style-type: none"> Existing development standards are to generally be retained, as they are deemed to be appropriate for the precinct. The application of an 8,000sqm lot size will ensure large lots are retained which will enable future industrial uses. The precinct has been recently developed and therefore renewal is not required within this area. The precinct is to retain its role as a general industrial precinct into the future. 		

Table 23: Len Waters Industrial Precinct

Len Waters Estate Industrial Precinct

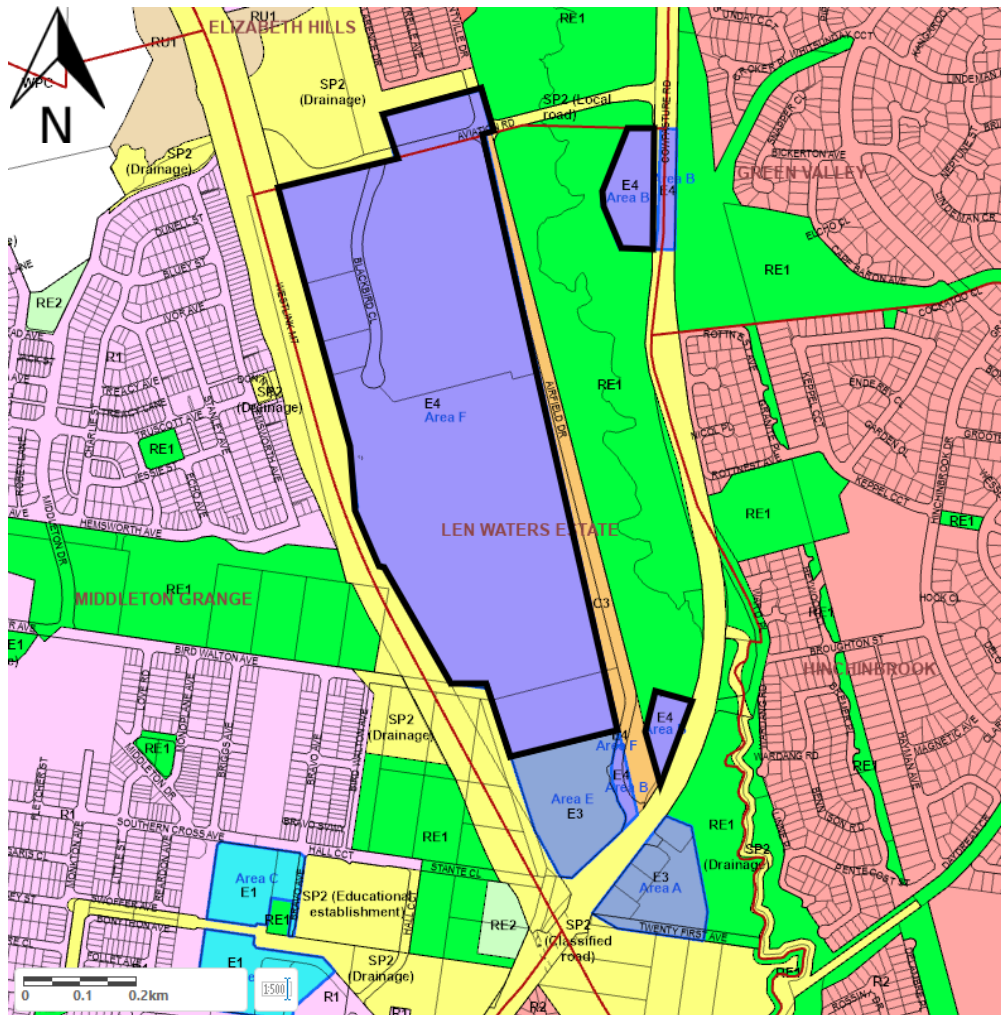


Image: LLEP 2008 Land Use Zone Map – Industrial Precinct marked

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E4 General Industrial (Area B) E4 General Industrial (Area F)	E4 General Industrial (Area B) E4 General Industrial (Area F)
Height of Building	Area B: 15m Area F: 15m & 30m	Area B: 18m Area F: 18m & 30m
Floor Space Ratio	Area B: 0.75:1 Area F: Nil	Nil
Minimum Lot Size	Area B: 2,000sqm Area F: 2,000sqm	8,000sqm

Description: (Area B = IN2 Light Industrial; Area F = General Industrial)

- Retain General Industrial Precinct.
- The application of an 8,000sqm lot size will ensure large lots are retained which will enable future industrial uses, e.g. multi storey warehousing.
- Nil FSR is proposed, as the FSR is an artificial constraint for industrial development, especially as significant circulation and loading spaces needed for industrial land is not included in the calculation.
- HOB to be increased to 18m in accordance with Codes SEPP.

Table 24: Crossroads Industrial Precinct

Crossroads Casula Industrial Precinct

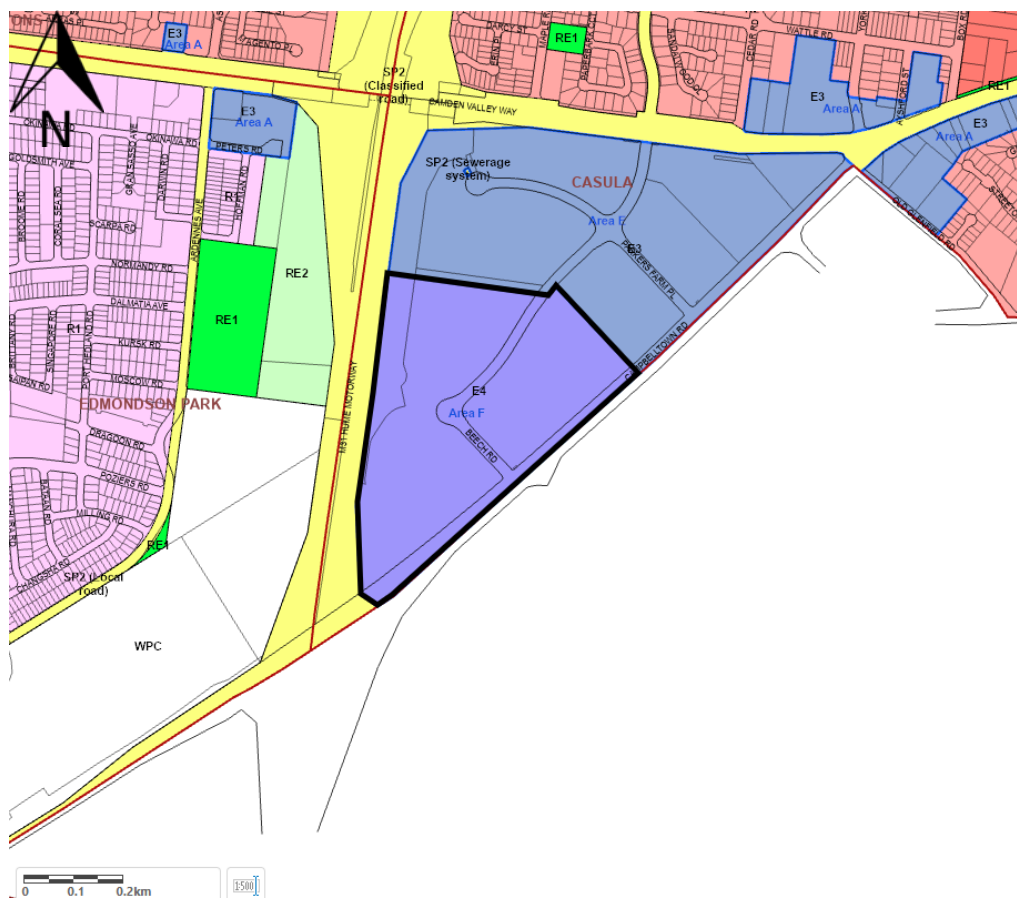


Image: LLEP 2008 Land Use Zone Map – Industrial Precinct marked

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E4 General Industrial (Area F)	E4 General Industrial (Area F)
Height of Building	18m & 30m	18m & 30m
Floor Space Ratio	Nil	Nil
Minimum Lot Size	2,000sqm	8,000sqm
Description: (Former IN1 General Industrial)		
<ul style="list-style-type: none"> • The existing development standards are to remain, as they are deemed to be appropriate for this precinct. • Renewal of the precinct is not required, as it has recently been developed and not in need of renewal. • It is intended this precinct remains as a general industrial precinct into the future. • The application of an 8,000sqm lot size will ensure large lots are retained which will enable future industrial uses, e.g. multi storey warehousing. 		

Table 25: Cecil Park Industrial Precinct

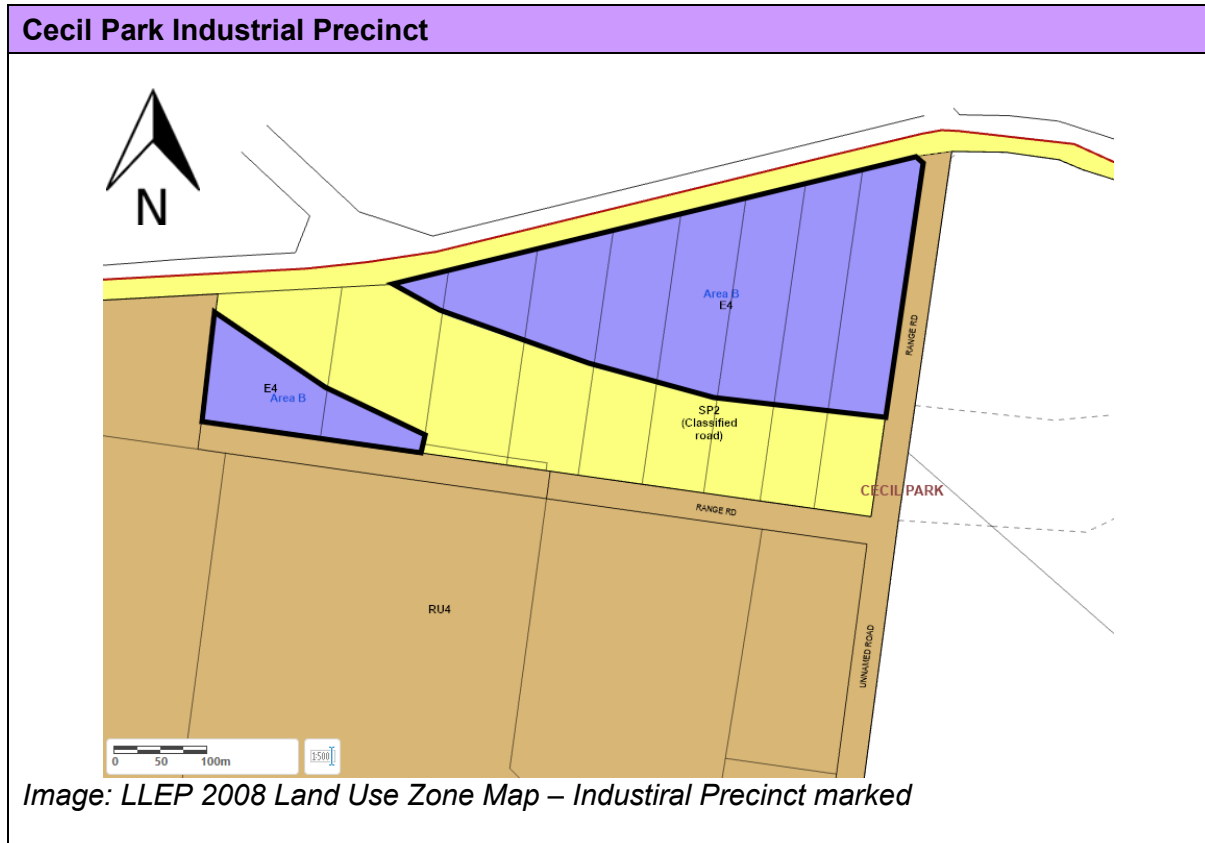


Image: LLEP 2008 Land Use Zone Map – Industrial Precinct marked

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E4 General Industrial (Area B)	E4 General Industrial (Area B)
Height of Building	Nil	Nil
Floor Space Ratio	1:1	1:1
Minimum Lot Size	2,000sqm	8,000sqm
<p>Description: (Former IN2 Light Industrial)</p> <ul style="list-style-type: none"> • Retain existing zone and development standards as they have recently been determined by an amendment to the LLEP 2008 • As the site has not yet been developed, it is deemed that these development standards are still appropriate to facilitate future development • Renewal is not necessary, as industrial development has not yet occurred • The application of an 8,000sqm lot size will ensure large lots are retained which will enable future industrial uses, e.g. multi storey warehousing 		

Infrastructure

SP2 Infrastructure

Sydney Water Sites

SP2 Infrastructure (Sewerage) & (Water Supply System)

Table 26: Sydney Water Site

Site A: Lot 201 Newbridge Road, Moorebank (Lot 201 DP 117280)

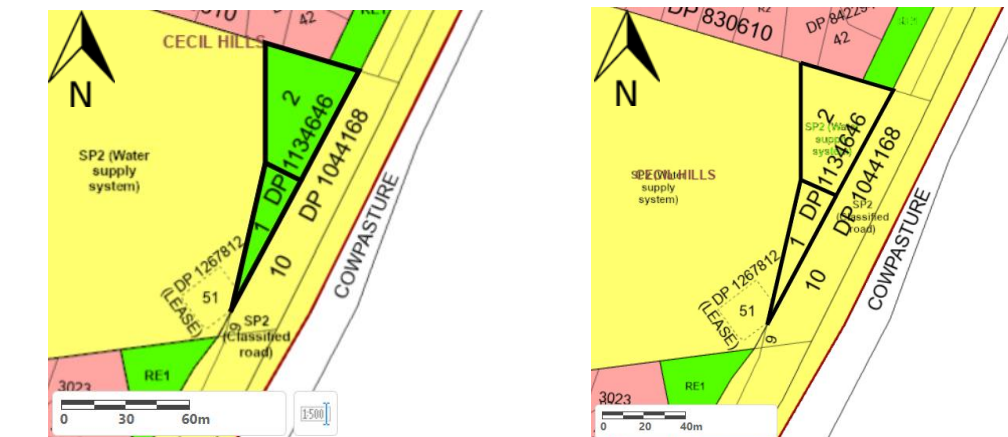


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	R3 Medium Density	SP2 Infrastructure (Sewerage)
Height of Building	8.5m	Nil
Floor Space Ratio	0.65:1 (Area 2)	Nil
Minimum Lot Size	300sqm (Area 2)	Nil
Description: Site owned by Sydney Water, who have requested to be rezoned as part of the LEP Review. Part identified in black is to be SP2 Infrastructure (Sewerage).		

Table 27: Sydney Water Site

Site B: 894 & 904 Cowpasture Road, Cecil Hills (Lot 1 DP 1134646 & Lot 2 DP 1134646)

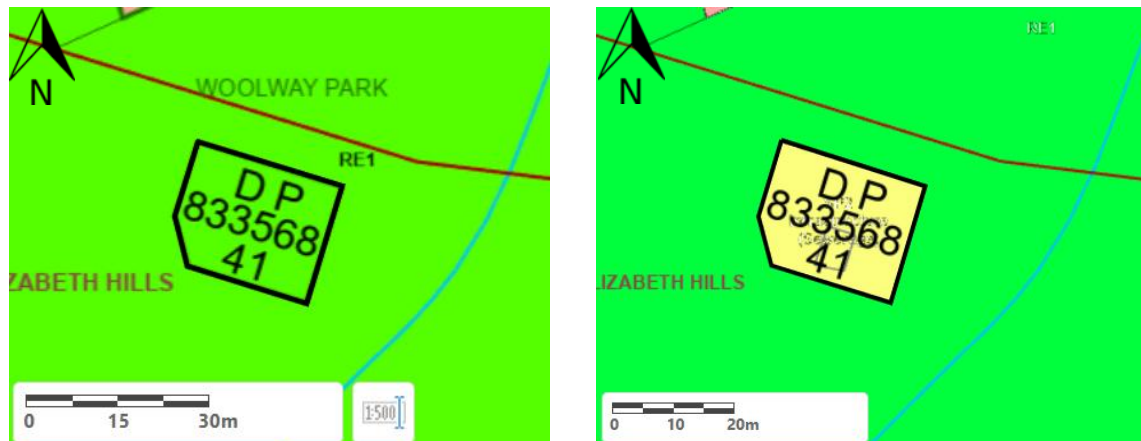


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	SP2 Infrastructure (Water Supply System)
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil
Minimum Lot Size	Nil	Nil
Description: Site owned by Sydney Water, who have requested to be rezoned as part of the LEP Review. Part identified in black is to be SP2 Infrastructure (Water Supply System).		

Table 28: Sydney Water Site

Site C: Lot 41 Cowpasture Road, Elizabeth Hills NSW 2171 (Lot 41 DP 833568)



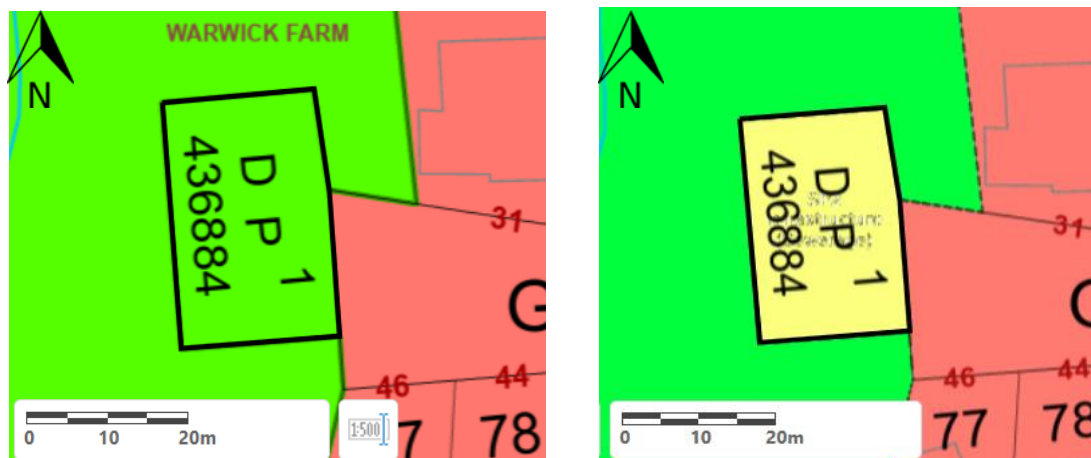
Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	SP2 Infrastructure (Sewerage)
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil
Minimum Lot Size	Nil	Nil

Description: Site owned by Sydney Water, who have requested to be rezoned as part of the LEP Review. Part identified in black is to be SP2 Infrastructure (Sewerage).

Table 29: Sydney Water Site

Site D: Lot 1 Gallop Street, Warwick Farm NSW 2170 (Lot 1 DP 436884)



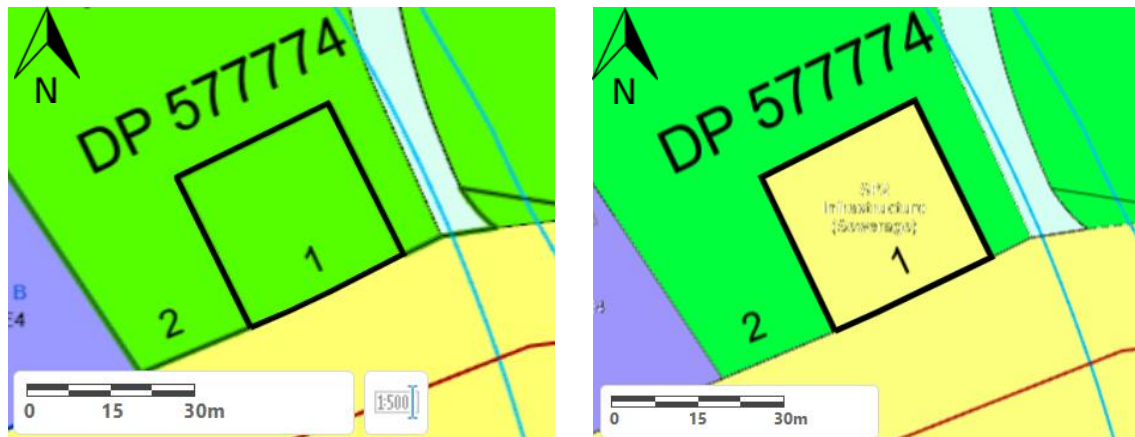
Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	SP2 Infrastructure (Sewerage)
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil
Minimum Lot Size	Nil	Nil

Description: Site owned by Sydney Water, who have requested to be rezoned as part of the LEP Review. Part identified in black is to be SP2 Infrastructure (Sewerage).

Table 30: Sydney Water Site

Site E: Lot 1 Newbridge Road, Moorebank NSW 2170 (Lot 1 DP 577774)



Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	SP2 Infrastructure (Sewerage)
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil
Minimum Lot Size	Nil	Nil

Description: Site owned by Sydney Water, who have requested to be rezoned as part of the LEP Review. Part identified in black is to be SP2 Infrastructure (Sewerage).

Table 31: Sydney Water Site

Site F: Lot 5172 Castle Rock Court, Wattle Grove NSW 2173 (Lot 5172 DP 839250)



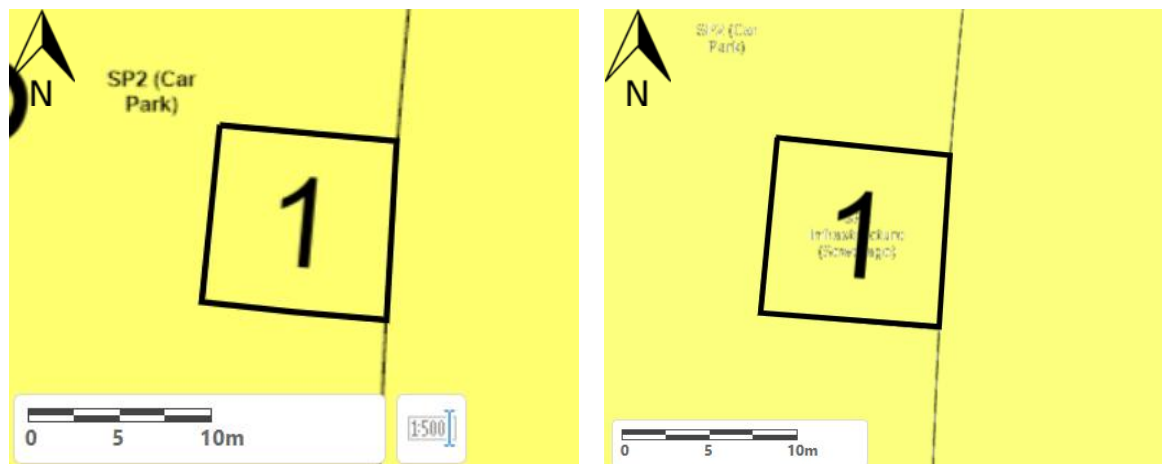
Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	SP2 Infrastructure (Sewerage)
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil
Minimum Lot Size	Nil	Nil

Description: Site owned by Sydney Water, who have requested to be rezoned as part of the LEP Review. Part identified in black is to be SP2 Infrastructure (Sewerage).

Table 32: Sydney Water Site

Site G: 2B Casula Road, Casula NSW 2170 (Lot 1 DP 590575)



Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	SP2 (Carpark)	SP2 Infrastructure (Sewerage)
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil
Minimum Lot Size	Nil	Nil

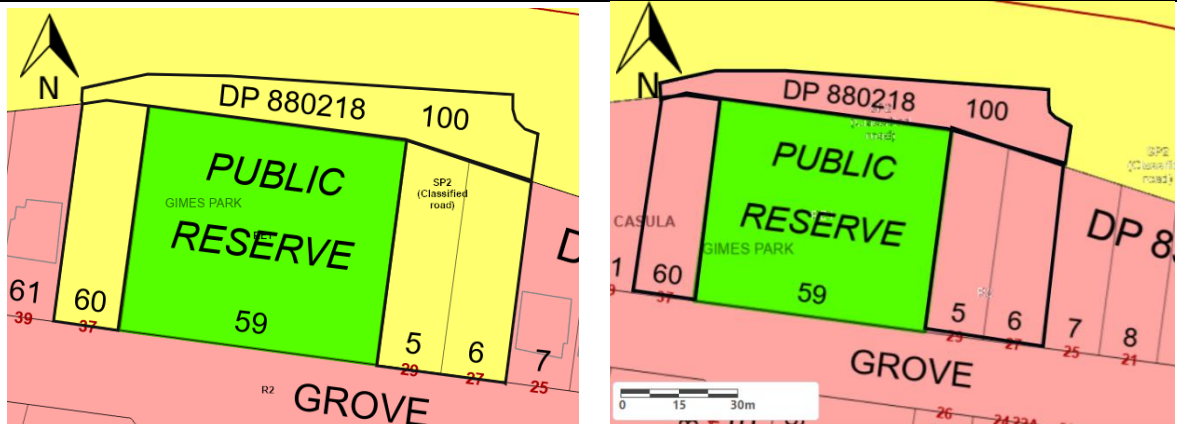
Description: Site owned by Sydney Water, who have requested to be rezoned as part of the LEP Review. Part identified in black is to be SP2 Infrastructure (Sewerage).

SP2 Infrastructure

Transport for NSW Sites

Table 33: Transport for New South Wales Sites

Site A: 27, 29 and 37 Grove Street, Casula (Lot 5 & 6 DP 833690 & Lot 60 DP218667) & Lot 100 DP 880218



Images: Existing (left) and Proposed (right) LEP land use zone maps

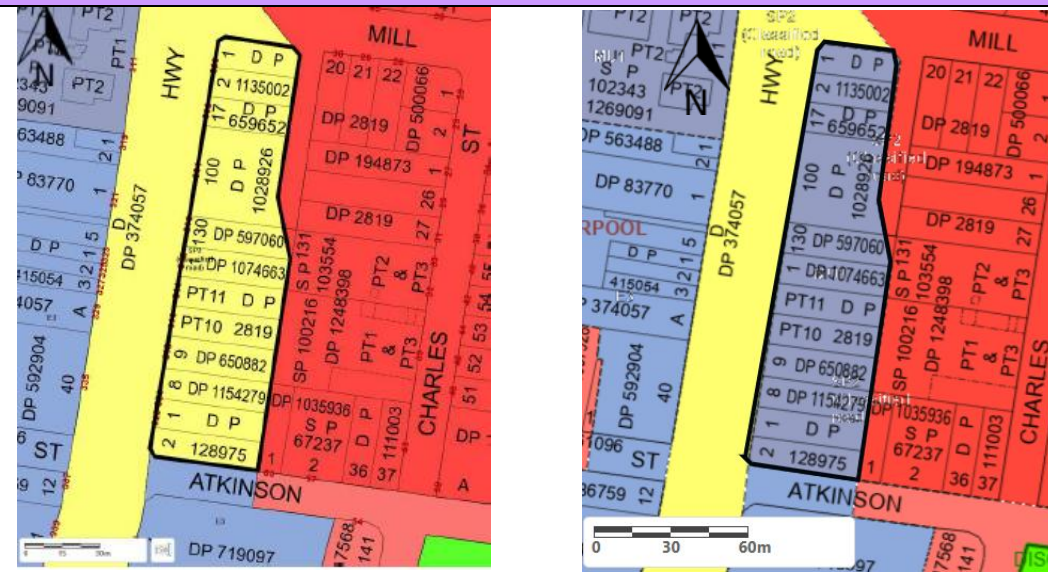
	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	SP2 (Classified Road)	R2 Low Density Residential
Height of Building	Nil	8.5m
Floor Space Ratio	Nil	0.5:1
Minimum Lot Size	Nil	400sqm

Description: TfNSW is seeking the rezoning of certain Transport-owned surplus land from SP2 (Classified Road) to the adjoining zoning under the LLEP 2008. The subject parcel along with No. 27 and No. 29 Grove Road were to be acquired for the South Western Freeway corridor however, are no longer designated by TfNSW for acquisition or infrastructure purposes as these are located outside of the dedicated infrastructure boundary. In May 2024 Council resolved to rezone 37 Grove Street (i.e. referenced 39 Grove Street) however, the Gateway Determination requires that the rezoning also include the adjoining parcels (27 & 29 and Lot 100 DP 880218) as requested by Transport for NSW

The sites are therefore proposed to be rezoned R2 Low Density Residential, with development standards consistent with adjoining low density residential land along Grove Street.

Table 34: Transport for New South Wales Sites

Site B: 300 – 324 Hume Highway, Liverpool



Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	SP2 (Classified Road)	MU1 Mixed Use
Height of Building	Nil	28m
Floor Space Ratio	Nil	3:1
Minimum Lot Size	Nil	1,000sqm
Land Reservation Acquisition	For 310-316	Nil

Description: Transport for NSW (TfNSW) requested that Council change the zone of certain land currently zoned SP2 (Classified Road) under the LLEP 2008, to MU1 Mixed Use zone, and relinquish their acquisition requirements for the sites still in private ownership. The supporting letter from TfNSW shows this land to be surplus to the requirements of the Hume Highway corridor.

In the new LEP, the 12 parcels of land are to be zoned MU1 Mixed Use, with development standards consistent with land along Hume Highway. The affected lots are as follows:

Address	Legal Description	Ownership
300 Hume Highway	Lot 1 DP 1135002	Transport for NSW
300 Hume Highway	Lot 2 DP 1135002	Transport for NSW
302 Hume Highway	Lot 17 DP659652	Transport for NSW
304 Hume Highway	Lot 100 DP1028926	Transport for NSW
310 Hume Highway	Lot 130 DP 597060	Private Ownership
312 Hume Highway	Lot 1 DP 1074663	Private Ownership
314 Hume Highway	Lot 11 DP 2819	Private Ownership
316 Hume Highway	Lot 10 DP 2819	Private Ownership
318 Hume Highway	Lot 9 DP650882	Transport for NSW
320-324 Hume Highway	Lot 8 DP1154279	Transport for NSW
320-324 Hume Highway	Lot 1 DP128975	Transport for NSW
320-324 Hume Highway	Lot 2 DP128975	Transport for NSW

Land Acquisition Map Review

Table 35: Land Reservation Acquisition

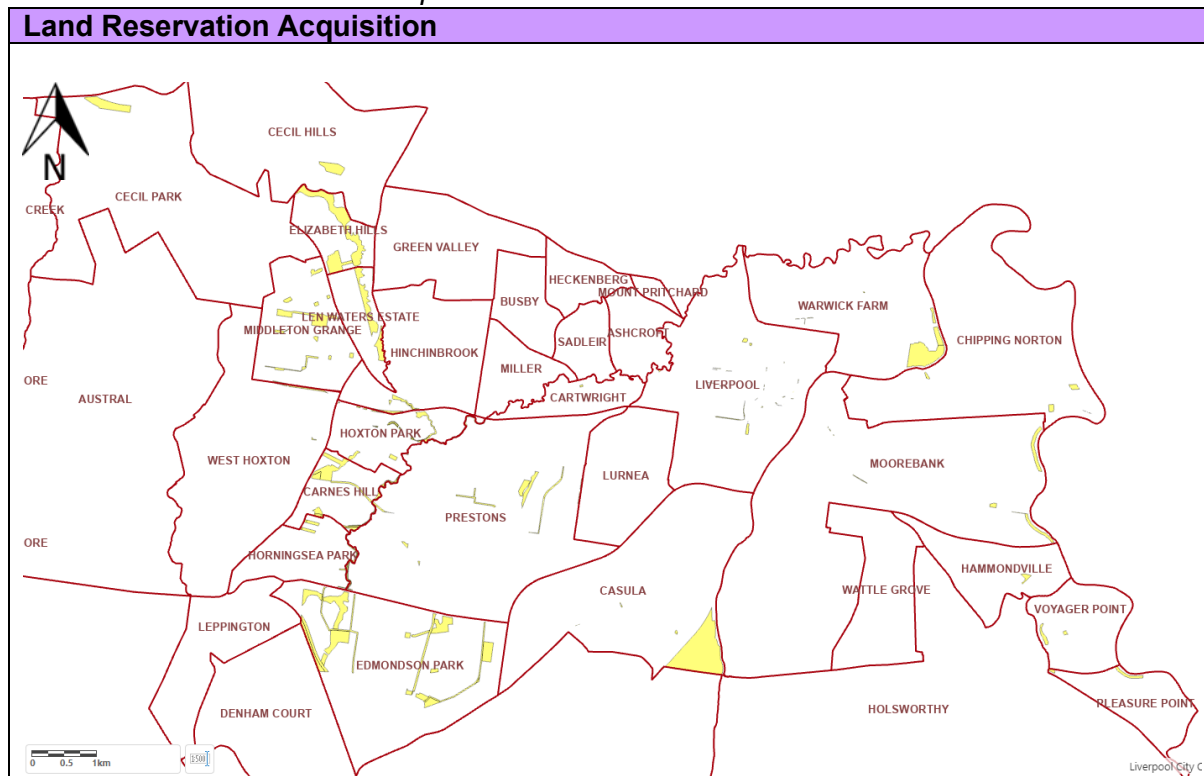


Image: Existing LLEP 2008 Land Reservation Map (LRA Map) has been reviewed for the new LEP

New LEP:

The Liverpool LEP 2008 Land Acquisition Layer has been reviewed to inform the new Land Acquisition Map. Changes include:

- Removal of land acquisition layers where Transport for NSW was the acquisition authority, and the acquisition has been completed. Consultation with TfNSW has occurred and no issues were raised;
- Removal of land acquisition layers where Liverpool City Council was the acquisition authority, and the acquisition has been completed;
- Addition of Land Acquisition Layer where acquisition is a requirement of the zone, e.g. RE1 Public Recreation, or SP2 Infrastructure; and
- Removal of anomalies and errors, e.g. boundary alignment.

Refer to Table 37 for private lots that are no longer required to be mapped and Table 36 for lots that are newly proposed to be mapped on the LRA map. Due to extent of changed proposed for all other mapping scenarios, individual mapping is not provided. A complete schedule of proposed changes is within the 'Land Acquisition Layer Review' Attachment.

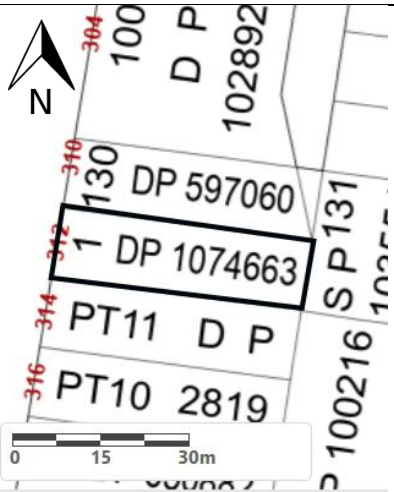
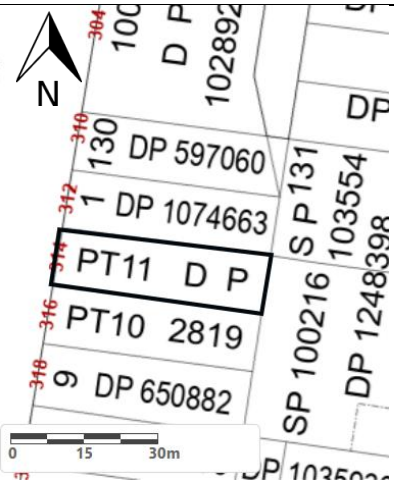
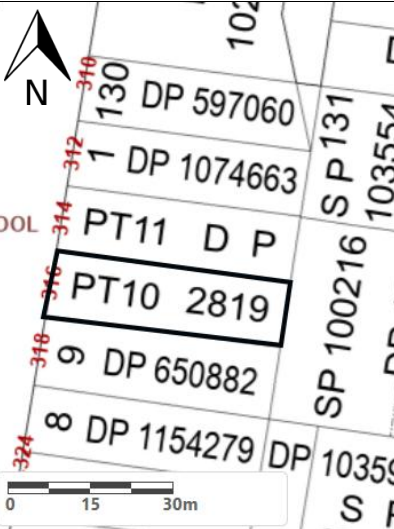
Table 36: Land Reservation Acquisition – addition of new lots

Private lots newly marked for land acquisition			
<p>Description: The following sites that have been identified are under private ownership that are proposed to be on the LRA map in the new LEP. Some of these changes include whole or part acquisition (as shown below). Note. Transport for NSW owns a few of these sites and result in consequential amendments to reflect the new RE1 zone.</p>			
<p>3 Park Road, Liverpool Lot 286 DP 752060</p> <p>Proposed: Whole Acquisition</p>		<p>2 Old Kurrajong Road, Casula Lot 200 DP 836713</p> <p>Proposed: Part Acquisition of RE1 land</p>	
<p>599-601 Hume Highway, Casula Lot 1 DP 875408</p> <p>Proposed: Part Acquisition of RE1 land</p>		<p>1 Kurrajong Road, Casula Lot 201 DP 836713</p> <p>Proposed: Part Acquisition of RE1 land</p>	
<p>Part Lot 2 Ash Road, Prestons Lot PT2 DP 1045043</p> <p>Proposed: Part Acquisition of RE1 land</p>		<p>2 Kurrajong Road, Casula Lot 1 DP 1183868</p> <p>Proposed: Part Acquisition of RE1 land</p>	
<p>Lot 100 Ash Road, Prestons</p> <p>Proposed: Part Acquisition of RE1 land</p>		<p>Lot 912 Ash Road, Prestons</p> <p>Proposed: Part Acquisition</p>	

<p>Lot 913 Ash Road, Prestons</p> <p>Proposed: Part Acquisition</p>	
<p>Lot 914 Ash Road, Prestons</p> <p>Proposed: Whole Acquisition</p>	
<p>Lot 915 Ash Road, Prestons</p> <p>Proposed: Whole Acquisition</p>	
<p>Lot 218 Bernier Way, Green Valley</p> <p>Proposed: Whole Acquisition</p>	

Table 37: Land Reservation Acquisition – removal of specific lots

Private lots removed from acquisition map			
<p>Description: These sites are no longer required to be mapped on the LRA Map in the new LEP. (proposed LEP maps shown below)</p>			
<p>Lot 3935 Rosedale circuit, Carnes Hill</p> <p>LRA mapping is not required, no longer under private ownership.</p>		<p>5 Melito Court, Prestons Lot 1 DP 405571</p> <p>LRA mapping and SP2 zoning is not required, road has been delivered.</p>	
<p>2 Melito Court, Prestons Lot 1 DP 1236397</p> <p>LRA mapping and SP2 zoning is not required, road has been delivered.</p>		<p>Melito Court, Prestons Lot 2 DP 1284245</p> <p>LRA mapping and SP2 zoning is not required, road has been delivered.</p>	
<p>23 First Avenue, Hoxton Park</p> <p>Lot 2 DP 1142378</p> <p>LRA mapping is not required, due to mapping error.</p>		<p>310 Hume Highway, Liverpool</p> <p>Lot 130 DP 597060</p> <p>LRA mapping is not required as advised by Transport for NSW</p>	

<p>312 Hume Highway, Liverpool</p> <p>Lot 1 DP 1074663</p> <p>LRA mapping is not required as advised by Transport for NSW</p>	 <p>A map showing Lot 1 DP 1074663 highlighted with a black border. Surrounding lots include DP 597060, PT11 DP, PT10 2819, SP 131, SP 100216, and DP 102892. A scale bar indicates 0, 15, and 30 meters. A north arrow is present.</p>	<p>314 Hume Highway, Liverpool</p> <p>DP 2819 Pt Lot 11</p> <p>LRA mapping is not required as advised by Transport for NSW</p>	 <p>A map showing DP 2819 Pt Lot 11 highlighted with a black border. Surrounding lots include DP 597060, DP 1074663, PT11 DP, PT10 2819, DP 650882, SP 100216, SP 131, DP 103554, DP 1248398, and DP 102892. A scale bar indicates 0, 15, and 30 meters. A north arrow is present.</p>
<p>316 Hume Highway, Liverpool</p> <p>DP 2819 Pt Lot 10</p> <p>LRA mapping is not required as advised by Transport for NSW</p>	 <p>A map showing DP 2819 Pt Lot 10 highlighted with a black border. Surrounding lots include DP 597060, DP 1074663, PT11 DP, PT10 2819, DP 650882, DP 1154279, SP 100216, DP 103554, DP 1248398, and DP 1035936. A scale bar indicates 0, 15, and 30 meters. A north arrow is present.</p>		

Recreation

RE1 Public Recreation

Table 38: Council Owned Land for Public Recreation

Council Owned Land for Public Recreation
New LEP:
<p>The LLEP 2008 land use zone map has been reviewed to update the RE1 Public Recreation zoned land under the new LEP. Changes include:</p> <ul style="list-style-type: none">• Application of the RE1 Public Recreation land use zone to approximately 363 sites (identified in Attachment 9 'Council Owned Land Review'), which are generally classified as Community Land, and owned by Liverpool City Council. Therefore the application of the RE1 Public Recreation will accurately reflect the current and/or intended future use of the site as public open space. This Attachment also includes certain Council owned land to be rezoned to SP2 Infrastructure (Drainage) as it is used for drainage purposes.• Application of the RE1 Public Recreation zone to sites identified as future pocket parks within the Liverpool City Centre Public Domain Masterplan (as noted in the Scoping Report):<ul style="list-style-type: none">○ Dunbier Park - Part 14A Mill Road & 45 Nagle Rd, Liverpool○ Secant Street Pocket Park - Secant Road, Liverpool○ College Street Pocket Park - 6 Moore Street, Liverpool○ Phillimona Park - 2 Lachlan Street, Liverpool• Correction of anomalies and errors, e.g. boundary alignments and recreation land owned by State Government. <p>Due to extent of changed proposed, individual mapping is not provided. Refer to Attachment 9 'Council Owned Land Review'.</p>

Table 40: Rose Street Depot, Liverpool

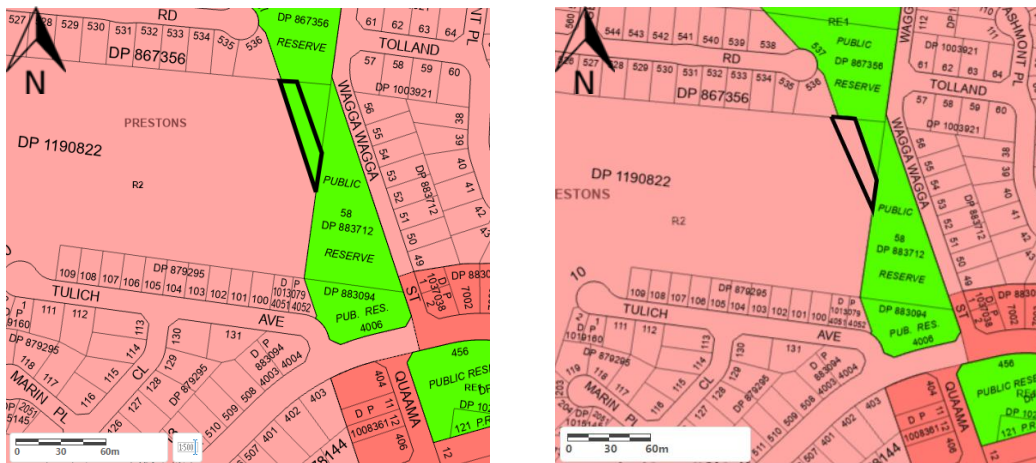
Site A: 99 Rose Street Liverpool, Lot 130 DP 1093116		
<p>Images: Existing (left) and Proposed (right) LEP land use zone maps</p>		
	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	SP2 Infrastructure (Depot)
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil
Minimum Lot Size	Nil	Nil
<p>Description: Site owned by Liverpool City Council, north of the zoned depot site. The marked area is currently used for depot parking, and is part of Councils Depot Masterplan. The land is required for ongoing Council operations, which assists with employment of staff.</p>		

Table 41: Minarah College, Green Valley

Site B: 256-276 Wilson Road Green Valley 2168, Lot 1 DP 1184802		
<p>Images: Existing (left) and Proposed (right) LEP land use zone maps</p>		
	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	R2 Low Density Residential
Height of Building	Nil	8.5m
Floor Space Ratio	Nil	0.5:1
Minimum Lot Size	Nil	400sqm
<p>Description: Site is owned by The Muslim League of NSW Inc and is developed as Minarah College, Green Valley. Land Reservation for acquisition does not apply to this site and it is not intended to be acquired and redeveloped as a park.</p>		

Table 42: Blue Hills Village, Prestons

Site C: 25-27 Tulich Avenue Prestons NSW 2170, Lot 10 DP 1190822

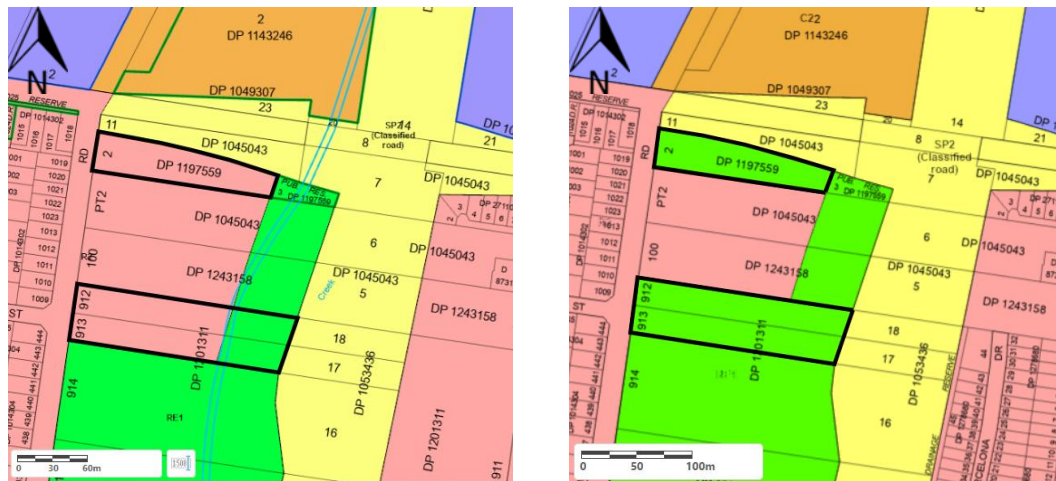


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	R2 Low Density Res.
Height of Building	Nil	8.5m
Floor Space Ratio	Nil	0.6:1
Minimum Lot Size	Nil	400sqm
Description: Site is within 'Blue Hills Village' retirement village. It is proposed to remove part of the RE1 Public Recreation applying within the fence line, as it is not intended for Public Recreation, and will be used for car parking by the village. A dwelling is not able to be developed as it is under powerlines.		

Table 43: Green Grid, Prestons

Site D: Lot 2 DP 1197559 & Lots 912 & 913 DP 1201311 Ash Road Prestons, 2170

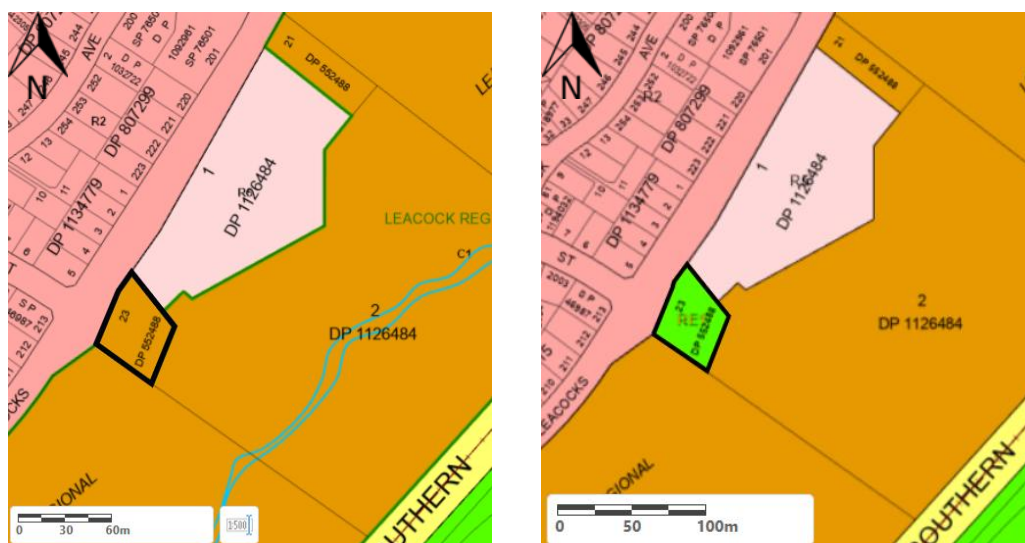


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	R2 Low Density Res.	RE1 Public Recreation
Height of Building	8.5m	Nil
Floor Space Ratio	0.6:1	Nil
Minimum Lot Size	300sqm	Nil
Description: Northern site is owned by LCC and designated as community land. Southern two sites are owned by Transport for New South Wales (as are the already RE1 zoned sites below). Sites are vegetated and reflect a continuation of the green grid.		

Table 44: Regional Open Space, Casula

Site E: 90 Leacocks Lane, Casula 2170 (Lot 23 DP 552488)



Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	C1 National Parks and Nature Reserves	RE1 Public Recreation (Regional Open Space)
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil
Minimum Lot Size	Nil	Nil

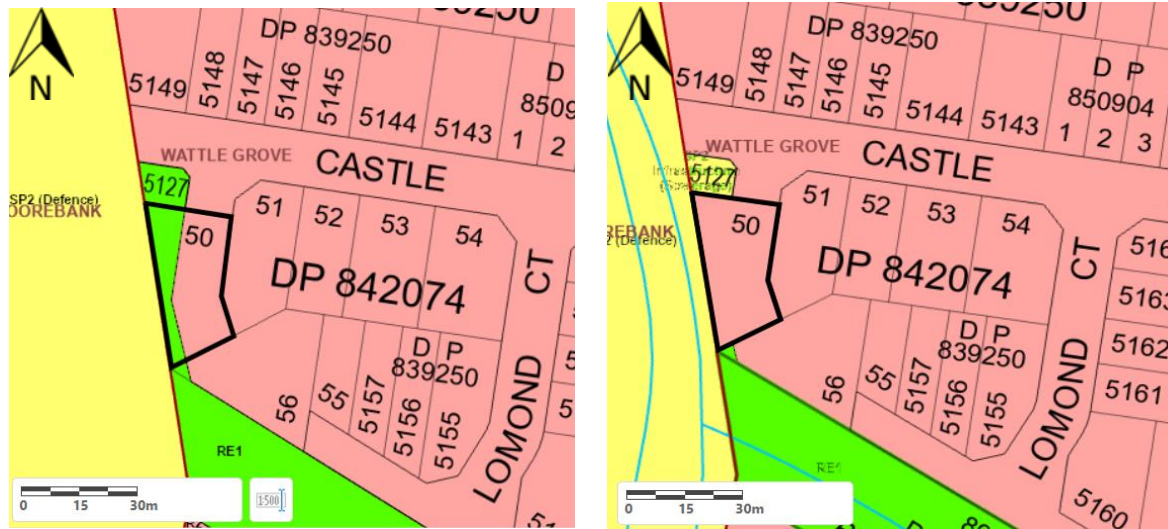
Description: The site is currently zoned C1 National Parks and Nature Reserves and land acquisition layer indicating acquisition for this use. The National Parks and Wildlife Service have contacted Council advising this lot was not intended to be acquired, and queried how the C1 zone and acquisition layer had occurred.

Upon review, it was found that the site was previously zoned 6(a) Recreation Public under the *Liverpool Local Environmental Plan 1997*, and indicated under Schedule 8 of this repealed instrument as being required for acquisition by the 'Corporation' (i.e. the Planning Ministerial Corporation). Correspondence from the Department of Planning from 2007 indicates that the site was still intended to be acquired by the Corporation.

The property has since been acquired by the Planning Ministerial Corporation, therefore an acquisition layer is not required. The appropriate Public Recreation zone can be re-instated for this site.

Table 45: Wattle Grove Public Recreation

Site F: 26 Castle Rock Court, Wattle Grove NSW 2170, LOT 50 DP 842074



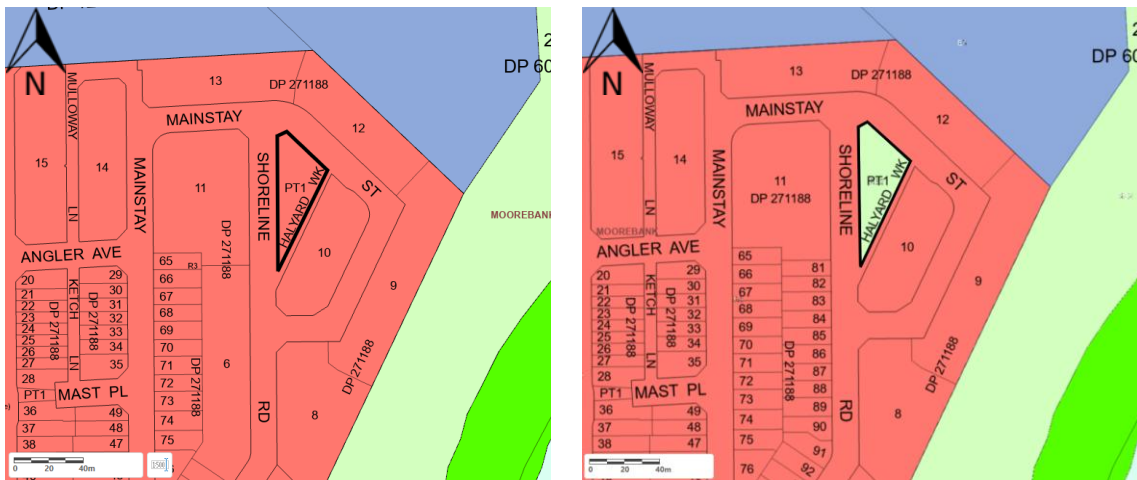
Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation & R2 Low Density Residential	R2 Low Density Residential
Height of Building	Nil & 8.5m	8.5m
Floor Space Ratio	Nil & 0.5:1	0.5:1
Minimum Lot Size	Nil & 300sqm	400sqm
Description: Footpath constructed on adjacent land. Private dwelling has been constructed and the R2 Low Density Residential is to apply, as acquisition is not proposed.		

RE2 Private Recreation

Table 46: RE2 Private Recreation, Moorebank East

Site A: 55 Shoreline Road Moorebank

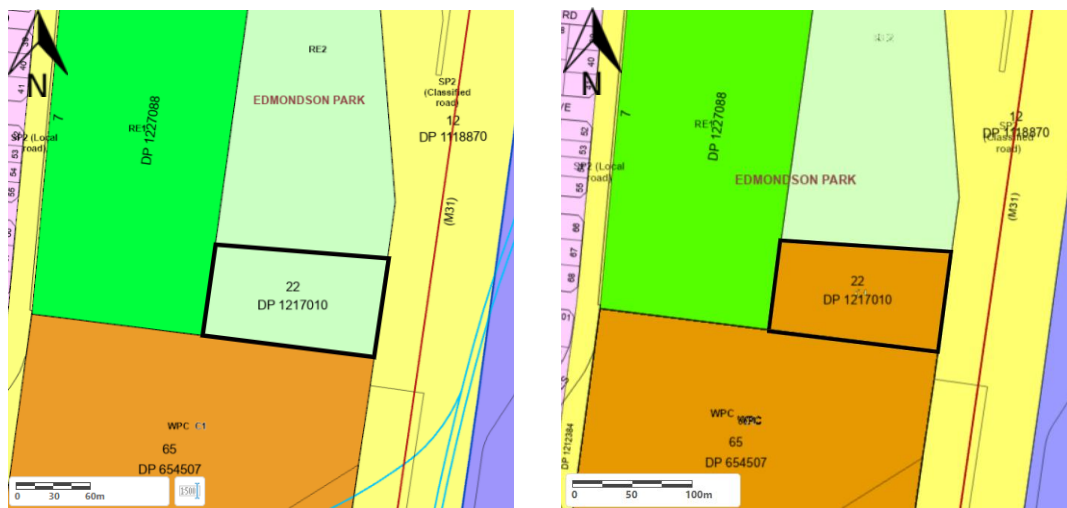


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	R3 Medium Density	RE2 Private Recreation
Height of Building	8.5m	Nil
Floor Space Ratio	0.65:1 (Area 2)	Nil
Minimum Lot Size	300sqm (Area 2)	Nil
Description: Site to be zoned as RE2 Private Recreation in accordance with 88B Instrument conditioned by the subdivision of the area.		

Table 47: National Parks Site, Edmondson Park

Site B: Lot 22 DP 1217010 Ardennes Avenue, Edmondson Park 2174



Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Private Recreation	C1 National Parks & Nature Reserves
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil
Minimum Lot Size	10,000sqm	Nil
Description: Site is to be zoned as C1 National Parks & Nature Reserves, in reflection of the owner which is the Minister administering the National Parks and Wildlife Service.		

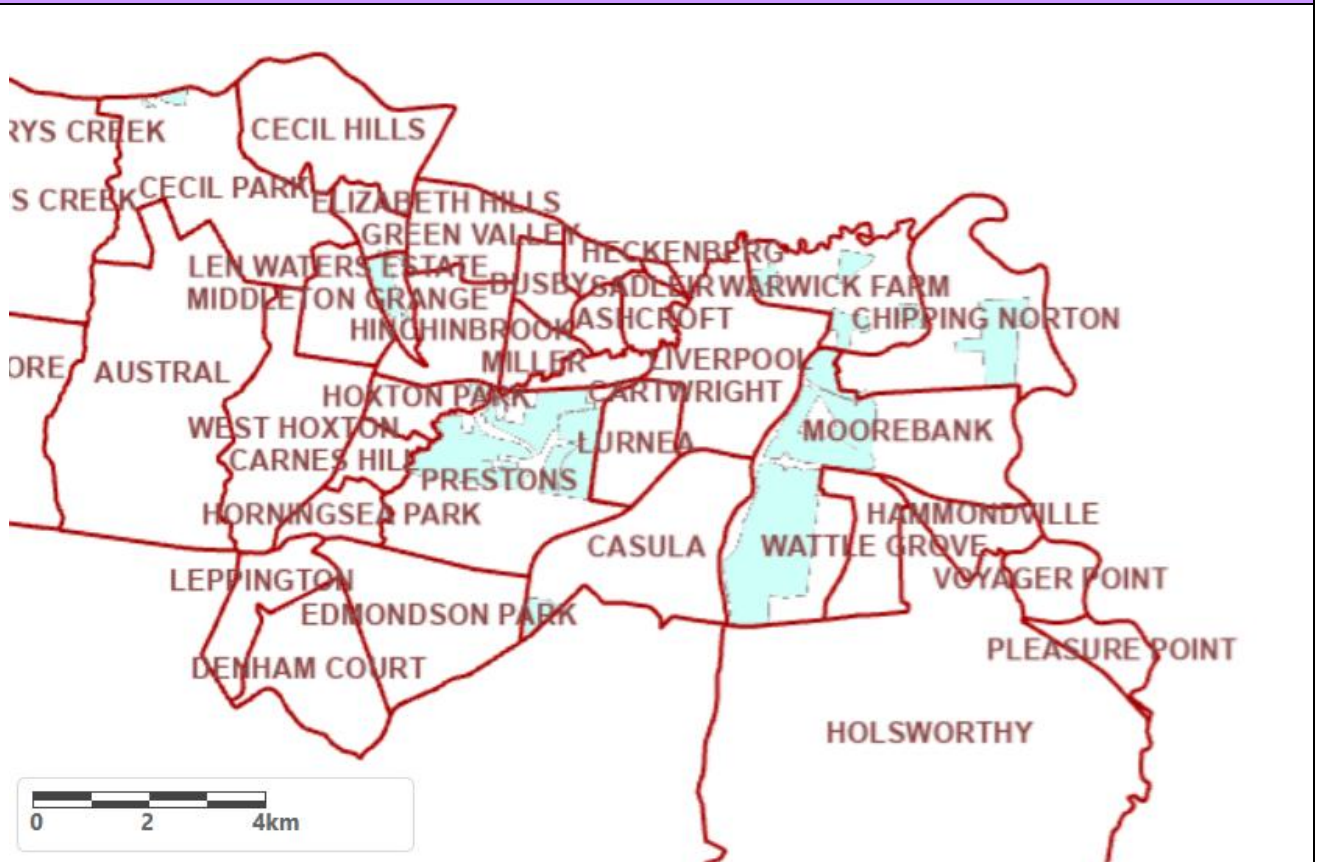
Miscellaneous

Environmental

Refer to attached maps at the end of this document, including for a comparison to existing ESL.

Table 49: New Landscaping Map

NEW Landscaping Map



Description: The LEP is to include a new map (supporting the corresponding Landscaped Area clause), which requires a minimum 10% landscaped area for industrial zoned land.

Table 50: Bill Anderson Park, Kemps Creek

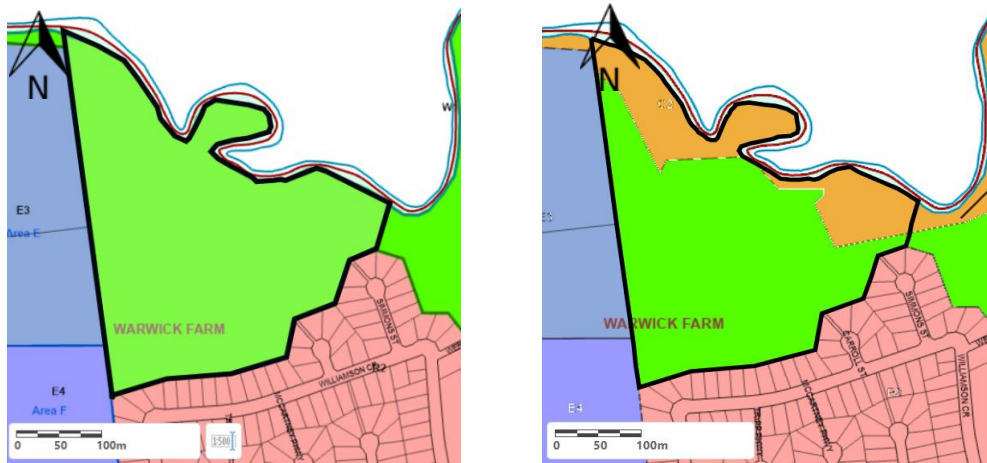
Site A: Bill Anderson Park, Kemps Creek		
<i>Images: Existing (left) and Proposed (right) LEP land use zone maps</i>		
	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	RE1 Public Recreation & C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil (RE1) & 0.01:1 (C2)
Minimum Lot Size	Nil	Nil (RE1) & 40ha (C2)
Description: Council owned site to be partially rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 51: Cabramatta Reserve, Warwick Farm

Site B: Cabramatta Reserve, Warwick Farm		
<i>Images: Existing (left) and Proposed (right) LEP land use zone maps</i>		
	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	0.01:1
Minimum Lot Size	Nil	40ha
Description: Council owned site to be fully rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 52: Dwyer Oval, Warwick Farm

Site C: Dwyer Oval, Warwick Farm

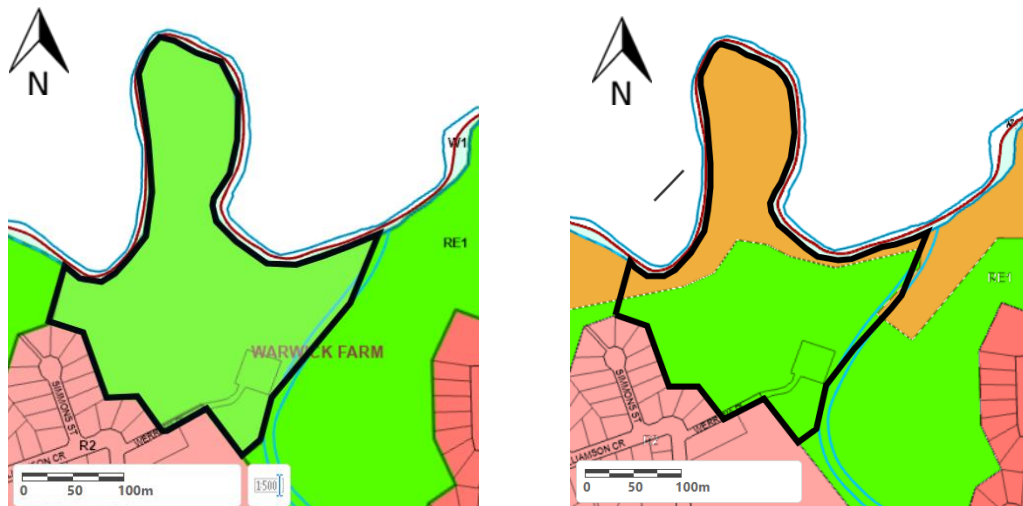


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	RE1 Public Recreation & C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil (RE1) & 0.01:1 (C2)
Minimum Lot Size	Nil	Nil (RE1) & 40ha (C2)
Description: Council owned site to be partially rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 53: Freeman Oval, Warwick Farm

Site D: Freeman Oval, Warwick Farm

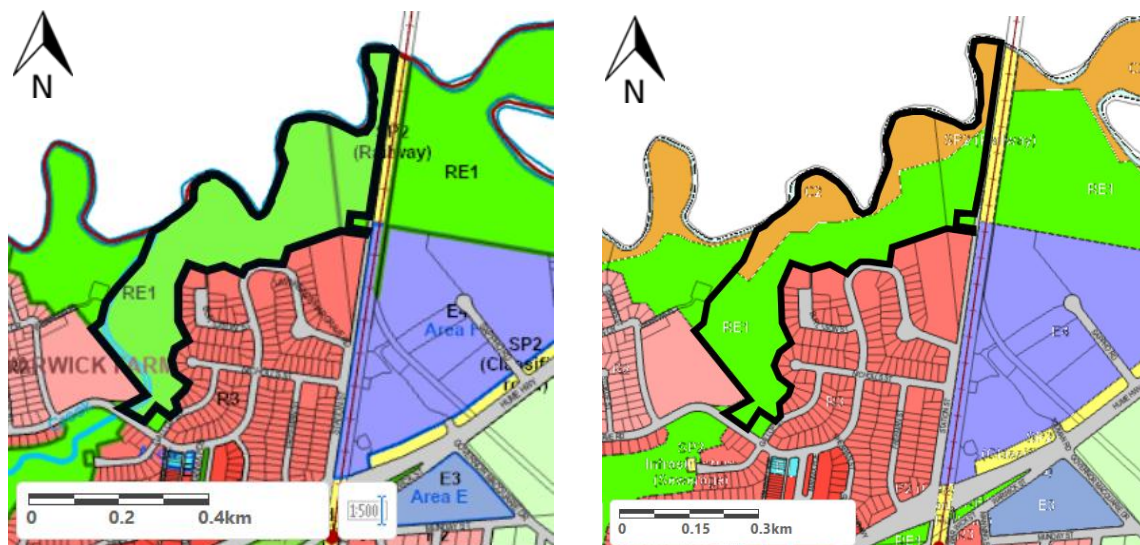


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	RE1 Public Recreation & C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil (RE1) & 0.01:1 (C2)
Minimum Lot Size	Nil	Nil (RE1) & 40ha (C2)
Description: Council owned site to be partially rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 54: Durrant Oval, Warwick Farm

Site E: Durrant Oval, Warwick Farm



Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	RE1 Public Recreation & C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil (RE1) & 0.01:1 (C2)
Minimum Lot Size	Nil	Nil (RE1) & 40ha (C2)
Description: Council owned site to be partially rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 55: Osmond Reserve, Warwick Farm

Site F: Osmond Reserve, Warwick Farm

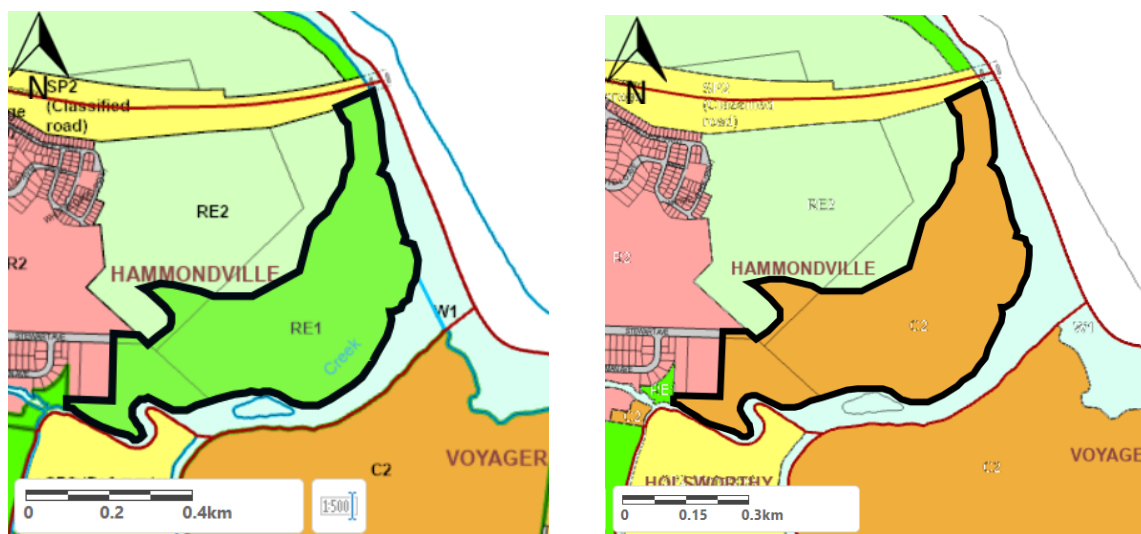


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	RE1 Public Recreation & C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil (RE1) & 0.01:1 (C2)
Minimum Lot Size	Nil	Nil (RE1) & 40ha (C2)
Description: Site owned by DPHI is to be partially rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 56: Lieutenant Cantello Reserve, Hammondville

Site G: Lieutenant Cantello Reserve, Hammondville



Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	0.01:1
Minimum Lot Size	Nil	40ha
Description: Council owned site is to be fully rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 57: Peter Pan Park, Hammondville

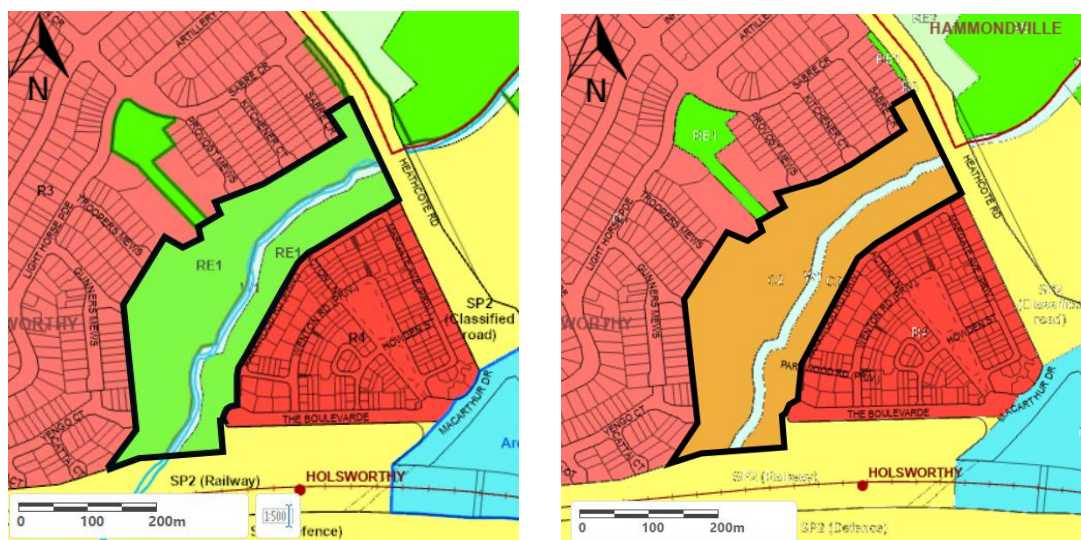
Site H: Peter Pan Park, Hammondville		
<p>Images: Existing (left) and Proposed (right) LEP land use zone maps</p>		
	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	RE1 Public Recreation & C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil (RE1) & 0.01:1 (C2)
Minimum Lot Size	Nil	Nil (RE1) & 40ha (C2)
<p>Description: Council owned site is to be partially rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.</p>		

Table 58: Glen Regent Reserve, Casula

Site I: Glen Regent Reserve, Casula		
<p>Images: Existing (left) and Proposed (right) LEP land use zone maps</p>		
	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation & R3 Medium Density Residential	C2 Environmental Conservation
Height of Building	Nil (RE1) & 8.5m (R3)	Nil
Floor Space Ratio	Nil (RE1) & 0.5:1 (R3)	0.01:1
Minimum Lot Size	Nil (RE1) & 300sqm (R3)	40ha
<p>Description: Council owned site is to be fully rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.</p>		

Table 59: Harris Creek Field, Holsworthy

Site J: Harris Creek Field, Holsworthy

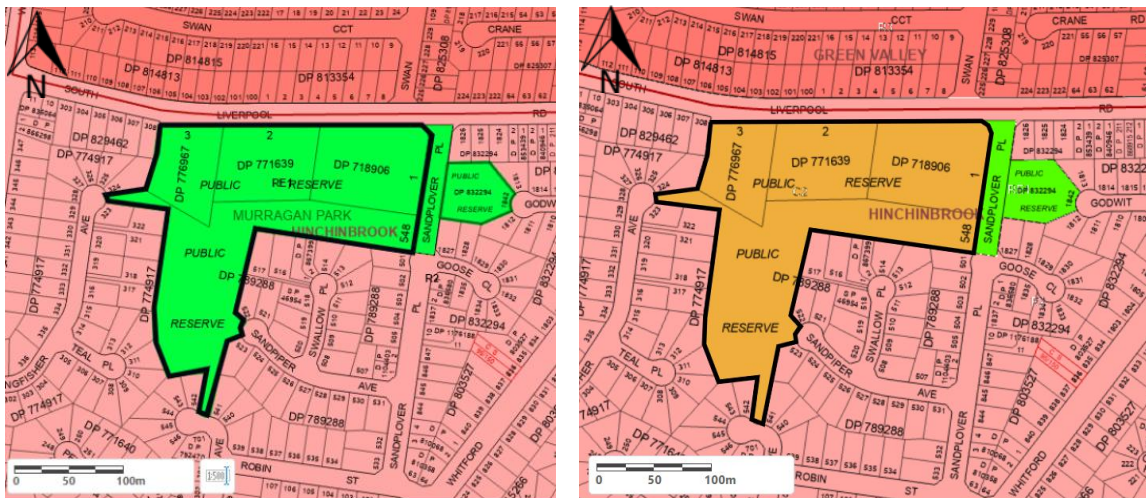


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation & W1 Natural Waterways	W1 Natural Waterways & C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil (W1) & 0.01:1 (C2)
Minimum Lot Size	Nil	Nil (W1) & 40ha (C2)
Description: Council owned site is to be partially rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 60: Murragan Park, Hinchinbrook

Site K: Murragan Park, Hinchinbrook

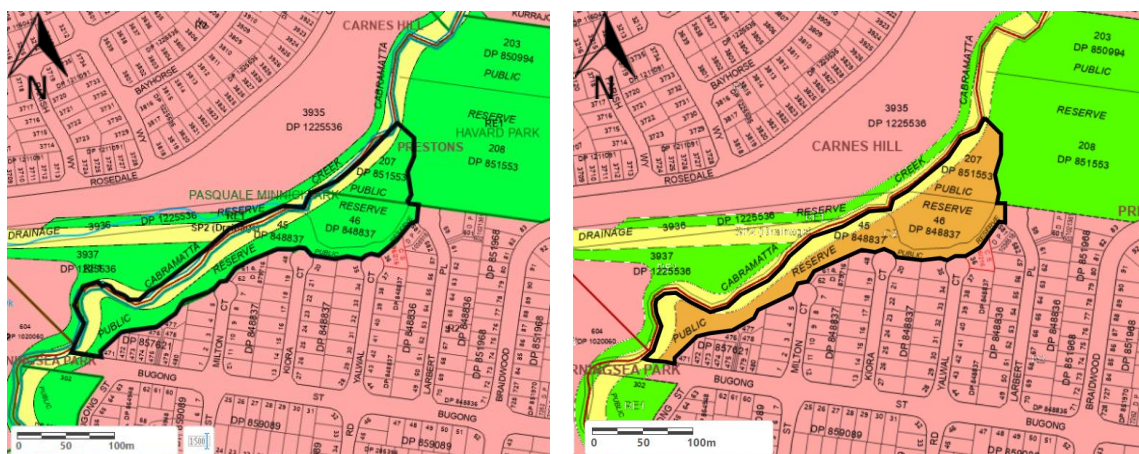


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	0.01:1
Minimum Lot Size	Nil	40ha
Description: Council owned site is to be fully rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 61: Havard Park & Pasqual Minnici Park, Prestons

Site L: Havard Park & Pasquale Minnici Park, Prestons

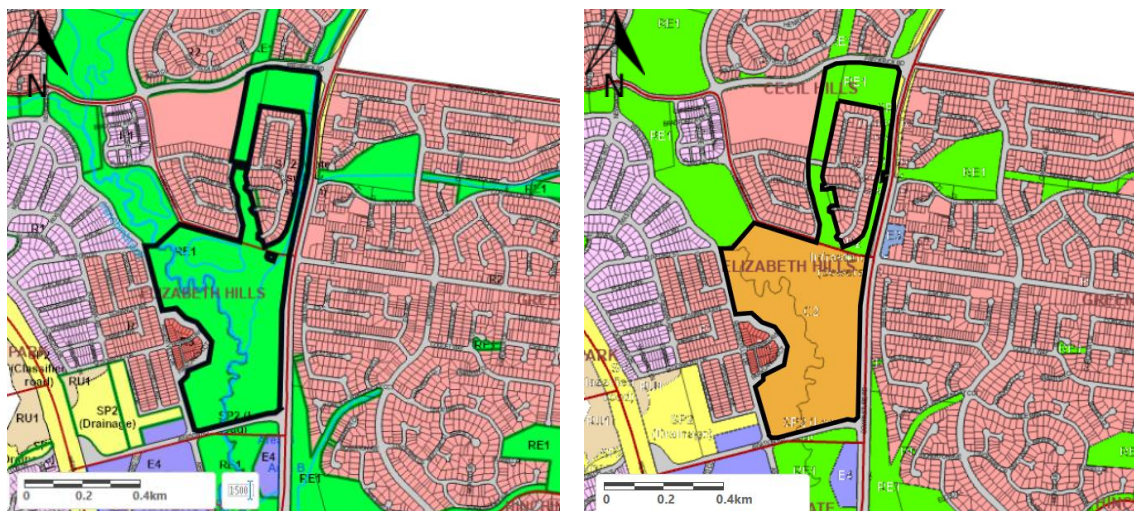


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation & SP2 Drainage	RE1 Public Recreation, SP2 Drainage & C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil (RE1 & SP2) & 0.01:1 (C2)
Minimum Lot Size	Nil	Nil (RE1 & SP2) & 40ha (C2)
Description: Council owned site is to be partially rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 62: Woolway Park, Elizabeth Hills

Site M: Woolway Park, Elizabeth Hills

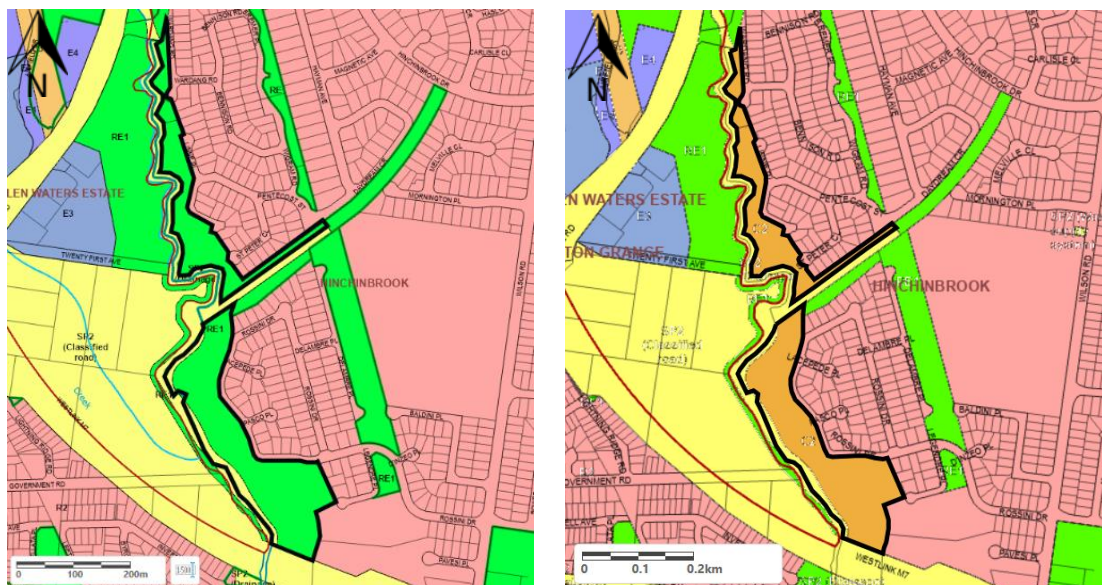


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	RE1 Public Recreation & C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil (RE1) & 0.01:1 (C2)
Minimum Lot Size	Nil	Nil (RE1) & 40ha (C2)
Description: Council owned site is to be partially rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council. Note the rezoning of Lot 41 Cowpasture Road to SP2 is addressed in Table 28 of this document.		

Table 63: Cabrogal Reserve, Hinchinbrook

Site N: Cabrogal Reserve, Hinchinbrook

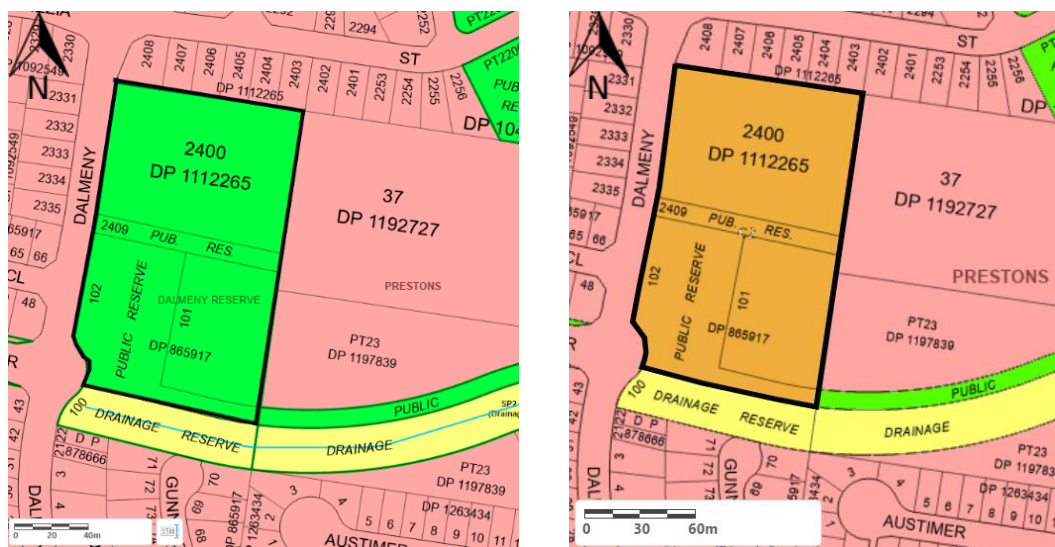


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation & SP2 Drainage	SP2 Drainage & C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil (SP2) & 0.01:1 (C2)
Minimum Lot Size	Nil	Nil (SP2) & 40ha (C2)
Description: Council owned site is to be partially rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 64: Dalmeny Reserve, Prestons

Site O: Dalmeny Reserve, Prestons

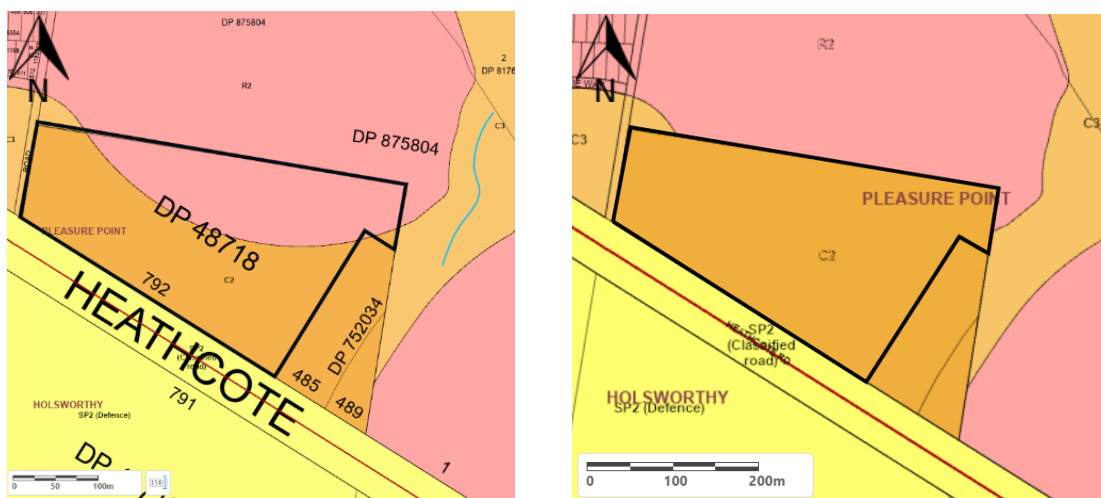


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	RE1 Public Recreation	C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	0.01:1
Minimum Lot Size	Nil	40ha
Description: Council owned site is to be fully rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 65: Lot 792 Heathcote Road, Pleasure Point (Lot 792 DP 48718)

Site P: Lot 792 Heathcote Road, Pleasure Point (Lot 792 DP 48718)



Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	R2 Low Density Residential & C2 Environmental Conservation	C2 Environmental Conservation
Height of Building	Nil (C2) & 8.5m (R2)	Nil
Floor Space Ratio	0.01:1 (C2) & 0.5:1 (R2)	0.01:1
Minimum Lot Size	40ha (C2) & 400sqm (R2)	40ha
Description: Site owned by Department of Land and Water Conservation is to be fully rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 66: Moorebank Avenue, Moorebank

Site Q: Moorebank Avenue, Moorebank (Lot Pt 5 DP 1299137)

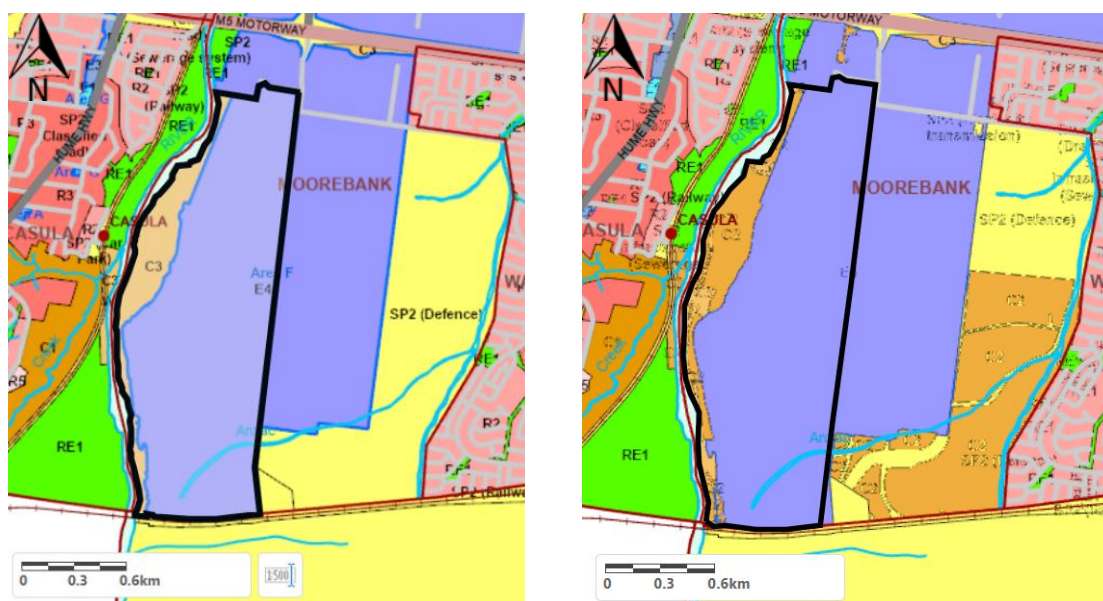


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	E4 General Industrial	E4 General Industrial & C2 Environmental Conservation
Height of Building	21m	21m (E4) & Nil (C2)
Floor Space Ratio	1.0:1	Nil (E4) & 0.01:1 (C2)
Minimum Lot Size	2,000sqm	8,000sqm
Description: Site owned by Commonwealth of Australia is to be partially rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 67: Lot 1 Moorebank Avenue, Moorebank (Lot 1 DP 1197707)

Site R: Lot 1 Moorebank Avenue, Moorebank (Lot 1 DP 1197707)

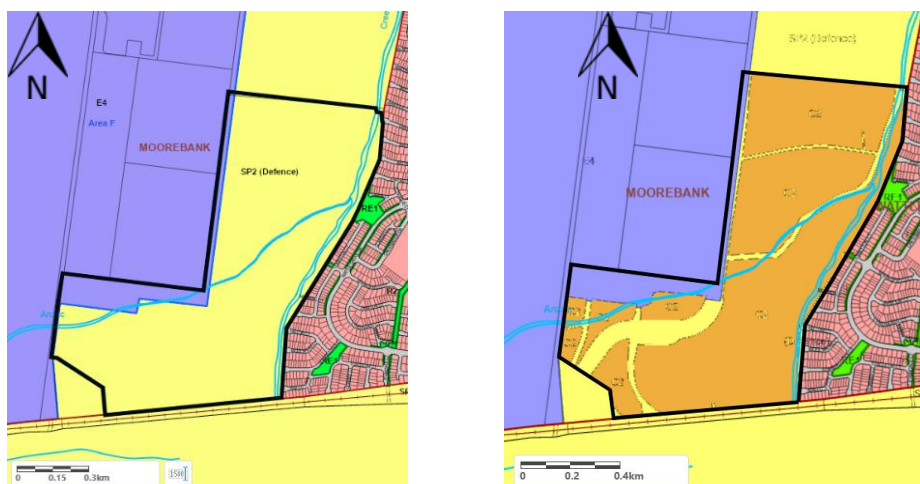


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	C3 Environmental Management & E4 General Industrial	C3 Environmental Management, E4 General Industrial & C2 Environmental Conservation
Height of Building	21m (E4) & Nil (C3)	21m (E4) & Nil (C2 & C3)
Floor Space Ratio	1.0:1 (E4) & Nil (C3)	Nil (E4, C2 & C3)
Minimum Lot Size	120ha	120ha
Description: Site owned by Commonwealth of Australia is to be partially rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 68: Lot 4 Moorebank Avenue, Moorebank (Lot 4 DP 1197707)

Site R: Lot 4 Moorebank Avenue, Moorebank (Lot 4 DP 1197707)

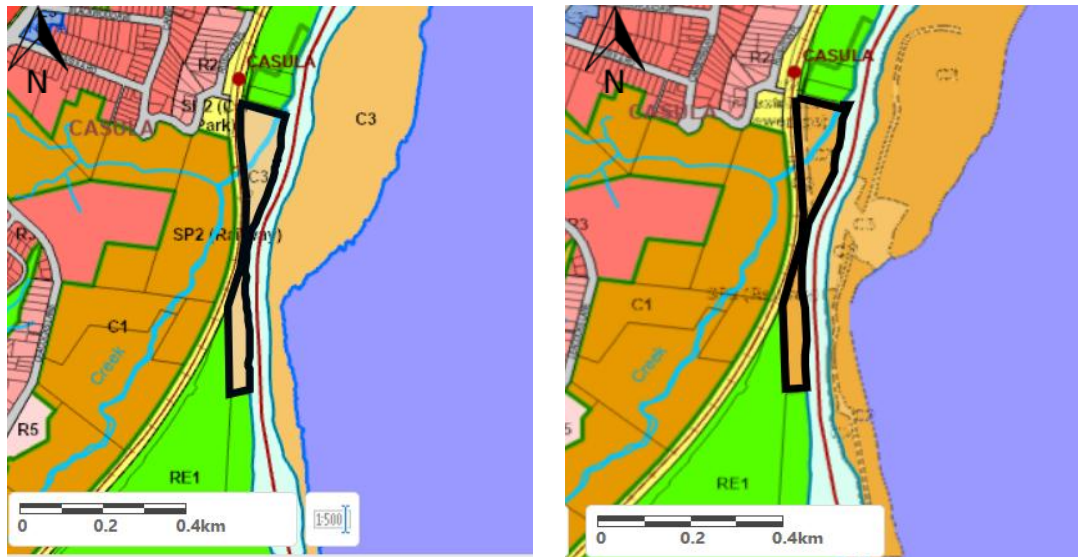


Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	SP2 Defence & E4 General Industrial	E4 General Industrial, SP2 Defence & C2 Environmental Conservation
Height of Building	15m (E4) & Nil (SP2)	18m (E4) & Nil (SP2 & C2)
Floor Space Ratio	Nil	Nil
Minimum Lot Size	2,000sqm (E4) & 120ha (SP2)	8,000sqm (E4) & 120ha (SP2 & C2)
Description: Site owned by Commonwealth of Australia is to be partially rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Table 69: Lot 4 Casula Road, Casula (Lot 4 DP 1130937)

Site R: Lot 4 Casula Road, Casula (Lot 4 DP 1130937)



Images: Existing (left) and Proposed (right) LEP land use zone maps

	Existing (LLEP 2008)	Proposed (new LEP)
Land Use Zone	C3 Environmental Management	C3 Environmental Management & C2 Environmental Conservation
Height of Building	Nil	Nil
Floor Space Ratio	Nil	Nil
Minimum Lot Size	Nil	Nil
Description: Site owned by Commonwealth of Australia is to be fully rezoned to C2 Environmental Conservation in accordance with the Conservation Zones Study endorsed by Council.		

Housekeeping

Table 70: Housekeeping rezoning of non-hierarchy centres



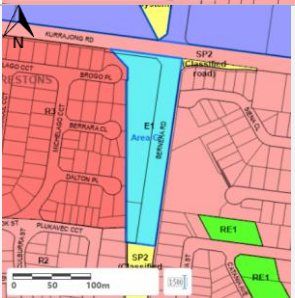
Centre	Address	LLEP 2008 Zone Map	Existing Use	LLEP 2008				New LEP			
				Zone	HOB	FSR	Lot Size	Zone	HOB	FSR	Lot Size
Liverpool (Woodlands Road)	73 Woodlands Rd, Liverpool		Vacant land adjacent to residential	E1 Local Centre (Area G)	12m	1.2:1	1000 sqm	R2 Low Density Residential	8.5m	0.5:1	400 sqm
Casula (Leacocks Ln)	Alcock Ave Leacocks Ave		Residential dwellings	E1 Local Centre (Area G)	12m	1:1	1000 sqm	R2 Low Density Residential	8.5m	0.5:1	400 sqm
Prestons (Bernera Road)	Bernera Rd Kurrajong Rd		Council owned parkland	E1 Local Centre (Area G)	12m	1:1	1000 sqm	RE1 Public Recreation	Nil	Nil	Nil

Table 71: Airport Noise Mapping

Nancy-Bird Walton & Bankstown Airport Mapping

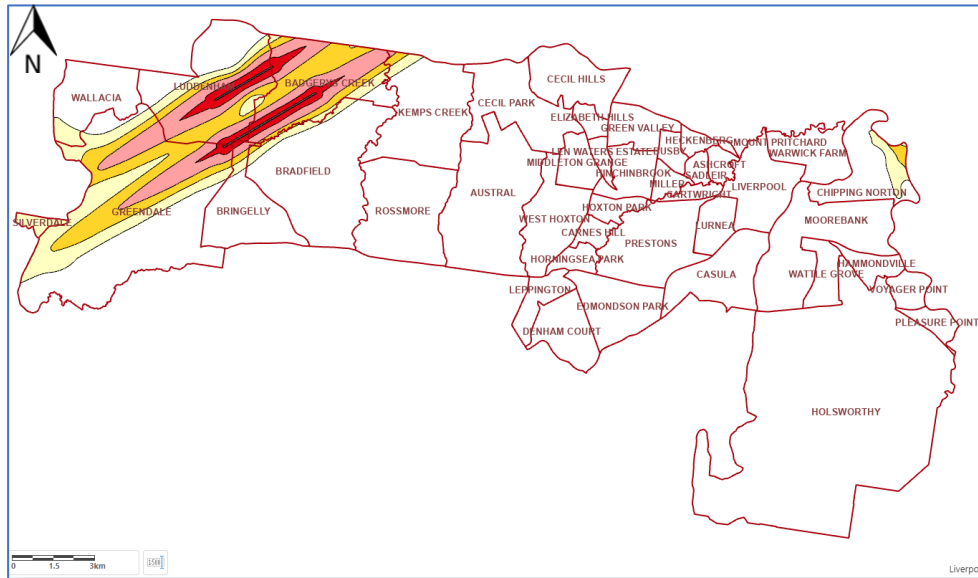


Image: LLEP 2008 ANEC Mapping

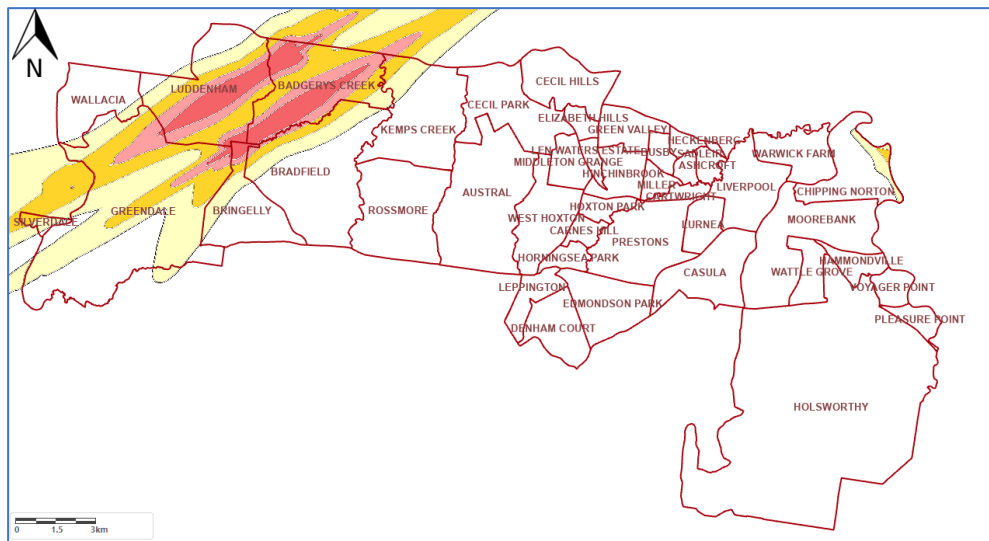


Image: New LEP ANEF Mapping

Description: Historical ANEC Contours under the LLEP 2008 are not to be used within the new LEP. The new LEP can replicate the current ANEF contours used under SEPP (Western Parkland City) 2021, and within the Bankstown Airport Master Plan 2019.

Table 72: Clause 7.11 Dwelling Density Restrictions`



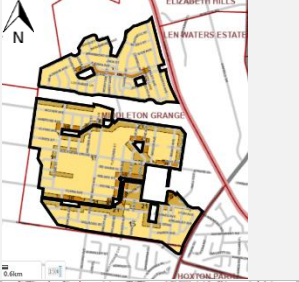

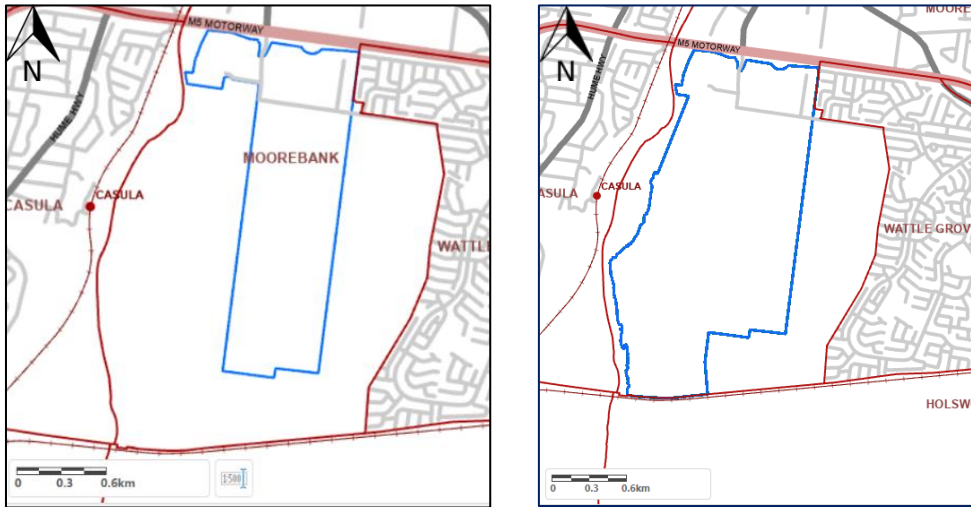
Area	LLEP 2008 Zone Map	Existing Use
Elizabeth Hills		<p>Housekeeping amendment for removal of minimum dwelling density standard applying to R1 General Residential zoned land at Elizabeth Hills. These areas have been recently developed, therefore the map is no longer required.</p>
Holsworthy		<p>Housekeeping amendment for removal of maximum dwelling yield restriction on Holsworthy. This area has already been developed in accordance with the restriction. As the area is in proximity to the train station, future development should not be restricted.</p>
Middleton Grange		<p>Retain as development is still occurring within the areas identified under the dwelling density map.</p>
Edmondson Park		<p>Retain as development is still occurring within the areas identified under the dwelling density map.</p>

Table 73: Moorebank Intermodal Key Site Map

Key Sites Map – Moorebank South Industrial Precinct (Clause 7.27)

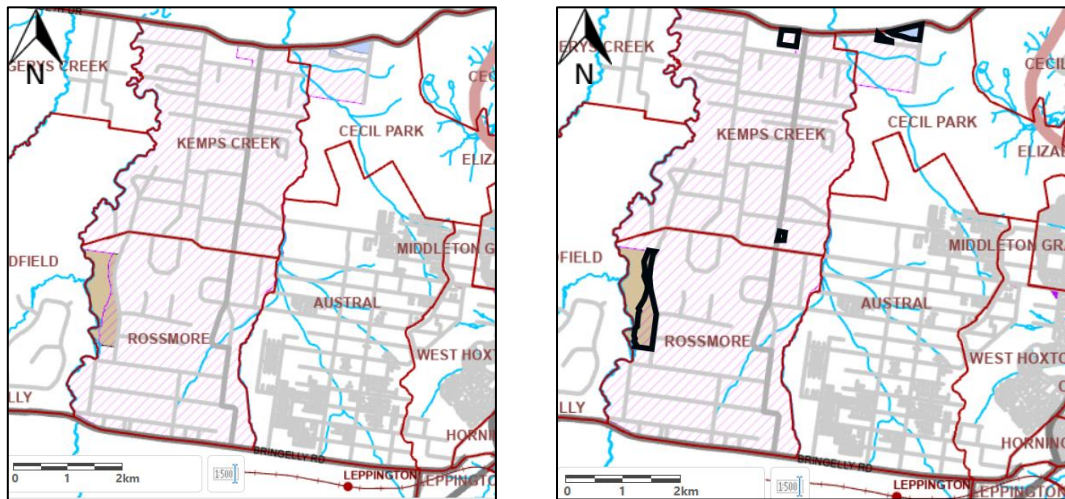


Images: Current Key Site Map outline (left) and Proposed Key Site Map Outline (right)

Description: Significant development has been earmarked or already approved in this area since the making of this clause (Moorebank Intermodal Site), and the area currently mapped only covers Moorebank Precinct East. It is proposed to expand this area to include Moorebank Precinct West (Lot 1 DP 1197707 excluding C3 area). Inclusion of this land is logical as it is located directly south of land already captured (1 Bapaume) and will ensure the entire Moorebank Intermodal Precinct is captured under this clause.

Table 74: Key Sites Map – Clause 7.24

Key Sites Map – Rural Zones (Clause 7.24)

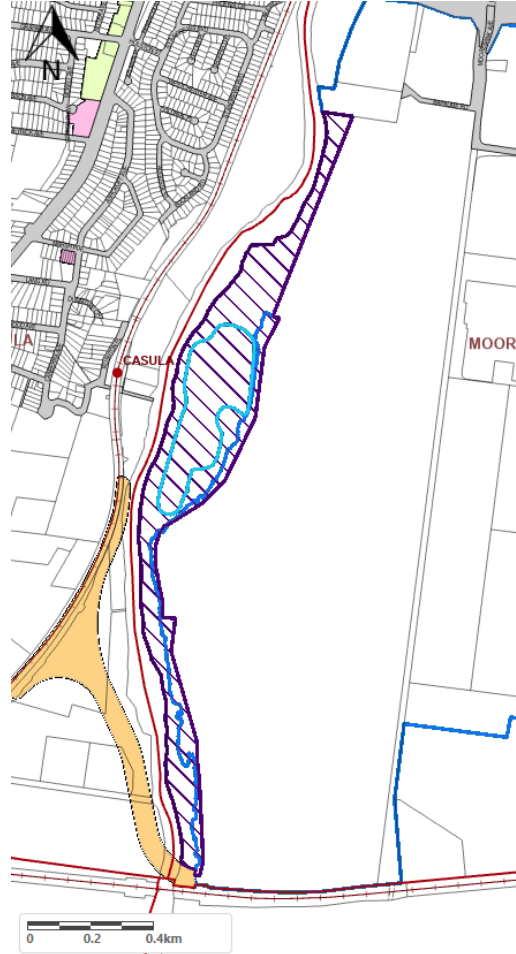
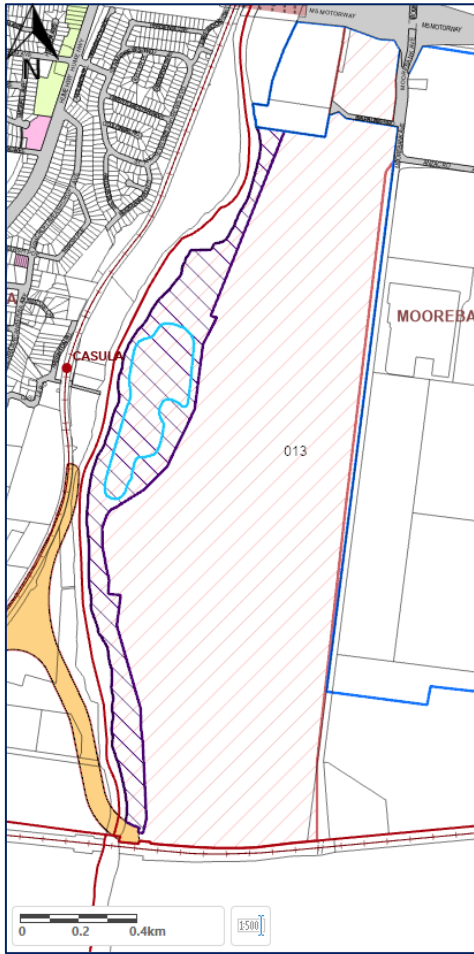


Images: Current Key Site Map (left) and Proposed Key Site Map Outline (right)

Description: Housekeeping amendment to remove non rural sites from the clause applying to development of rural land. The clause relates to the construction of dual occupancies in the RU1, RU1 and RU4 zones. The Key Sites Map currently applies this to certain Recreation, Industrial and Infrastructure zoned land (outlined in black above) in Kemps Creek, Rossmore and Cecil Park, where a rural zone does not actually apply.

Table 75: Arrangements for Infrastructure – Intermodal Terminal – Clause 7.36






Key Sites Map – Intermodal Terminal (Clause 7.36)

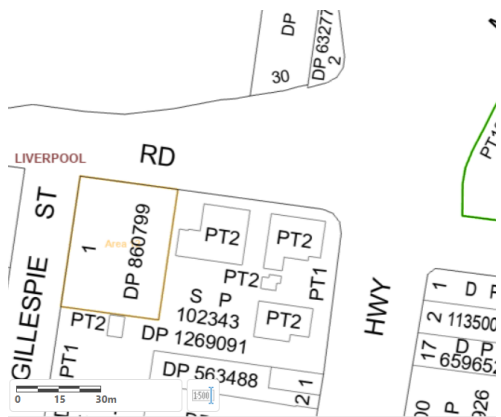


Images: Current Key Site Map (left) and Proposed Key Site Map Outline (right)

Description: Housekeeping amendment to remove orange hatching over the IMT area, which applied to Clause 7.36, as this clause has been repealed.

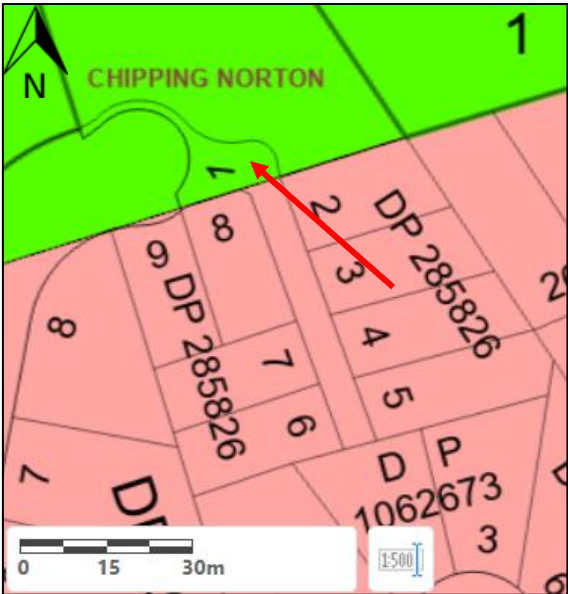
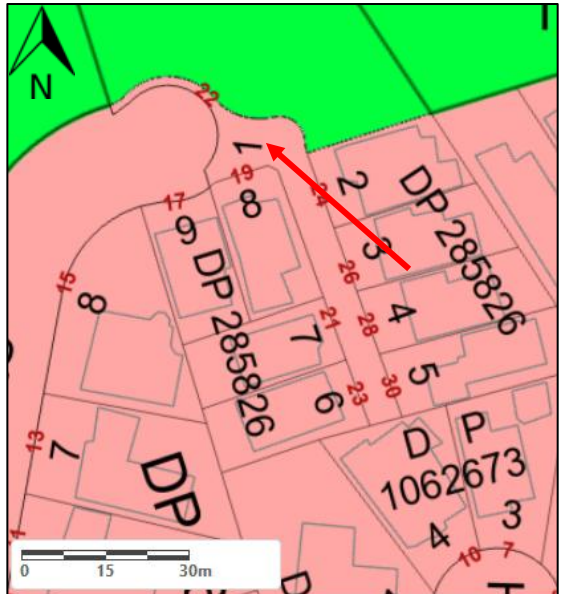
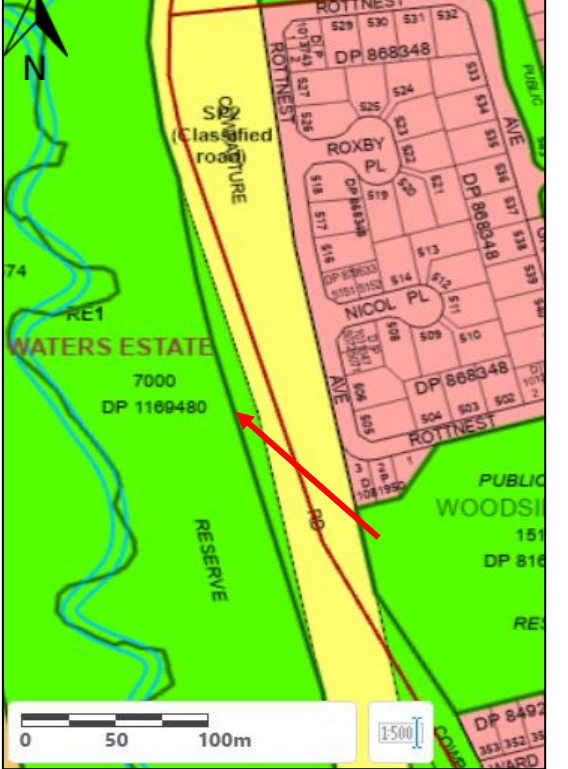
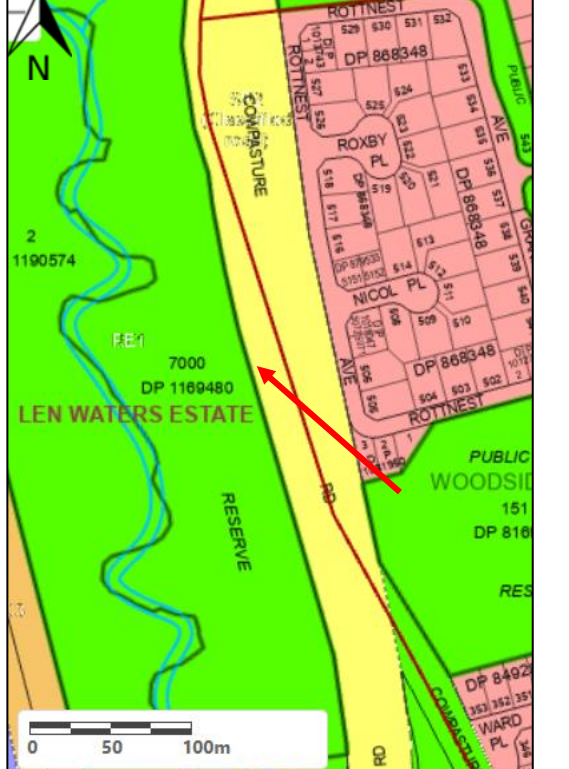
Table 76: Various Floor Space Ratio Mapping Amendments

Floor Space Ratio Map	
 refer to clause 7.29	Clause 7.29 'Maximum floor area that may be used for business premises for certain land in Zone B2 at Middleton Grange' is now repealed. Reference to clause can be removed from the legend in map tiles. 'Area 13' marking is to be removed from the Middleton Grange centre site.
 refer to clause 7.30	Clause 7.30 'Maximum floor area that may be used for retail premises for certain land in Zone E1 at Hoxton Park' is not proposed to be used in the new LEP. Reference to the clause can be removed from map tile legends.
 refer to clause 7.32	Clause 7.32 'Maximum floor space that may be used for retail premises for certain land in Zone B1 at Hinchinbrook; is not proposed to be used in the new LEP. Reference to clause can be removed from all Tiles. Area 6 on the FSR Map can also be removed.
 refer to clause 7.1A	Clause 7.1A 'Arrangements for designated State public infrastructure in intensive urban development areas' is repealed. Reference to this clause can be removed from map tile legends. Area 12 (8 Hoxton Park, Liverpool) which is an urban intensive development area previously identified under this clause can also be removed from the FSR Map.
 refer to clause 6.4A	Clause 6.4A is now renumbered as Clause 7.1A 'Arrangements for designated State public infrastructure in intensive urban development areas'. As Clause 7.1A is repealed, reference to the clause can be removed from map tile legends.



Errors

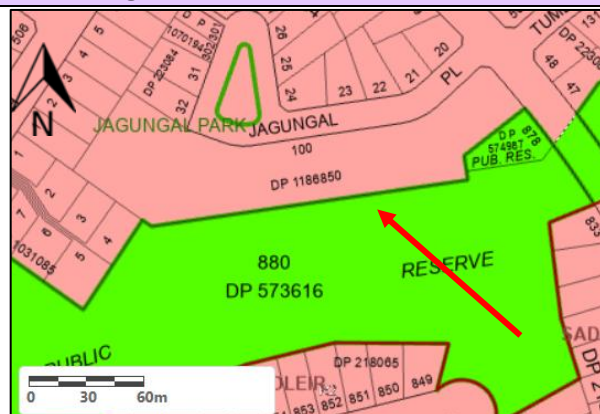
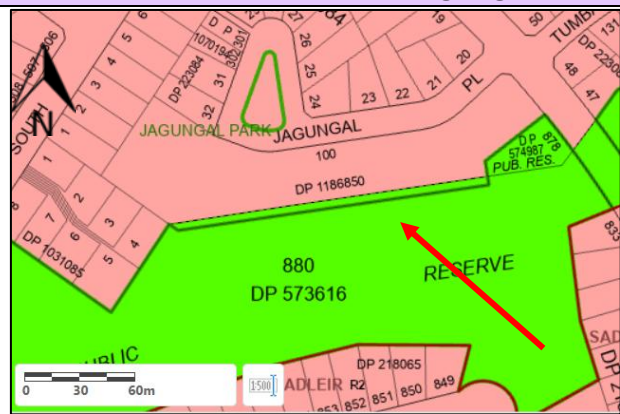
Table 77 Various Minor Mapping Errors

Existing LEP Mapping	Proposed LEP Mapping
LOT 1 DP 285826 - Lot 1 Sammut Crescent, Chipping Norton NSW 2170	
	
Existing (LLEP 2008)	Proposed (New LEP)
Zone: RE1 Public Recreation	R2 Low Density Residential
Height of Building: Nil (RE1)	8.5m
Floor Space Ratio: Nil (RE1)	0.5:1
Minimum Lot Size: Nil	300sqm
Description: Fix zone error which has RE1 zoning on private land (a road).	
(Adjoining) LOT 7000 DP 1169480 - 550 Cowpasture Road, Elizabeth Hills NSW 2171	
	
Existing (LLEP 2008)	Proposed (New LEP)

Existing LEP Mapping	Proposed LEP Mapping
Zone: RE1 Public Recreation & SP2 (Classified Road)	SP2 (Classified Road)
Height of Building: Nil	Nil
Floor Space Ratio: Nil	Nil
Minimum Lot Size: Nil	Nil
Description: Correct SP2 zone boundary (Classified road) – Added to map.	

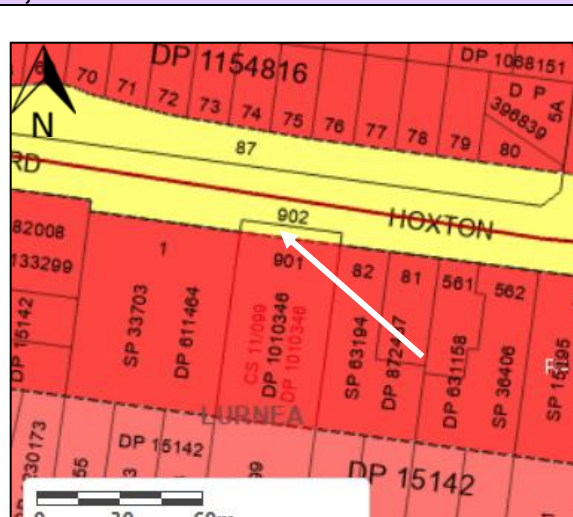
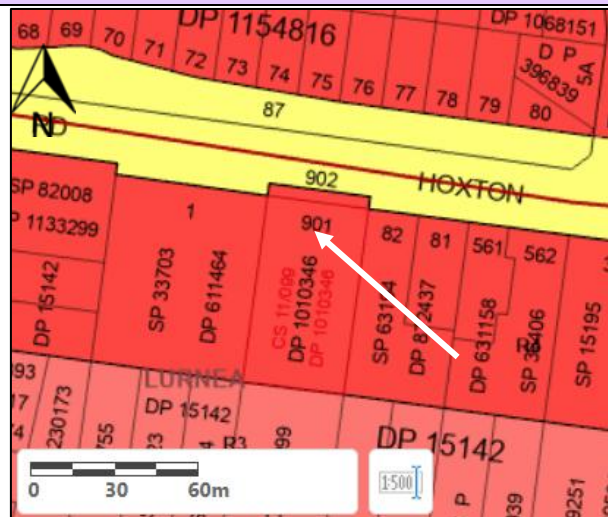
Table 77: Various Minor Mapping Errors Continued

LOT 100 DP 1186850 - 14-58 Jagungal Place, Heckenberg NSW 2168



Existing (LLEP 2008)	Proposed (New LEP)
Zone: RE1 Public Recreation & R2 Low Density Residential	R2 Low Density Residential
Height of Building: 8.5m (R2) & Nil (RE1)	8.5m
Floor Space Ratio: 0.5:1 (R2) & Nil (RE1)	0.5:1
Minimum Lot Size: 300sqm (R2) & Nil	300sqm
Description: Correct RE1 zone boundary and make property located at 14-58 Jagungal to be entirely zoned R2 Low Density Residential (with relevant supporting standards)	

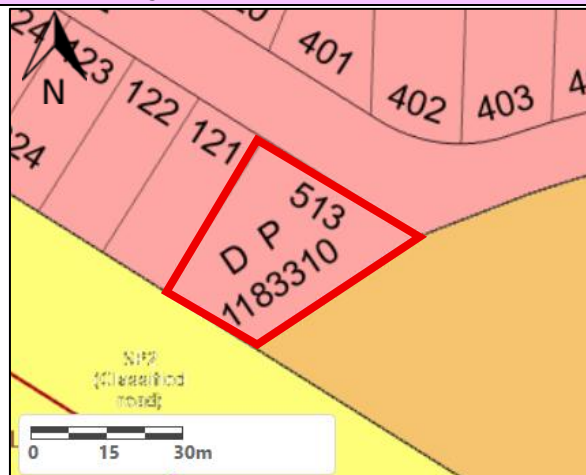
LOT 902 DP 1010346 - Lot 902 Hoxton Park Road, Lurnea NSW 2170



Existing (LLEP 2008)	Proposed (New LEP)
Zone: R4 High Density Residential	SP2 (Classified Road)
Height of Building: 12m	Nil

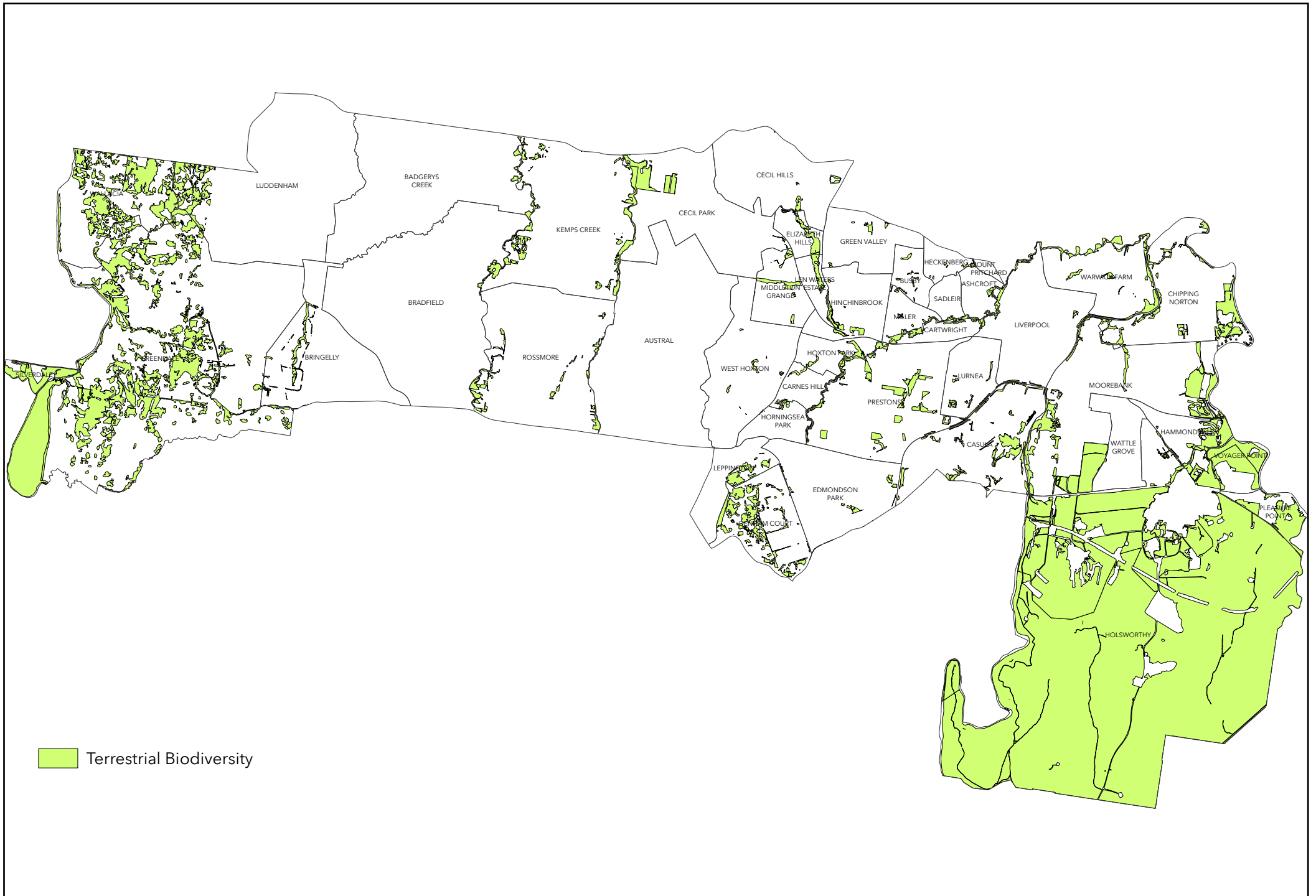
Floor Space Ratio: 0.75:1	Nil
Minimum Lot Size: 1,000sqm	Nil
Description Change to SP2 – Mapping error. To match the acquisition layer.	

LOT 513 DP 1183310 – 27 Willowie Way, Pleasure Point NSW 2170



Existing (LLEP 2008)	Proposed (New LEP)
Height of Building: 8.5m & Nil	8.5m
Floor Space Ratio: 0.5:1 & 0.01	0.5:1
Minimum Lot Size: 400sqm & 40Ha	400sqm
Description Whilst the site is zoned R2 Low Density Residential, the supporting development standards associated with the R2 zone do not apply to the entire site. This is proposed to be amended.	

Proposed Terrestrial Biodiversity Map



Comparison of LLEP 2008 ESL Layer & proposed Terrestrial Biodiversity Map

