

# GOVERNANCE COMMITTEE AGENDA

INFRASTRUCTURE & PLANNING  
COMMITTEE MEETING

18 April 2023

Book 1



You are hereby notified that a **Governance Committee Meeting, Infrastructure & Planning Committee Meeting** of Liverpool City Council will be held at the **FRANCIS GREENWAY CENTRE, 170 GEORGE STREET, LIVERPOOL** on **Tuesday, 18 April 2023** commencing at 9.00am.

Please note this meeting is closed to the public. The minutes will be submitted to the next council meeting.

If you have any enquiries, please contact Council and Executive Services on 8711 7584.

A handwritten signature in black ink, which appears to read "John Ajaka". The signature is written in a cursive style.

**Hon John Ajaka**  
CHIEF EXECUTIVE OFFICER

# ORDER OF BUSINESS

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**ITEM 01**

**Strategic Planning - Work Programme**

<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>	104504.2023
<b>Report By</b>	Luke Oste - Coordinator Strategic Planning
<b>Approved By</b>	Lina Kakish - Acting Director Planning & Compliance

**EXECUTIVE SUMMARY**

This report is prepared to table the Strategic Planning Work Programme for April 2023.

**RECOMMENDATION**

That the Committee recommends:

That Council receives and notes this report and attached Strategic Planning Work Program.

**REPORT**

This report is prepared to table the Strategic Planning Work Program for April 2023 (**Attachment 1**). The Work Program outlines the status of each planning proposal, as well as broader strategic planning projects.

**FINANCIAL IMPLICATIONS**

There are no financial implications relating to this recommendation.

**CONSIDERATIONS**

<b>Economic</b>	There are no economic and financial considerations.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	There are no social and cultural considerations.

<b>Civic Leadership</b>	Provide information about Council's services, roles and decision making processes.
<b>Legislative</b>	There are no legislative considerations relating to this report.
<b>Risk</b>	There is no risk associated with this report.

**ATTACHMENTS**

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1. Strategic Planning Work Program

Strategic Planning Work Program



# Strategic Planning Work Program

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*Strategic Planning Work Program – Planning Proposals not yet endorsed by Council*

# Planning Proposals not yet endorsed by Council

Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

**RZ-9/2022 – 22 Box Road Casula**

**Lodgement:**

**Address:** 22 Box Road Casula

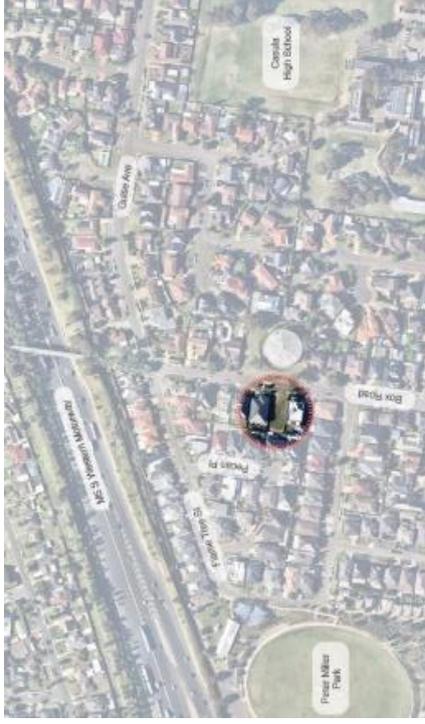
**Responsible officer:** Brianna van Zyl – Senior Strategic Planner

**Status:** On 31 August 2022 Council resolved to rezone 22 Box Road, Casula to R2 Low Density and reclassify from community to operational land.

The planning proposal was referred to the Local Planning Panel on 28<sup>th</sup> of November 2022.

Council report was presented to the 29 March 2023 Council meeting, where it was resolved to proceed to a Gateway determination.

The planning proposal will be sent to the Department of Planning and Environment seeking a Gateway determination.



**Brief description:** The proposal seeks to amend the zone of the two properties and re-classify to operational. This will be a Council-led planning proposal.

**Changed controls:**

- Amend the zone from RE1 Public Recreation to R2 Low Density Residential (22 Box Road, Casula)
- Reclassify both sites from Community to Operational.
- Apply a FSR of 0.6:1, HOB of 8.5m and Lot Size of 300m2 control to 22 Box Road

Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

**RZ-7/2022 – 60 Gurner Avenue, Austral**

**Lodgement: 31 August 2022**

**Address: 60 Gurner Avenue, Austral**

**Responsible officer:** Danielle Hijazi – Assistant Strategic Planner

**Status:** The planning proposal was lodged on the 31/08/2022. An initial review of the proposal has been completed.

Issues with Strategic and site specific merit have been identified.

Working with the proponent, DPE and SINSW to resolve the issue, or otherwise move the matter forward.

Update 17/01/23: SINSW has informed Council officers that they will write to the planning minister / DPE to relinquish acquisition, which will avoid the need for this planning proposal to be considered by Council. Delays are being experienced due to the state governments caretaker period.



**Brief description:** The proposal seeks to amend the zone from SP2 Educational Establishment to R2 Low Density Residential; the Land Reservation Acquisition Map by removing the yellow colouring and Educational Establishment notation and the 'Height of Buildings Map' from 12 metres to 9 metres.

**Changed controls:**

- Amend the zone from SP2 Educational Establishment to R2 Low Density Residential.
- Amend the Land Reservation Acquisition Map by removing the yellow colouring and Educational Establishment notation.
- Amend the Height of Buildings Map' from 12 metres to 9 metres.

Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

**RZ-3/2022 – Hoxton Park Road, Liverpool**

**Lodgement:** 15 July 2022

**Address:** 93-145 Hoxton Park Road, 51 Maryvale Avenue and 260 Memorial Avenue, Liverpool NSW

**Responsible officer:** Stephen Peterson– Senior Strategic Planner

**Status:** Planning proposal has been lodged and accepted for assessment. An initial review of the proposal has been completed.

Numerous meetings have been held with the proponent with Council requesting additional information. This has been provided in stages, including a planning proposal nominating a lower HOB of 20.5m, architectural plans, site specific DCP and draft VPA offer.

The planning proposal amended/additional documentation is being reviewed by Council with the aim that the planning proposal will be referred to 29 May Local Planning Panel Meeting.



**Brief description:** The planning proposal, as amended, seeks to amend the Liverpool Local Environmental Plan 2008 (LLEP) for the part of the subject site along Hoxton Park Road, between Maryvale Avenue and Memorial Avenue in Liverpool, as follows:

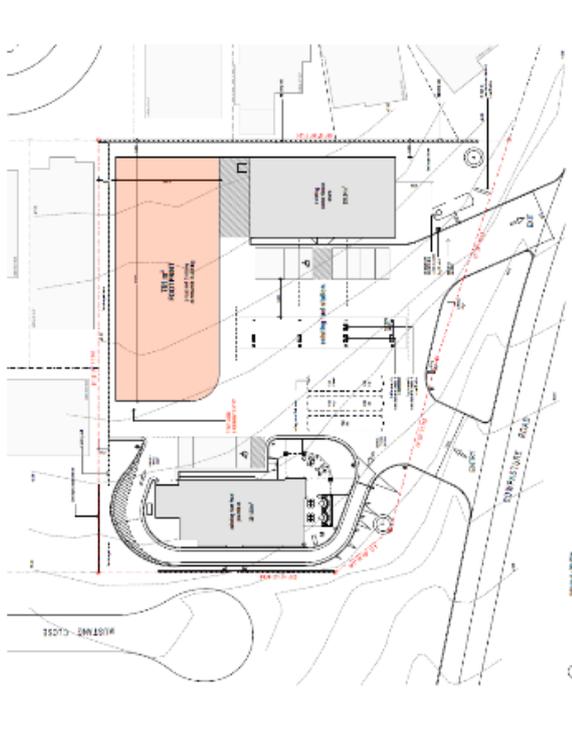
- Amend the maximum height of buildings from 15m to 20.5m
- Amend the floor space ratio control from 1:1 to 1.75:1

**Changed controls:**

- Amend the maximum height of buildings from 15m to 20.5m
- Amend the floor space ratio control from 1:1 to 1.75:1

Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

**RZ-7/2021 – Cowpasture Road, Middleton Grange**

<p><b>Lodgement:</b> 8 March 2022 <b>Address:</b> 368-370 Cowpasture Road, Middleton Grange</p>	
<p><b>Responsible officer:</b> Brianna van Zyl – Strategic Planner</p> <p><b>Status:</b> Planning proposal has been relodged following an initial adequacy review, with changes made to FSR. Council requested that the proposal's supporting economic impact assessment and traffic impact assessment be updated to align with revised proposal. The applicant submitted revised information in September 2022.</p> <p>The PP was referred to the LPP on 14 Nov 2022, who agreed with staff's assessment of the proposal.</p> <p>The applicant has submitted a PSI which was determined insufficient. The applicant provided a peer-reviewed PSI which was deemed satisfactory by Environmental Health.</p> <p>The PP will be referred to Council on 26 April 2023 for endorsement.</p>	
<p><b>Brief description:</b> The site currently contains a service station with ancillary fast-food premises and a separate fast-food premises. The planning proposal seeks to rezone the site to B6, with FSR of 0.75:1 and HOB of 15m. An associated concept plan envisages an additional 761m<sup>2</sup> commercial building on site.</p>	
<p><b>Changed controls:</b></p> <ul style="list-style-type: none"> <li>• Rezone from R1 – General Residential to B6 – Enterprise Corridor</li> <li>• Increase FSR from current 0.65:1 to 0.75:1</li> <li>• Increase HOB from current 8.5m to 15m</li> </ul>	

Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

**RZ-6/2021 – Liverpool Private Hospital Amendment #97**

<p><b>Lodgement:</b> 10 December 2021 <b>Address:</b> 61-71 Goulburn Street, Liverpool</p>	<p><b>Responsible officer:</b> Brianna van Zyl – Strategic Planner</p> <p><b>Status:</b> Planning proposal has been lodged and accepted for assessment. It underwent a 28-day exhibition for initial community consultation in alignment with the CPP (ending on 1 March). No responses were received. Initial state agency consultation has also commenced with feedback received from South West Sydney Local Health District (SWSLHD).</p> <p>An LPP meeting was held in June, where the majority of the panel supported the proposal being sent to Gateway, however there were concerns raised regarding the scale of the development and additional studies were recommended prior to exhibition.</p> <p>Council is also liaising with SWSLHD to understand any potential conflicts with helicopter air space. DPE issued the Gateway on 5<sup>th</sup> December, and an additional information request was sent to the applicant. Most of the additional information has been submitted and has been reviewed by DPE. Public Exhibition is expected to commence in April 2023.</p>	
<p><b>Brief description:</b> The planning proposal is to increase FSR and HOB development standards to 6.9:1 and 79m, respectively, to facilitate the development of a private hospital, consulting suites, medical related offices and supporting ground floor retail.</p>		
<p><b>Changed controls:</b></p> <ul style="list-style-type: none"> <li>• Increase FSR from current 2.5:1 (3.5:1 with bonuses) to 6.9:1</li> <li>• Increase HOB from current 35m to 71m (approx. 20 storeys plus plant, services and lift overrun)</li> </ul>		

Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

**RZ-2/2020 - Lot 6 Newbridge Road, Moorebank – EQ Riverside**

<p><b>Lodgement:</b> 5 March 2020 <b>Address:</b> Lot 6 Newbridge Road, Chipping Norton</p>	
<p><b>Responsible officer:</b> Luke Oste – Coordinator Strategic Planning</p>	<p><b>Status:</b> The proposal was considered at the December 2020 Council meeting for a decision. Council resolved to defer a decision on this proposal, invite the proponent to work with Council on an amended planning proposal.  Meetings were held with the proponent on 4 February 2021 and 31 March 2021 to discuss a potential revised proposal. A Council report was considered at the 23 February 2022 meeting providing an update in response to NOM 01 from the November 2021 meeting.  Council staff have conducted a series of four workshops with the proponent team to discuss possible future designs. This was reported to Council at the July meeting. Council staff reported an issues and options report to the September Council meeting. It was resolved for Council staff to investigate the strategic merit of a place-based retail development and hold a community forum. A consultant is currently completing this piece of work.</p>
<p><b>Brief description:</b> Planning proposal request to rezone the site from E2 to part R1, part SP2 and part RE1 to support approximately 2,000 new dwellings.</p>	<p><b>Changed development standards:</b> Height of buildings development standard of 50m and Floor Space Ratio of 1:1.</p>

Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

**RZ-4/2018 - 337-349 Newbridge Road, Moorebank**

<p><b>Lodgement:</b> 19 June 2019 <b>Address:</b> 335-349 Newbridge Road, Moorebank (Lot 201 DP 584561)</p>	
<p><b>Responsible officer:</b> Luke Oste – Coordinator Strategic Planning</p>	
<p><b>Status:</b> Planning proposal has been exhibited in accordance with the Community Participation Plan as required by Council resolution.  Currently under assessment following Council's approval of the structure plan for the George's River North precinct in November 2020. An additional information request letter was sent on 25 June 2021.  Council staff are liaising with the proponents following the finalisation of the Georges River Regional Flood Evacuation Study and discussions with DPE regarding the future assessment pathway for the Moore Point precinct.</p>	
<p><b>Brief description:</b> Rezone the site from IN2 – Light Industrial to B4 – Mixed Use allowing for a mixed-use development containing approximately 536 apartments of up to 18 storeys and 6,300sqm of commercial floor space.</p>	
<p><b>Changed controls:</b></p> <ul style="list-style-type: none"> <li>• Rezone from IN2 –Light Industrial to B4 – Mixed Use</li> <li>• Increase FSR from current 0.75:1 to 3:1</li> <li>• Increase HOB from current 15m to 67m (approx. 22 stories)</li> <li>• Adopt a non-residential floor space ratio of 0.4:1</li> </ul>	

Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

**RZ-10/2022 - 1400-1480 Elizabeth Drive, Cecil Park – Additional GFA**

<p><b>Lodgement:</b> 10 October 2022 <b>Address:</b> 1400-1480 Elizabeth Drive, Cecil Park</p>	
<p><b>Responsible officer:</b> Kweku Aikins – Senior Strategic Planner</p>	
<p><b>Status:</b> A request for information letter was sent to the proponent on 17 March 2023.  The proponent met with Council officers on 28 March 2023 and agreed to submit additional information to address Council's concerns.</p>	<p><b>Brief description:</b> Schedule 1 amendment to permit take away food premises of up to 500 square metres on land at 1400-1480 Elizabeth Drive, Cecil Park</p>
<p><b>Changed development standards:</b> N/A</p>	

*Strategic Planning Work Program – Planning Proposals Endorsed by Council*

# Planning Proposals endorsed by Council

Strategic Planning Work Program – Planning Proposals Endorsed by Council

**RZ-4/2017 - 124 Newbridge Road, Moorebank (Flower Power) – Amendment ## (number assigned once sent to DPE)**

<p><b>Lodgement:</b> 7 June 2017 <b>Address:</b> 124 Newbridge Road, Moorebank (Lot 2 DP 602988)</p>	
<p><b>Responsible officer:</b> Peter Nelson – Principal Strategic Planner</p>	<p><b>Status:</b> Council considered the proposal at the December 2020 meeting and resolved that the proposal progress to DPE for a Gateway determination under the CEOs delegation once the Regional Flood evacuation study is completed. This in-principle support was reliant on a number of outstanding issues being resolved at the post-Gateway stage.  Council staff are awaiting a response from the proponent following the finalisation of the Georges River Regional Flood Evacuation Study. Furthermore, Council are awaiting guidance from DPE following the Independent Flood Inquiry. It is anticipated that this project will not progress until certainty is provided from the Department in relation to flooding. A response is still pending.</p>
<p><b>Brief description:</b></p> <ul style="list-style-type: none"> <li>• 602 apartments (approx. GFA of 48,113m<sup>2</sup>);</li> <li>• 167 serviced apartments along Newbridge Road (approx. GFA of 13,516m<sup>2</sup>);</li> <li>• 3,120m<sup>2</sup> gross floor area (GFA) of commercial top-shop space; and</li> <li>• 6,578m<sup>2</sup> of GFA of commercial space fronting Newbridge Road (of which approximately 870m<sup>2</sup> will be retail);</li> <li>• Retain 10,847m<sup>2</sup> of the existing RE1 Public Open Space zone to be dedicated to Council; and</li> <li>• Retain 5,400m<sup>2</sup> of the existing RE2 Private Open Space zone to be used as open space.</li> </ul>	<p><b>Changed controls:</b></p> <ul style="list-style-type: none"> <li>• Rezone to B6, RE1 and R3</li> <li>• Increase HOB from current 15m to up to 30m</li> <li>• Increase of FSR from current 0.25-0.75:1 to up to 2.5:1</li> </ul>

Strategic Planning Work Program – Planning Proposals Endorsed by Council

**RZ-6/2015 - Moore Point – Amendment 90**

<p><b>Amendment lodged:</b> 17 April 2020  <b>Address:</b> 6, 8 &amp; 16 Bridges Road, Moorebank (Lot 10 DP 875626, Lot 1-8 CS 57/2015, Lot 1 DP 329572)</p>	
<p><b>Responsible officer:</b> Luke Oste – Coordinator Strategic Planning</p>	
<p><b>Status:</b>  Council provided in-principal support for the planning proposal to proceed at November 2020 meeting. After Council submitted the proposal, DPE deferred a decision on issuing a Gateway until regional flood evacuation study completed. Council staff engaged a consultant to prepare the regional flood evacuation study, with assistance from the Planning Delivery Unit (PDU). The study was finalised in March 2022.</p> <p>A Council report was prepared for the 27 April 2022 meeting, and the planning proposal was then sent to DPE for Gateway determination on 4 May 2022. A letter from DPE on 20 July 2022 indicated that the proposal is being assessed, however DPE is also awaiting a review of the State-led precinct program and framework as well as the NSW Flood Inquiry. Following a recent meeting with DPE, it looks likely that a Gateway decision will be issued in the coming weeks following advice from a state government Flood Advisory Panel.</p>	
<p><b>Brief description:</b>  To enable mixed-use development and high density residential.</p>	
<p><b>Changed controls:</b></p> <ul style="list-style-type: none"> <li>• Rezone from IN2 Light Industrial to B4 Mixed Use and B6 Enterprise Corridor.</li> <li>• Amend the maximum building height from 15m and 18m to RL 136m and RL 108m.</li> <li>• Amend the maximum FSR from 0.75:1 to 4.2:1 and 3.5:1 to facilitate the development of approximately 12,220 dwellings and 249,364sqm commercial floor area.</li> <li>• Introduce Division 1A to manage site specific provisions.</li> <li>• Introduce new subclause in Schedule 1 to permit additional uses.</li> </ul>	

Strategic Planning Work Program – Planning Proposals Endorsed by Council

**RZ-9/2017 - 146 Newbridge Road, Moorebank – Benedict B6 Zone (Amendment 87)**

<p><b>Lodgement:</b> 18 October 2017 <b>Address:</b> 146 Newbridge Road, Moorebank (Lot 7 DP 1065574)</p>	 
<p><b>Responsible officer:</b> Peter Nelson – Principal Strategic Planner</p>	
<p><b>Status:</b> Council resolved at its meeting on 30 September 2020, to send the proposal to DPE for Gateway determination.</p> <p>Planning proposal submitted to DPE for Gateway. A Gateway determination was deferred until the Georges River Regional Flood Evacuation Study is completed with consultation with EES and SES.</p> <p>Council staff are liaising with the proponent following the finalisation of the Georges River Regional Flood Evacuation Study. Council are also awaiting guidance from DPE following the Independent Flood Inquiry. It is anticipated that this project will not progress until certainty is provided from the Department in relation to flooding. A response is still pending.</p>	
<p><b>Brief description:</b> Schedule 1 amendment to LLEP 2008 to permit 'health care facility' (medical centre) and retail premises with a maximum gross floor area of 4,200sqm in the B6 zone.</p>	
<p><b>Changed controls:</b></p> <ul style="list-style-type: none"> <li>• Increase HOB from current 15m to 25m</li> <li>• Increase FSR from current 0.75:1 to 1.2:1</li> </ul>	

Strategic Planning Work Program – Planning Proposals Endorsed by Council

**RZ-5/2018 - 146 Newbridge Road, Moorebank George's Cove Marina (Amendment 86)**

<p><b>Lodgement:</b> 6 July 2018 <b>Address:</b> 146 Newbridge Road, Moorebank (Lot 7 DP 1065574)</p>	 <p><b>Responsible officer:</b> Peter Nelson – Principal Strategic Planner</p> <p><b>Status:</b> Council resolved at its meeting on 30 September 2020, to send the proposal to DPE for Gateway determination.</p> <p>Planning proposal submitted to DPE for Gateway. A Gateway determination was deferred until the Georges River Regional Flood Evacuation Study is completed with consultation with EES and SES.</p> <p>Council staff are liaising with the proponent following the finalisation of the Georges River Regional Flood Evacuation Study. Council are also awaiting guidance from DPE following the Independent Flood Inquiry. It is anticipated that this project will not progress until certainty is provided from the Department in relation to flooding. A response is still pending.</p>
<p><b>Brief description:</b> Schedule 1 amendment to LLEP 2008 to permit 'residential accommodation' in the form of residential flat buildings and multi dwelling housing as an additional permitted use in the RE2 Private Recreation zone to permit approximately 21 terrace dwellings and 353 apartments.</p>	
<p><b>Changed controls:</b></p> <ul style="list-style-type: none"> <li>• Schedule 1 amendment to permit residential accommodation</li> <li>• Increase HOB from current 21m to RL 38.9m</li> <li>• Increase FSR from current 0.25:1 to 0.4:1</li> </ul>	

Strategic Planning Work Program – Planning Proposals Endorsed by Council

**RZ-8/2017 - Holsworthy Town Centre (Amendment 80)**

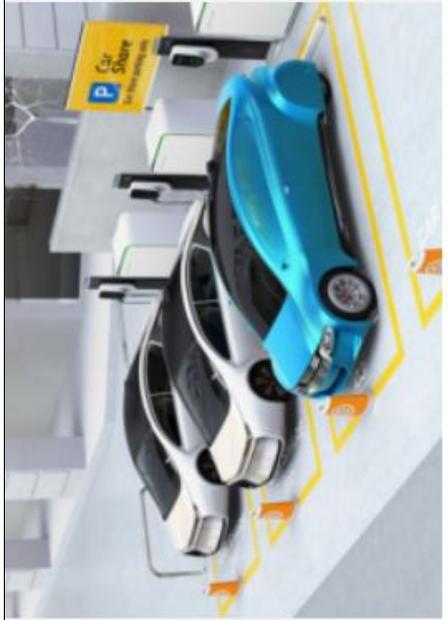
<p><b>Lodgement:</b> 11 October 2017 <b>Address:</b> 2 Macarthur Drive, Holsworthy (Lot 5 DP 825745)</p>	
<p><b>Responsible officer:</b> Stephen Peterson – Senior Strategic Planner</p> <p><b>Status:</b> At its meeting on 28 October 2019, Council resolved to support the planning proposal. In July 2020 the DPE issued a gateway determination.  Due to ongoing discussions regarding a Voluntary Planning Agreement (VPA) which was submitted to Council in March 2019, Council requested various extensions to the gateway timeframe. On 9 September 2021 DPE provided a response to Council that an extension to the gateway determination timeframe was not granted and that the Planning Proposal Gateway approval was rescinded.  On 8 June 2022, DPE issued a new Gateway Determination which included a 12 month timeframe being 8 June 2023. As required by the gateway determination, the planning proposal was publicly exhibited between 14 November 2022 to 12 December 2022. During the exhibition period, Council received 62 individual submissions.  Post Exhibition report to be referred to April Council meeting.</p>	
<p><b>Brief description:</b> Intensify the density of land uses on the site to facilitate a mixed-use town centre development.</p>	
<p><b>Changed controls:</b> Increase HOB from current 21m to part 25m and part 45m Increase FSR from 1.5:1 to 2.15:1 Site specific clause to allow maximum 9000sqm of retail floor area</p>	

*Strategic Planning Work Program – DCP Amendments*

# DCP Amendments

Strategic Planning Work Program – DCP Amendments

**Electric Vehicle Infrastructure and Impact on Planning Controls**

<p><b>Commenced:</b> January 2023</p>	
<p><b>Responsible officer:</b> Danielle Hijazi – Strategic Planner</p>	
<p><b>Status:</b> In Progress</p> <ul style="list-style-type: none"> <li>• Benchmark surrounding Council's controls</li> <li>• Liaise with urban design team on the design of the infrastructure.</li> </ul>	<p><b>Description:</b> Investigate suitable planning controls that will require new development in Liverpool to make provision for electric vehicle charging infrastructure.</p>

**RZ-9/2015 - Middleton Grange Part 2.5 DCP (Amendment 37)**

<p><b>Lodgement:</b> 25 June 2015 <b>Amendment:</b> 29 October 2019</p>	
<p><b>Responsible officer:</b> Liliyan Abosh – Strategic Planner</p> <p><b>Status:</b> Amended road DCP for Middleton Grange town centre lodged 29 October 2019, and publicly exhibited with revised LLEP Amendment 63 in November-December 2019.</p> <p>An updated draft DCP amendment was provided to Council on 19 November 2020. Various discussions were had with the proponent in late 2020 and early 2021. These discussions were paused whilst uncertainty surrounding the LEP amendment (Am 63) and supporting VPA.</p> <p>Work has begun again in refining the draft DCP amendment following the gazettal of the planning proposal. The planning proposal under Amendment 63 came into effect 1 November 2022.</p> <p>The proponent has raised technical issues with the mapping that was gazetted by DPE within the LEP and as such, they have not focused on reviewing the DCP. We are consistently pushing for this to be prioritised, to enable for a Council report to be considered at an upcoming Council meeting.</p>	
<p><b>Description:</b> DCP amendment to support Amendment 63 LLEP. Proposes to develop a "Main Street" to the west of Middleton Grange town centre and a local street (Middleton Drive) connecting with Qantas Boulevard on the east. Various other amendments are proposed to enable the proponent's intended outcome for the site as facilitated by Amendment 63.</p>	

*Strategic Planning Work Program – Strategic Planning Projects*

# Strategic Planning Projects

Strategic Planning Work Program – Strategic Planning Projects

**2021/0127 – LEP Review - Phase 2**

<p><b>Commenced:</b> February 2022</p>	
<p><b>Responsible officer:</b> Nancy-Leigh Norris – Executive Planner</p>	
<p><b>Status:</b> Four Councillor workshops were completed in 2022 to inform the project's vision and direction. The 'Principles for the LEP Review' Council report was considered at the July 2022 meeting to provide further direction for the project, and the Scoping Report was endorsed at the August 2022 Council meeting.  Community engagement occurred from 19 September – 13 November 2022, including Industry Workshop on 26 October 2022. Post exhibition report was presented to Council on 1 March 2023, however was deferred for further workshop on commercial heights.  Procurement is underway for additional investigations required.</p>	
<p><b>Brief description:</b> The objectives of the Phase #2 LEP review are to:</p> <ul style="list-style-type: none"> <li>• Establish a new Liverpool Local Environmental Plan, in line with the strategic vision of the Western Sydney District Plan (District Plan) and Liverpool Local Strategic Planning Statement (LSPS).</li> <li>• Utilise the land use planning studies and strategies developed as part of the accelerated Local Environmental Plan (LEP) Review project to inform the new LEP.</li> <li>• Repeal of the Liverpool Local Environmental Plan 2008.</li> </ul>	
<p><b>Changes to Planning policies / controls:</b> TBC</p>	

Strategic Planning Work Program – Strategic Planning Projects

**2021/6163 & RZ-1/2022 - Leppington Town Centre**

<p><b>Lodgement:</b> Transferred to Camden Council from DPE December 2019.</p> <p><b>Address:</b> Land bound by Bringelly Road, Bonds Creek, Scalabrini Creek, and Fourth Avenue, Austral.</p>	
<p><b>Responsible officer:</b> Kweku Aikins - Senior Strategic Planner</p>	
<p><b>Status:</b> Council endorsement received in October 2022. Submitted to DPE for Gateway determination on 18 November 2022.</p>	
<p><b>Brief description:</b> Planning proposal to rezone certain lands within the Leppington Town Centre in accordance with a new centre plan / ILP prepared by the Department of Planning and Environment. Substantially responds to the unviability of the B7 – Business Park zone (Camden LGA), but also focusses on re-thinking the current planning framework for the centre to account for the aerotropolis and an emphasis on more residential development. Changes in the Liverpool LGA likely to include rezoning land from B5 – Business Development (bulky goods) to a mix of B4 – Mixed Use, R4 - High Density Residential, R3 – Medium Density Residential, and RE1 Public Open Space to account for the increased emphasis on residential development, and the inappropriate positioning of low job density bulky goods land within the walking distance of a train station. Changes to development standards are also proposed.</p>	
<p><b>Changed development standards:</b></p> <ul style="list-style-type: none"> <li>• Amended building height controls:             <ul style="list-style-type: none"> <li>◦ Existing R3 Zone - change from 12m to 15m</li> <li>◦ New R4 zone – 30m</li> <li>◦ New B4 Zone - 50m</li> </ul> </li> <li>• Introduction of minimum lot size – RFBs (1500sqm), multi dwelling housing and attached dwellings (1000sqm), dual occupancies (400sqm) and dwelling houses (300sqm)</li> <li>• Introduction of maximum floor space ratio - R3 (1.2:1), R4 (2:1) and B4 (2.5:1) zones</li> <li>• Introduction of minimum dwelling density - 40dw/ha in new R4 zone</li> </ul>	

**RZ-4/2020 - Warwick Farm Horse Racing Precinct Structure Plan, Planning Proposal and Developer Contributions Plan**

<p><b>Commenced:</b> - 24 February 2020</p> <p><b>Responsible officer:</b> - Brianna Van Zyl – Senior Strategic Planner</p>	 
<p><b>Status:</b> Councillor briefing held on 1 July 2020, considered by LPP in July 2020; and Council report went to the August 2020 meeting. Exhibited in accordance with CPP until 12 October 2020. State agency consultation also occurred.</p> <p>Council staff presented update to Council at the 28 April 2021 meeting, detailing submissions. It was resolved to re-engage consultants to refine the planning proposal, structure plan and contributions plan.</p> <p>Council re-engaged consultants who revised the design to incorporate 240 Governor Macquarie Dr and respond to community and state agency feedback. The revised design was reported to the September Council meeting where it was resolved to undertake community consultation before being reported back to Council.</p> <p>The revised plan was placed on exhibition from 8 Oct - 7 Nov 2021. The results of the exhibition were presented to Council at the 24 November 2021 meeting. Council resolved the following:</p> <p>“That Council defer this matter until Council is provided with information that allows Council to make fully informed and fully educated decisions on this matter, including the finalised Regional Flood Evacuation Study.”</p> <p>Staff are currently considering the proposal in light of the recently finalised Georges River Regional Flood Evacuation Study.</p> <p>The project has been paused until the NSW Flood Inquiry recommendations related to land-use planning are finalised and the NSW Government has responded.</p>	

*Strategic Planning Work Program – Strategic Planning Projects*

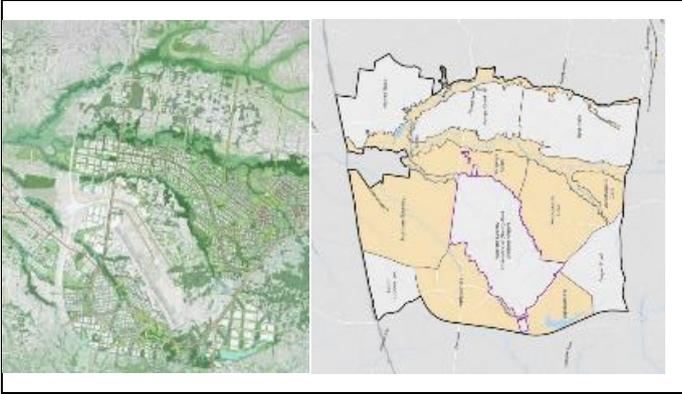
**Description:**

Council resolved that a structure plan and planning proposal be prepared to rezone the Warwick Farm precinct to B4 – Mixed Use. Council engaged Conybeare Morrison international (CM+) prepared an urban renewal structure plan for the Warwick Farm precinct consistent with a B4 Mixed Use zone.

As well as addressing residential/commercial/retail land use and distribution, the structure plan identifies the location of open space, community/recreation facilities, traffic and infrastructure and upgrades, and flood storage and evacuation solutions. As part of the project, the consultants have also prepared a draft Contributions Plan, Planning Proposal, and a variety of supporting technical studies.

Strategic Planning Work Program – Strategic Planning Projects

**2019/4066 - Western Sydney Aerotropolis Planning (through the Western Sydney Planning Partnership)**

<p><b>Commenced:</b> 2019</p>	
<p><b>Responsible officer:</b> Peter Nelson – Principal Planner</p> <p><b>Status:</b> On Friday 25 March 2022, the Minister for Planning and Homes, the Hon. Anthony Roberts MP wrote to Council advising that the NSW Government has now finalised the <u>planning package</u> for the Western Sydney Aerotropolis. Notably the package includes:</p> <ul style="list-style-type: none"> <li>• Amendments to relevant Environmental Planning Instruments (the Aerotropolis SEPP and LLEP 2008);</li> <li>• Western Sydney Aerotropolis Precinct Plan.</li> <li>• Western Sydney Aerotropolis Special Infrastructure Contributions (SIC); and</li> <li>• Luddenham Village Interim Strategy.</li> </ul> <p>The Western Sydney Aerotropolis DCP 2022 has been finalised by the Department on 10 November 2022. Council staff are also working with Penrith Council on finalising the draft Aerotropolis contributions plan.</p>	
<p><b>Description:</b> The Aerotropolis planning package is made up of the following key elements.</p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (Chapter 4 Western Sydney Aerotropolis).</li> <li>• Western Sydney Aerotropolis Precinct Plan.</li> <li>• Western Sydney Aerotropolis Development Control Plan.</li> <li>• Western Sydney Aerotropolis Development Contributions Plan.</li> </ul>	

Strategic Planning Work Program – Strategic Planning Projects

**2021/6473 - Growth Centre Dwelling Density and Odour Controls**

<p><b>Lodgement:</b> Council initiated <b>Address:</b> This will likely apply to land in the South West Precinct Growth Area (SWPGA).</p>	
<p><b>Responsible officer:</b> Jerard Tungcab – Strategic Planner</p>	
<p><b>Status:</b> DPE has requested for Council to provide an up-to-date audit of the dwelling density trends within Austral;</p>	
<p><b>Brief description:</b> Council resolved at its 31 March 2021 meeting to investigate issues relating to dwelling density / variety controls and odour controls in the growth areas.  Following the September Meeting, Council have requested for a workshop with Strategic Planners to discuss Minimum Lot Sizes; a workshop will be planned to present to Councillors the relationship between Lot Size and Dwelling Density Controls in areas covered by the SEPP.  A letter has been sent to DPIE for their input; currently awaiting on a response.</p>	
<p><b>Changed controls:</b> Dwelling Density/Variety: Replace the singular "Minimum Density Provision" to a 'Dwelling-Density Band' to ensure that there is an adequate density ceiling for development; ensure that Density Band is referenced and applied to SEPP and DCP provisions and aligns with desired characteristics of each metric Odour: Map odour-including developments in Austral and make it available for public viewing</p>	

Strategic Planning Work Program – Strategic Planning Projects

**350344.2021 & 371464.2022 - Sirius Road, Voyager Point**

<p><b>Commenced:</b> November 2022</p> <p><b>Responsible officer:</b> Lijyan Abosh – Strategic Planner</p> <p><b>Status:</b> Internal investigations are underway regarding the merits of a rezoning including referrals sent out.</p> <p>Letters sent to landowners on 23 January seeking feedback. Discussion are ongoing with the landowners.</p> <p>Report back to Council with recommendations anticipated for April 2023 meeting.</p>	
<p><b>Description:</b> Council resolved at its 27 October 2021 meeting to investigate the rezoning of 1 Sirius Road and Lots 68 and 75 Sirius Road, Voyager Point from E3 Environmental Management to E2 Environmental Conservation if purchased by a public authority. At the October 2022 meeting however Council resolved to:</p> <ol style="list-style-type: none"> <li>7. Investigates the rezoning of 1 Sirius Road and lots 68 and 75 Sirius Road, Voyager Point from C3 Environmental Management to C2 Environment Conservation.</li> <li>8. Consult with the owners of the properties and include their feedback in the report back to Council.</li> <li>9. Receive a further report back to Council following this investigation for a decision on whether to progress a planning proposal to rezone those sites to Environmental Conservation.</li> <li>10. Allocate funding from the LEP review budget to complete these investigations.</li> <li>11. That the report back to Council include how the rezoning of this land would affect the previous resolution about having a continuous bike track along the length of the river and whether this land potentially forms part of that.</li> </ol>	

**2022/3073 – Rural Lands Strategy**

<p><b>Commenced:</b> August 2022</p>	
<p><b>Responsible officer:</b> Kweku Aikins – Senior Strategic Planner</p>	
<p><b>Status:</b> Draft Strategy prepared. On 29 March 2023 Council endorsed proceeding to public exhibition. 60-day public exhibition to be organised in April.</p>	
<p><b>Description:</b> Prepare a Rural Lands Strategy in accordance with action 16.1 of the LSPS. The strategy is to include actions that protect and enhance rural lands in the LGA.</p>	



**2023/0717 – Conservation Zones Study**

**Commenced:** March 2023

**Address:** Multiple Sites

**Responsible officer:** Lilyan Abosh – Strategic Planner

**Status:**

The need for a Conservation Zones Study has arisen from the recommendations of the Liverpool Biodiversity Management Plan, internal feedback through the LEP review process and the Practice Note on Conservation Zones.

Procurement documents have been prepared and are being circulated to relevant teams to flag any potential issues. Council endorsement to commence this project is also addressed in the Sirius Road report to Council scheduled for April.



**Brief description:**

As part of the LEP Review, a Conservation Zones Study is intended to be undertaken. The Study will:

1. Establish the criteria for each conservation zone, consistent with state guidance tools
2. Make land use zoning recommendations for a number of Council owned and privately owned sites.

<b>ITEM 02</b>	<b>Development Assessment</b>
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<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>	051074.2023
<b>Report By</b>	Michael Oliveiro - Coordinator Development Assessment
<b>Approved By</b>	William Attard - Manager Development Assessment

**EXECUTIVE SUMMARY**

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This report is prepared to table a snap shot of Development Assessment Services, inclusive of key DA statistics and Major DA's under assessment.

**RECOMMENDATION**

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That the Committee recommends:

That Council receives and notes the DA presentation.

**REPORT**

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The report tables the DA presentation, inclusive of key DA statistics and Major DA's under assessment, which has historically been presented at the bi-monthly Strategic Planning Panel meetings.

In summary, the DA presentation contains key figures regarding the following:

- Outstanding DAs.
- DA Approvals.
- DA determination times.
- DAs approved by type.
- Housing approvals – LCC vs. Private.
- Detached dwelling approvals – LCC vs. Private.
- DA resourcing.
- DA fees and contributions.
- Current Class 1 appeals.
- A sample of recently lodged major DAs under assessment.

A copy of the DA presentation is provided at **Attachment 1**.

### **FINANCIAL IMPLICATIONS**

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None of the actions contained will have a financial impact on Council.

### **CONSIDERATIONS**

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<b>Economic</b>	There are no economic and financial considerations.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	There are no social and cultural considerations.
<b>Civic Leadership</b>	Undertake communication practices with the community and stakeholders across a range of media. Provide information about Council's services, roles and decision-making processes.
<b>Legislative</b>	There are no legislative considerations relating to this report.
<b>Risk</b>	There is no risk associated with this report.

### **ATTACHMENTS**

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1. PowerPoint Governance Committee Meeting - DA Presentation - 18 April 2023

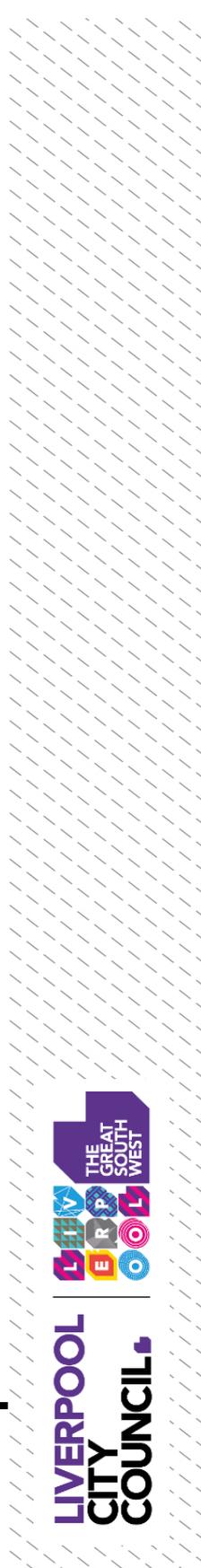


# MAJOR DEVELOPMENT APPLICATIONS

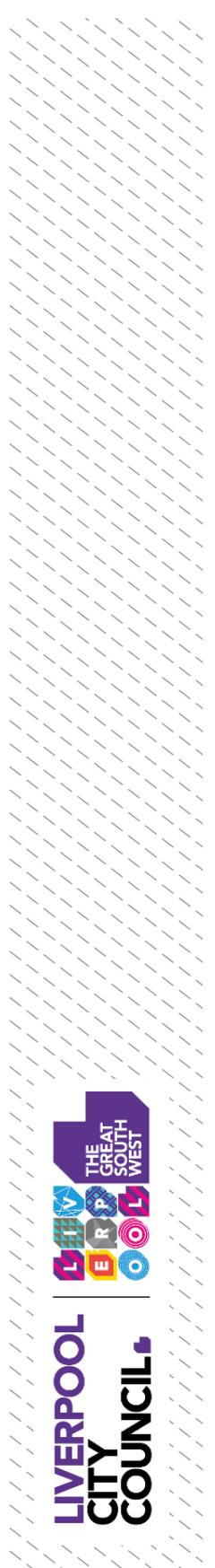
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**Michael Oliveira**  
**A/Manager**  
**Development Assessment**

**18 April 2023**



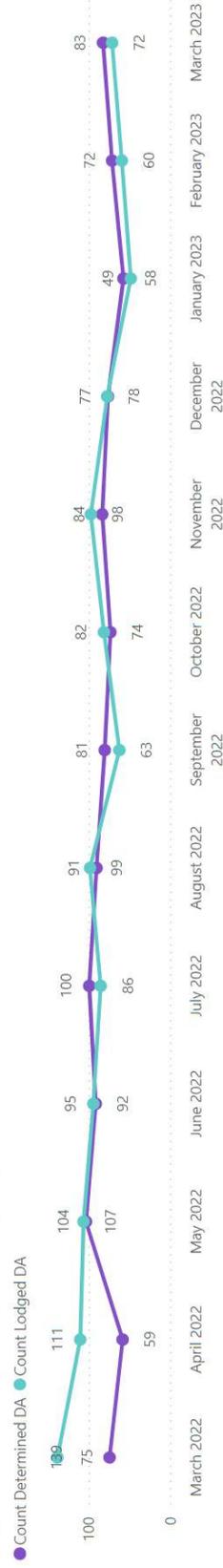
# DA STATISTICS



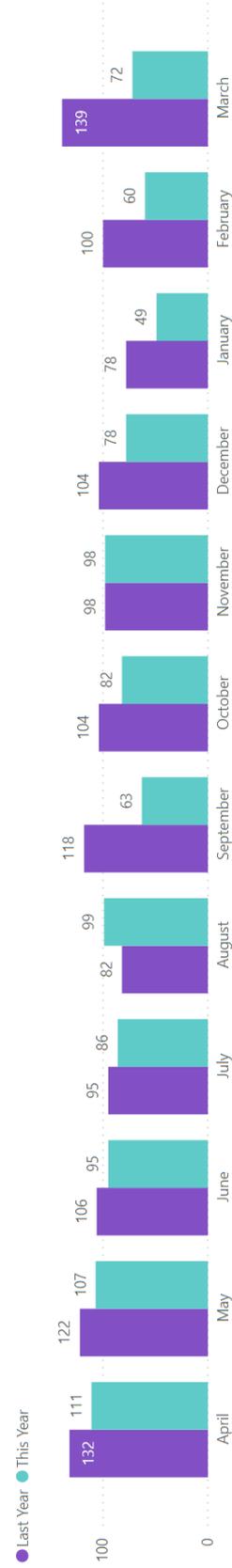
# OUTSTANDING DAS



Number of DA Determined/Lodged by Month



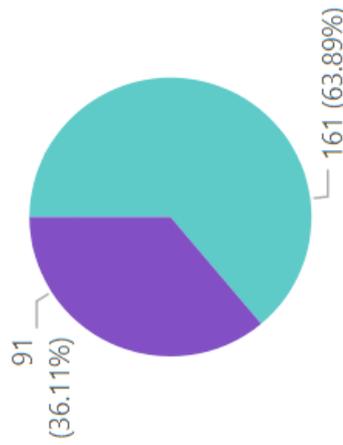
Number of DA Received



# DA APPROVALS DECEMBER 2022 TO MARCH 2023

## DAS APPROVED DA APPROVAL STATISTICS

Number of DA Approved (Dec 2022 - Mar 2023)



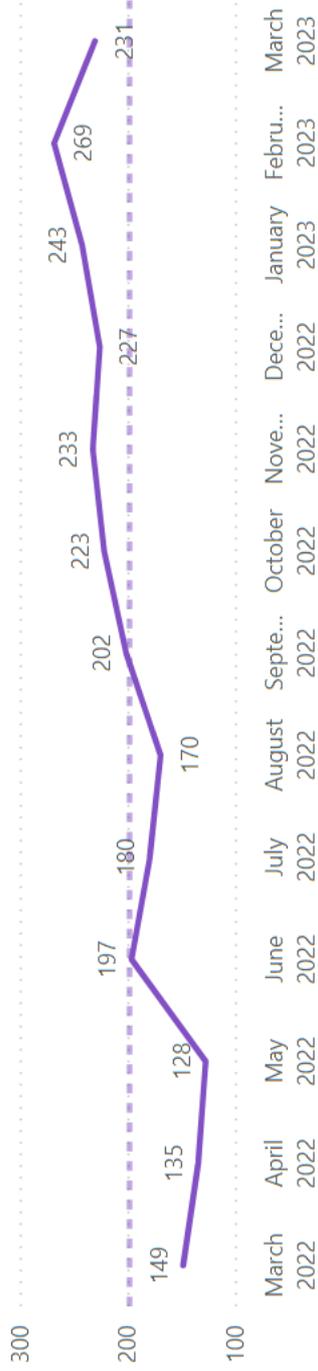
● Over 180 Days ● Less than 180 Days

279	319.4M	609	359
Number of DA Approved	Total CIV (\$) Approved	New Lots Approved	New Homes Approved

# DA DETERMINATION TIMES

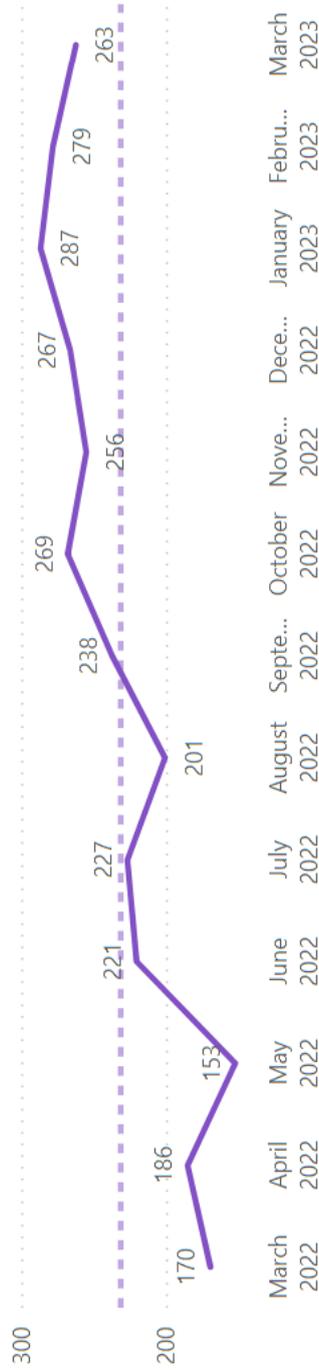
## MEDIAN DETERMINATION DAYS

Median Determination Days (excluding Stop the Clock Days)



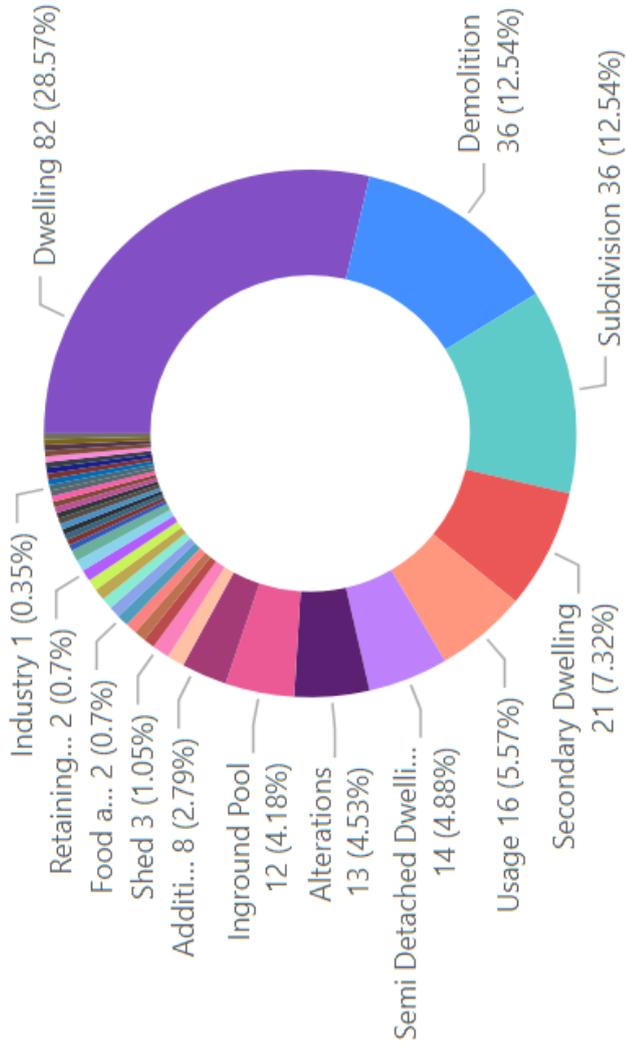
## AVERAGE DETERMINATION DAYS

Average Determination Days (excluding Stop the Clock Days)



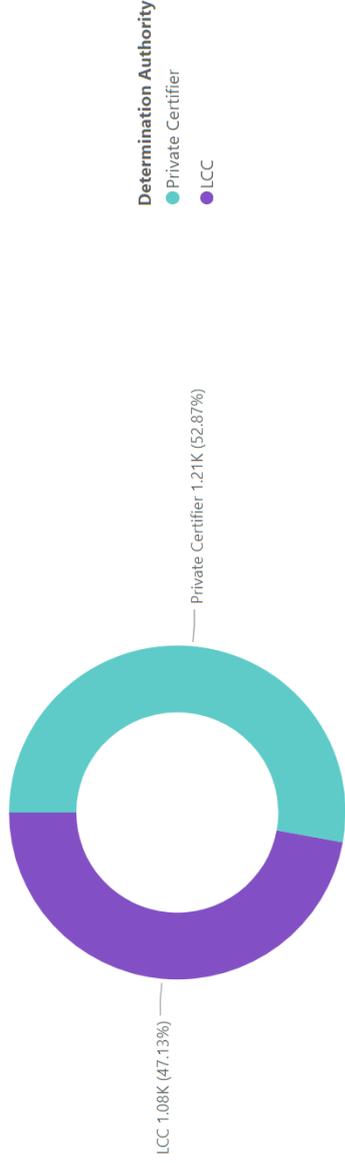
# DA APPROVAL BY TYPE

DA Approved by Development Type



# HOUSING APPROVAL - LCC VS PRIVATE

Number of Dwellings/Units Approved by Private vs LCC from 1 Jan 2022



Number of Dwellings/Units Approved by Private vs LCC by Month



# DETACHED DWELLINGS APPROVAL LCC VS PRIVATE

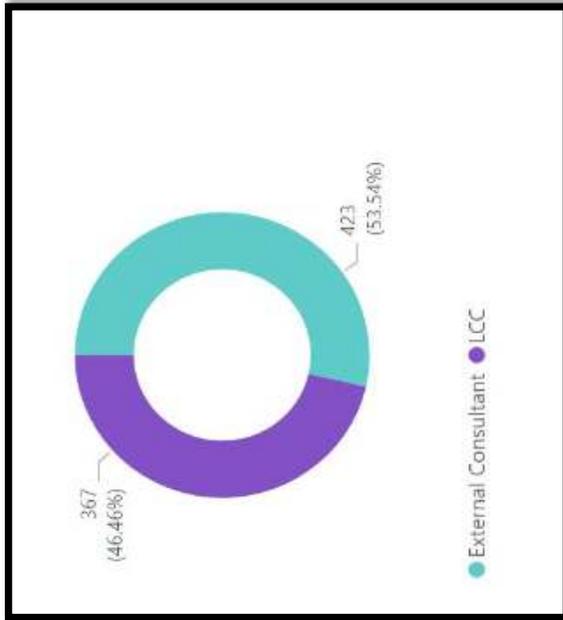
Number of Dwellings/Units Approved by Private vs LCC from 1 Jan 2022



Number of Dwellings/Units Approved by Private vs LCC by Month



# DA RESOURCES



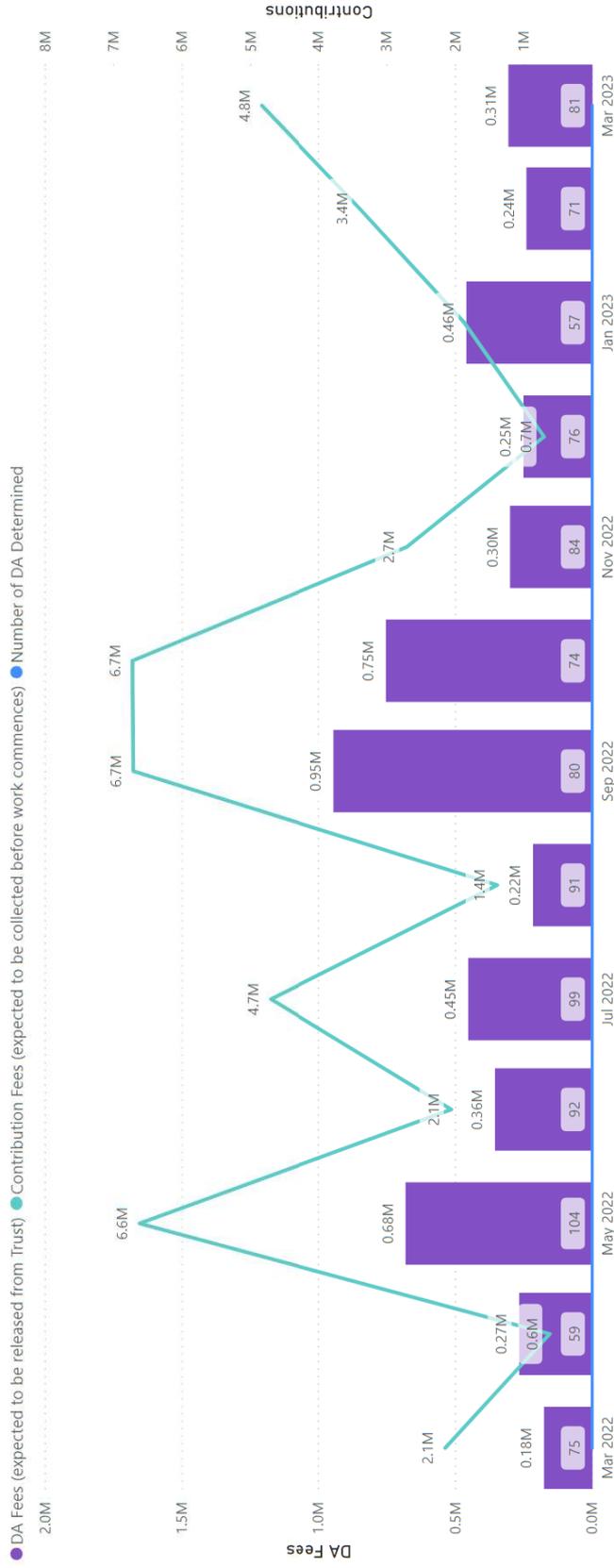
\*note outstanding number is as of 6 April 2023

Council Positions	Vacancies	Status
Senior Development Assessment Planner	6	Applications received currently being reviewed.
Senior Planner Planning Advisory	1	Currently going out to advertise for a 12 month period
Development Assessment Planner	5	Currently at various stages with 3 candidates
Senior Development Engineer	1	To be advertised
Land Development Engineer	1	Interviews booked 17 April
Graduate Civil Engineer	1	Interviews booked 13 April
Trainee Civil Engineer	1	Interviews undertaken currently at selection committee stage



# DA FEES & CONTRIBUTIONS

Fees and Contributions for Determined DAs by Month

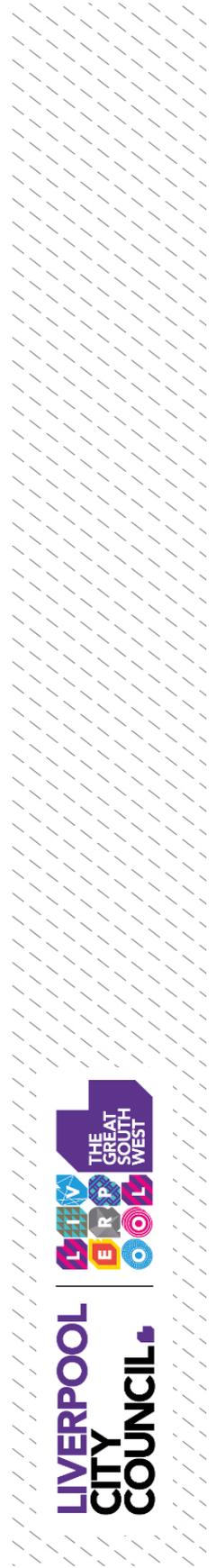


# CURRENT CLASS 1 APPEALS

Class 1 Appeals



# MAJOR DAS UNDER ASSESSMENT





# DA – 1262/2022 – 402 MACQUARIE STREET LIVERPOOL

Concept Development Application for the construction of a 31 storey mixed-use development consisting of the establishment of the building envelope.

