

LIVERPOOL

RURAL LANDS STRATEGY



Table of Contents

Table of Contents.....	2
Executive Summary	3
Introduction	5
Relationship to Key Policies	5
State Policies.....	5
Metropolitan Policies	7
Local Policies	16
Findings of Relevant Technical Studies	17
Rural Lands Snapshot.....	22
Economic and Agricultural context.....	22
Key Challenges and Opportunities	22
Rural Precincts.....	25
Denham Court	25
Rossmore.....	29
Kemps Creek.....	31
Dwyer Road.....	34
Western Rural Lands.....	37
Airport/Aerotropolis Core	40
Agribusiness.....	42
Guiding Criteria for Planning Proposals.....	44
Action and Delivery Plan	46

Executive Summary

Liverpool is growing rapidly with a population that requires more housing, businesses, jobs and social infrastructure. The Liverpool Local Government Area (LGA) is undergoing a profound transformation as the Liverpool City Centre continues to develop as a Metropolitan Cluster and the Western Sydney International (Nancy-Bird Walton) Airport brings with it the Western Sydney Aerotropolis. This surge in investment and population growth needs to be accommodated within the expanding urban footprint of the LGA. Furthermore, Liverpool's growing population is reliant on local markets for high-quality and locally accessible produce. This strategy aims to protect and enhance existing rural and scenic lands to meet the current and future demands of Liverpool in terms of the provision of alternative recreational activities, local produce and employment opportunities for the local population.

The Liverpool Rural Lands Strategy sits within a broader strategic framework at the State, Regional and Local level. These various plans and strategies have contributed to the formulation of this strategy by providing broader guiding principles that contextualise rural land within the Liverpool LGA. This strategy is informed directly by the data, insights and recommendations presented within the Rural Lands and Green Grid studies prepared for Council in 2020. These studies provide a robust technical basis for the vision, strategies and actions within this strategy.

Broad Vision

This strategy forms the basis for a review of planning provisions that apply to the rural precincts in Liverpool. It provides a review of the current planning and policy context applying to Liverpool's rural and scenic lands. Findings derived from the Rural Lands and Green Grid studies are applied through this strategy to inform the management and improvement of rural lands. A strategic vision has been described for each rural precinct, supported by actions. Strategies and an implementation plan guide the application of this strategy into planning policy.

Actions

Action 1: Review existing Liverpool Local Environmental Plan (LEP) and Development Control Plan (DCP) provisions for rural land

Action 2: Encourage economic use of rural land

Action 3: Review environmental health provisions for rural land

Action 4: Ensure green and blue grid networks are supported

Action 5: Investigate appropriate land-uses in Cecil Park, including addressing transition of development controls from Liverpool LGA to Penrith LGA

Action 6: Protect rural heritage

Action 7: Identify the RU1 zone and Metropolitan Rural Area as 'prime' agricultural land

Action 8: Manage transition to urban land

Action 9: Increase resources dedicated to handling compliance matters in the rural areas

Action 10: Investigate placemaking opportunities in Wallacia and Luddenham, including addressing transition of development controls from Liverpool LGA to Penrith LGA and Camden LGA

Introduction

This Liverpool Rural Lands Strategy (the strategy) guides the retention, improvement, rezoning and development of rural lands in the Liverpool Local Government Area over the next 20 years. The strategy considers a variety of metropolitan and local level policy and incorporates the findings of the *Liverpool Rural Lands Study* (2020) and the *Liverpool Green Grid Implementation Study* (2020).

The way in which land and buildings are used and developed in rural precincts is steadily changing in response to several key drivers, both domestically and internationally. These drivers include globalisation and impacts of global competition, population growth and increased construction activity. There has also been significant investment in major infrastructure projects and land releases in Greater Sydney, including the Western Sydney Aerotropolis and the South West Growth Area. These investment projects will contribute to the changing fabric of rural lands in the Liverpool LGA.

The strategy aims to ensure that agricultural lands are recognised for their economic value, as well as their intrinsic and landscape values. The actions are tailored to consider highest and best land uses in rural zones, the objectives of the Metropolitan Rural Area and any other plans/zoning across adjoining Council boundaries.

A significant amount of Liverpool's rural lands is earmarked for future urban development, therefore it is important that remaining rural and scenic lands are protected from urban development and that there are clear boundaries between urban, non-urban and scenic lands.

Relationship to Key Policies

The Liverpool Rural Lands Strategy sits within the broader strategic framework at the State, Metropolitan and Local level. These various plans and strategies have contributed to the formulation of this strategy by providing broader guiding principles that contextualise the management of rural land within the Liverpool Local Government Area (LGA).

State Policies

Right to Farm Act and Policy

The concept of 'right to farm' has multiple facets, but the common interpretation – and the one used in this strategy – relates to a desire by farmers to undertake lawful agricultural practices without conflict or interference arising from complaints from

neighbours and other land users. Therefore, the NSW Government has developed a comprehensive, state-wide approach to deal with the issue of right to farm. The Right to Farm policy brings together a collection of actions including:

- reinforcing rights and responsibilities;
- establishing a baseline and ongoing monitoring and evaluation of land use conflicts;
- strengthening land use planning;
- ensuring ongoing reviews of relevant environmental planning instruments include consideration of options to ensure best land use outcomes and to minimise conflicts;
- improving education and awareness on management of land use conflicts; and
- considering potential future legislative options, should additional Government intervention be required.

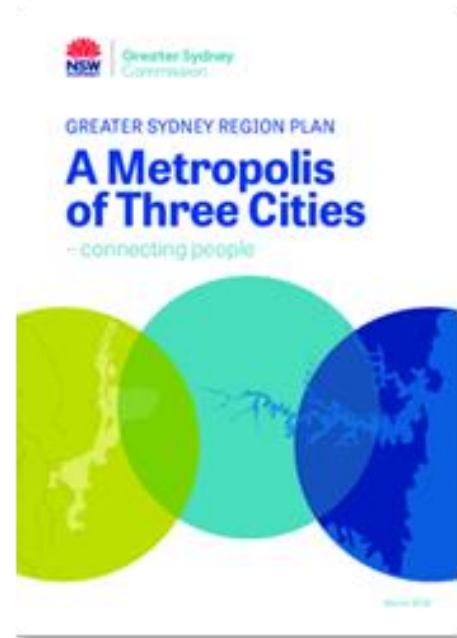
Particularly in the Liverpool LGA, land use conflict arises due to the relationship between existing rural lands/industries and oncoming urban initiatives for the LGA's growth areas. This may exert additional pressure on agricultural practitioners to relocate, leave, or at the very least diversify their industry.

Part of this strategy will be to establish a baseline and ongoing monitoring and evaluation by fostering increased cooperation with the State and Local Governments, and other stakeholders for the monitoring of nuisance complaints related to farming. This also entails identifying any additional measures required to assist in best practice land use planning to address conflict.

Metropolitan Policies

Greater Sydney Region Plan: A Metropolis of Three Cities (GSRP)

The Greater Sydney Region Plan was developed by the former Greater Sydney Commission (GSC) and sets a 40-year vision (to 2056) to align land use, transport and infrastructure planning and delivery across Greater Sydney. The vision is structured around a metropolis of three cities: The Western Parkland City, Central River City and Eastern Harbour City. Liverpool is identified in the plan as part of the Metropolitan City Cluster of the Western Parkland City. The Western Parkland City will be structured on a poly-centric city model, in which economic growth will be underpinned by the existing centres of Liverpool, Campbelltown-Macarthur, Greater Penrith and the future Western Sydney Airport-Badgerys Creek Aerotropolis.



The Plan discusses the importance of rural land to the Greater Sydney economy. It specifies that management of rural land across Greater Sydney will need to reflect local context and provide for a wide range of land uses which are vital to Sydney's overall productivity and the protection of scenic lands.

The Liverpool Rural Lands Strategy responds to the following directions and objectives of the GSRP:

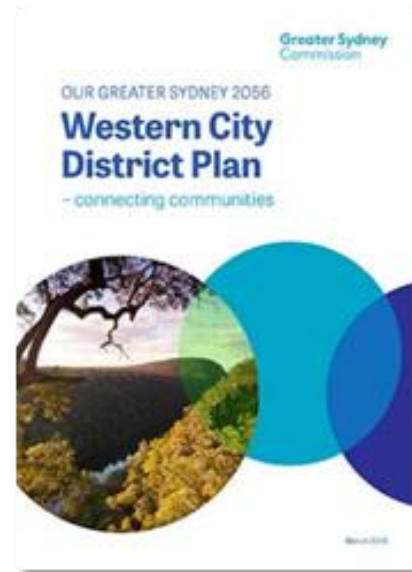
Table 1 – Relevant GSRP directions and objectives

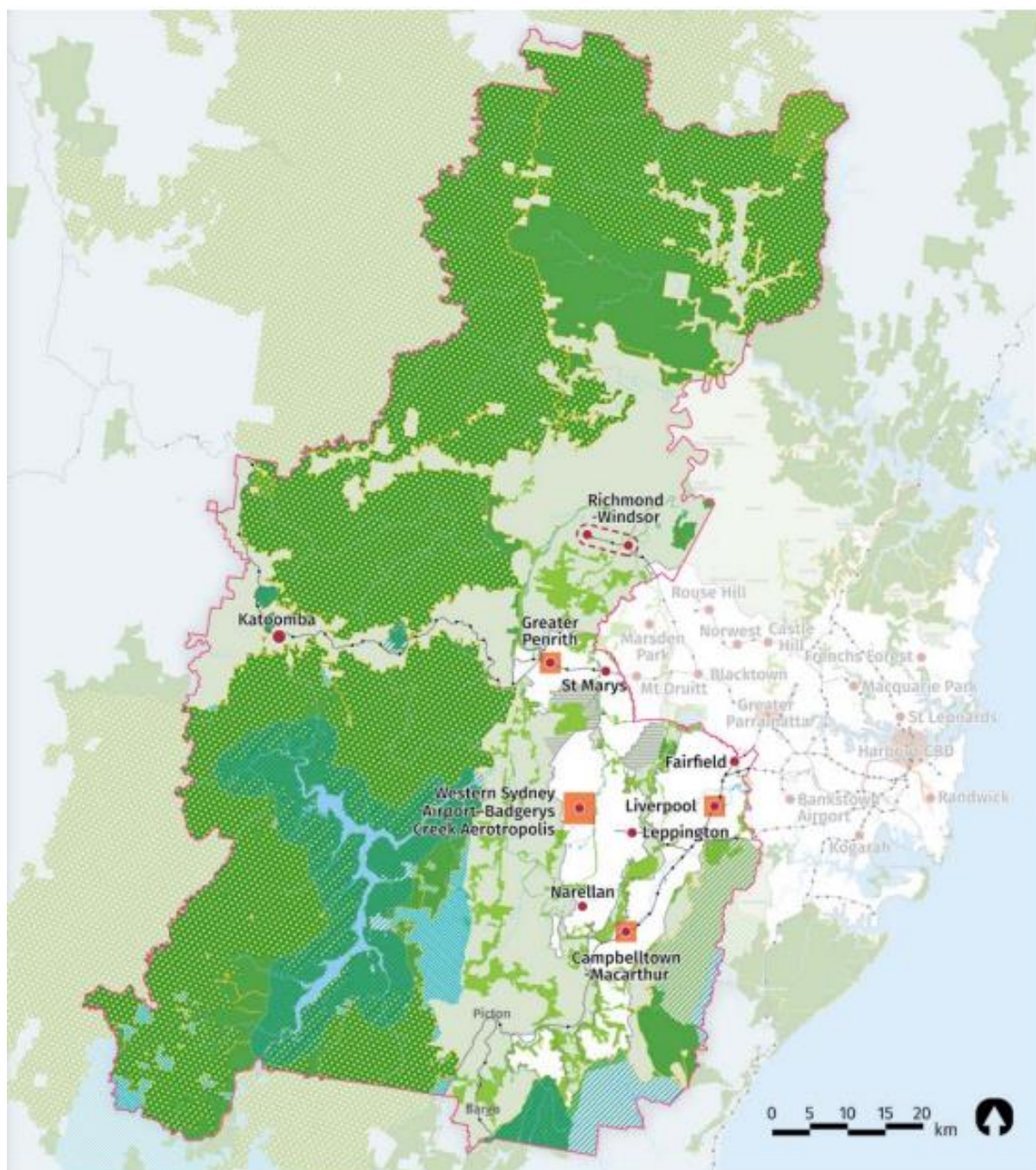
Direction	Objective
Direction 7 - Jobs and skills for the city	Objective 20 - Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City
	Objective 24 - Economic sectors are targeted for success
Direction 8 – A city in its landscape	Objective 26 - A cool and green parkland city in the South Creek corridor
	Objective 27 - Biodiversity is protected, urban bushland and remnant vegetation is enhanced
	Objective 28 - Scenic and cultural landscapes are protected
	Objective 29 - Environmental, social and economic values in rural areas are protected and enhanced
	Objective 32 - The Green Grid links parks, open spaces, bushland and walking and cycling paths

Western City District Plan (WCDP)

The Western City District Plan provides a link between metropolitan strategy and local planning. The District Plan articulates how the objectives of the Greater Sydney Region Plan are to be achieved through a series of objectives and actions under four themes: infrastructure, liveability, productivity and sustainability. The LGAs that make up the Western City District are the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly. The size of the district has been driven by the proposed Western Sydney Airport and the future Western Sydney Aerotropolis.

The Plan identifies the Metropolitan Rural Area (MRA) which lies on the fringe of the Western Parkland City. The MRA refers to the non-urban areas at the periphery of the Greater Sydney Region and typically includes agricultural activities such as egg production, poultry, cut flowers, turf, mushroom farms and agritourism. The far-western portions of the Liverpool LGA are included in the MRA.





District Boundary	Protected Natural Area	Urban Investigation Area
Metropolitan Cluster	National Parks and Reserves	Metropolitan Rural Area
Strategic Centre	Blue Mountains World Heritage Area	Urban Area
Waterways	Drinking Water Catchment – No Entry	Biodiversity Investment Opportunities Cumberland Subregion
Holsworthy Military Reserve	Drinking Water Catchment – Restricted	

Figure 1 - Western City District Protected Natural Area and Metropolitan Rural Area (GSC)

The Liverpool Rural Lands Strategy responds to the following priorities and actions of the WCDP:

Table 2 - Relevant WCDP priorities and actions

Priority	Action
W8 - <i>Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis</i>	Action 35 - Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas
	Action 36 - Provide a regulatory environment that enables economic opportunities created by changing technologies
	Action 39 - When preparing plans for tourism and visitation, consider: <ul style="list-style-type: none"> • encouraging the development of a range of well-designed and located facilities • enhancing the amenity, vibrancy and safety of centres and township precincts • supporting the development of places for artistic and cultural activities • improving public facilities and access • protecting heritage and biodiversity to enhance cultural and eco-tourism • supporting appropriate growth of the night-time economy • developing industry skills critical to growing the visitor economy
W13 - <i>Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element</i>	Action 71 - Implement the South Creek Corridor Project and use the design principles for South Creek to deliver a cool and green Western Parkland City
W15 - <i>Increasing urban tree canopy cover and delivering Green Grid connections</i>	Action 74 - Progressively refine the detailed design and delivery of: <ul style="list-style-type: none"> • Greater Sydney Green Grid priority corridors and projects important to the District • opportunities for connections that form the long-term vision of the network • walking and cycling links for transport as well as leisure and recreational trips

	Action 75 - Create Greater Sydney Green Grid connections to the Western Sydney Parklands
W14 - <i>Protecting and enhancing bushland and biodiversity</i>	Action 72 - Protect and enhance biodiversity by: <ul style="list-style-type: none"> • supporting landscape-scale biodiversity conservation and the restoration of bushland corridors • managing urban bushland and remnant vegetation as green infrastructure • managing urban development and urban bushland to reduce edge-effect impacts
W16 – <i>Protecting and enhancing scenic and cultural landscapes</i>	Action 77 - Enhance and protect views of scenic and cultural landscapes from the public realm
W17 – <i>Better managing rural areas</i>	Action 78 - Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes
	Action 79 - Limit urban development to within the Urban Area, except for the investigation areas at Horsley Park, Orchard Hills, and east of The Northern Road, Luddenham

Cumberland Plain Conservation Plan (CPCP)

The Cumberland Plain Conservation Plan (CPCP) seeks to support the delivery of housing, jobs and infrastructure within the Cumberland Plains. It provides biodiversity approvals that will form the basis of conservation efforts across the Western Parkland City. The plan requires consent authorities to consider biodiversity values when determining development applications and planning proposals for land within strategic conservation areas.

Ensuring land use planning and decision making supports ecological health and protects biodiversity will allow Liverpool's rural areas to thrive, particularly as it underpins the basis for many of the rural livelihoods of residents. As Liverpool is a Council undergoing immense future developmental transformation, it relies upon the preservation of existing natural areas to define rural character.

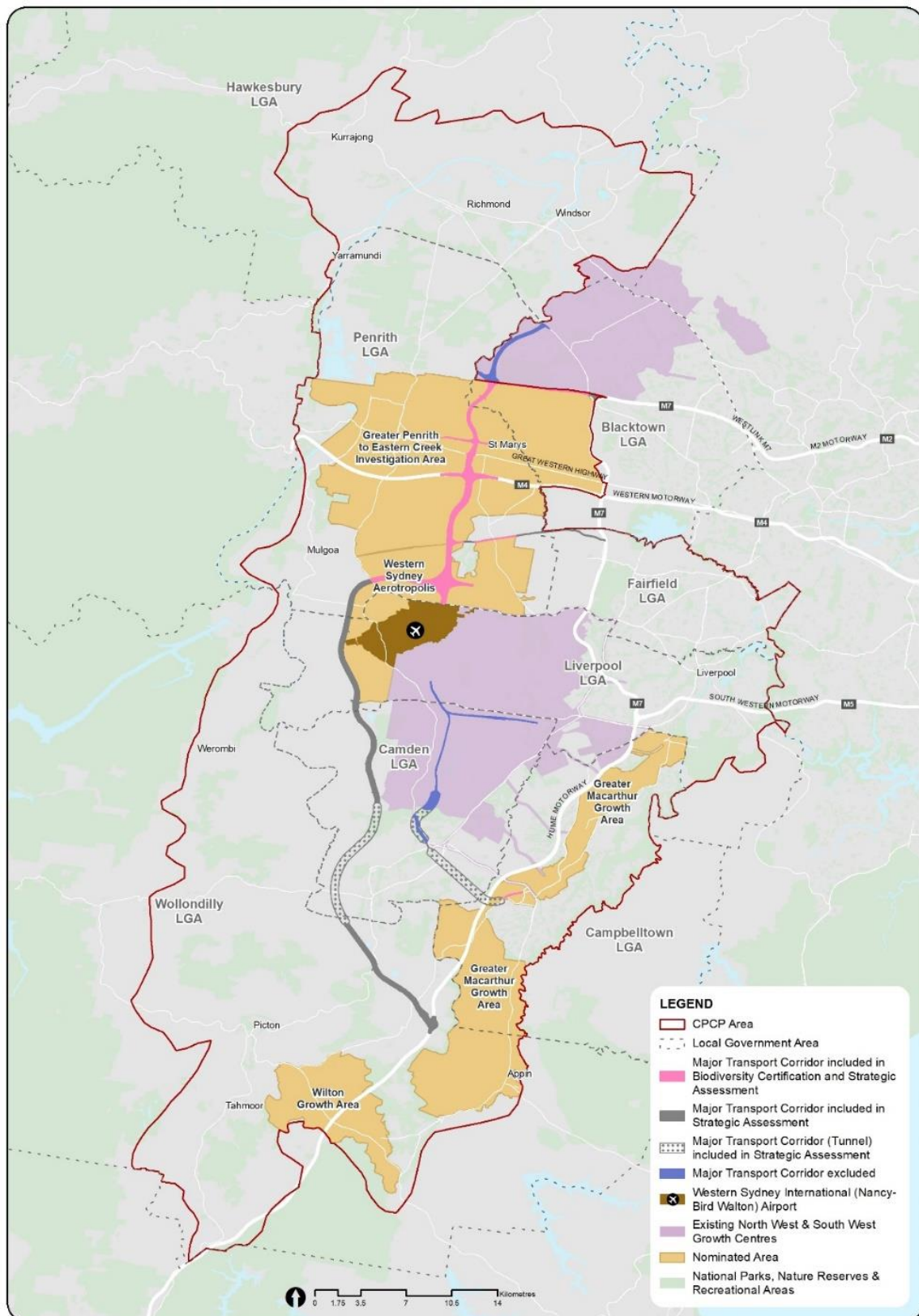


Figure 2 - Map of CPCP Area (DPE)

Western Sydney Aerotropolis Plan (WSAP)

The Western Sydney Aerotropolis straddles the Liverpool and Penrith LGAs. The Western Sydney Aerotropolis Plan (WSAP) sets out precinct priorities for each part of the Aerotropolis. The WSAP aligns with the Greater Sydney Regional Plan objectives and directions, creating a more detailed series of planning principles for the Aerotropolis. The WSAP contains the Structure Plan, which show where new zones are to be applied based on the SEPP, as well as the location (in most cases still high level) of planned infrastructure and the vision and preferred land uses for each precinct. It sets parameters for appropriate, shorter-term development outcomes, while seeking to preserve longer-term opportunities.



In summary:

- Rural uses will be directed west of the Aerotropolis;
- The mixed-use component of the Aerotropolis core will be located outside of the noise exposure contour;
- Approximately 80 per cent of the land will be used for employment services;
- Residential development will be outside of the 20 ANEF1 area; and
- In the Liverpool LGA, Kemps Creek, Rossmore and Dwyer Road have been identified as non-initial precincts.

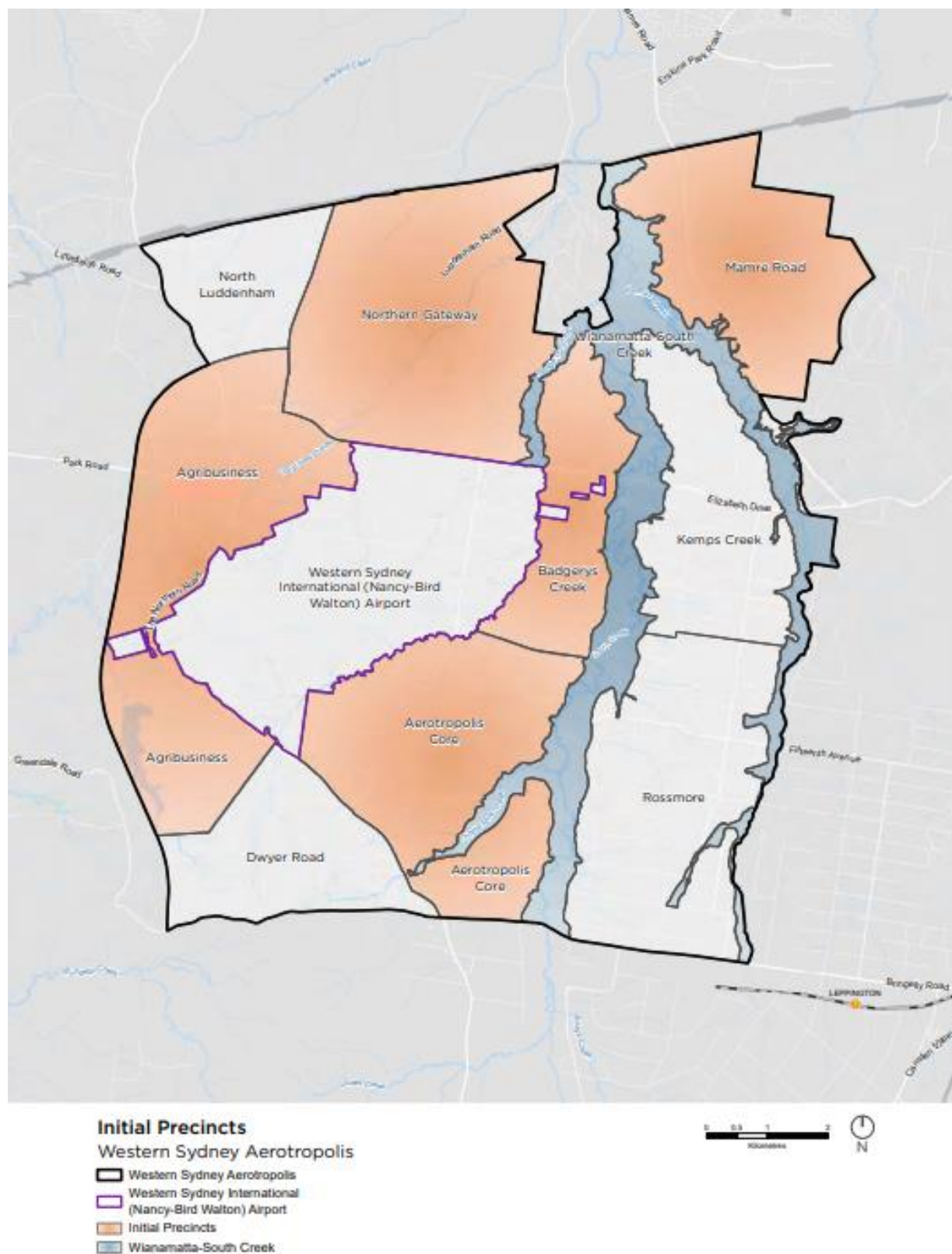


Figure 3 – Initial Aerotropolis Precincts (Department of Planning & Environment)

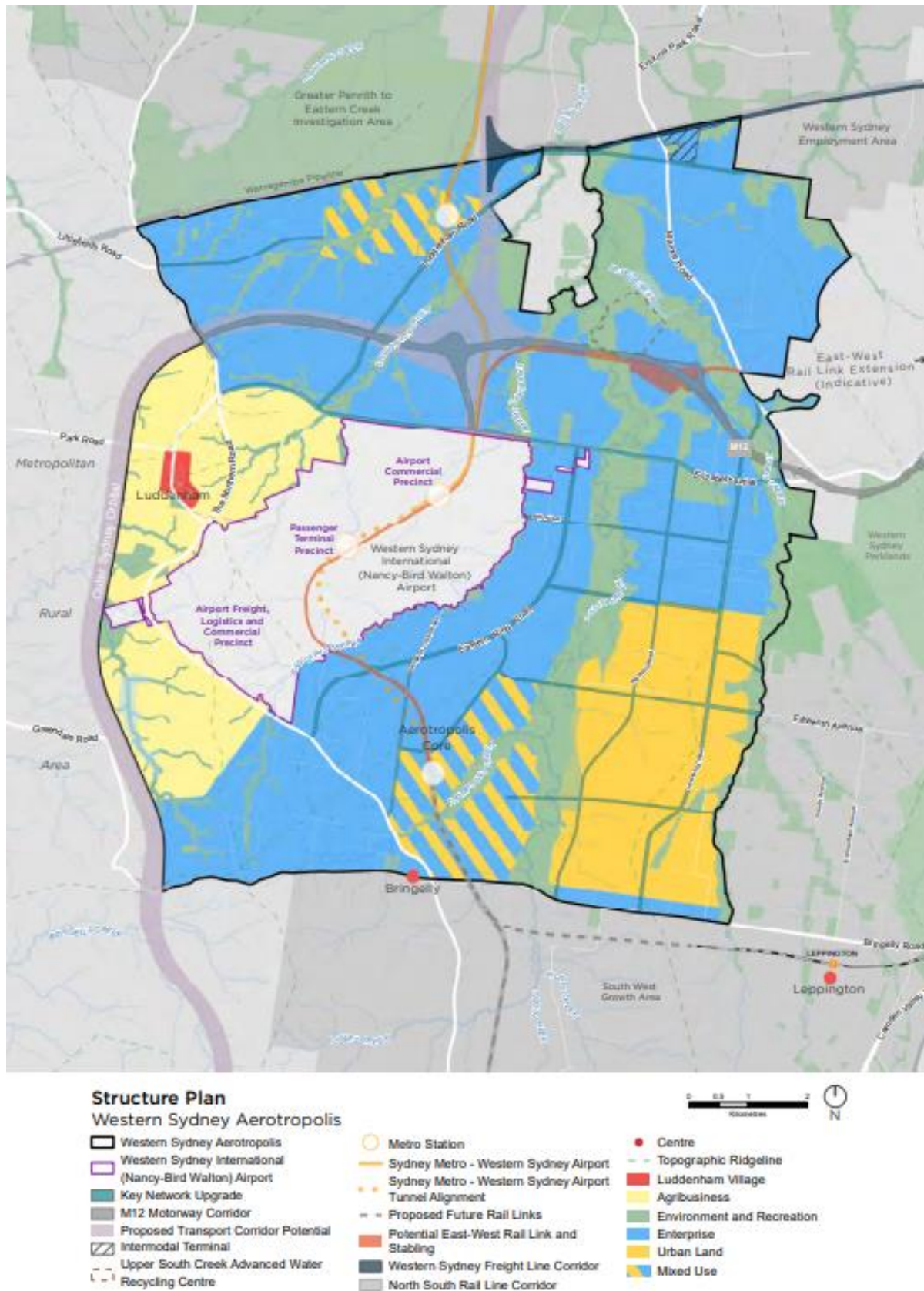


Figure 4 – Aerotropolis Structure Plan (Department of Planning & Environment)

Local Policies

Connected Liverpool 2040: Local Strategic Planning Statement (LSPS)

The LSPS is Council's long-term plan to shape Liverpool's future which will help guide the development of suburbs and balance the need for housing, jobs and services as well as parks, open spaces and the natural environment. The LSPS recognises the contribution of peri-urban agriculture to city resilience, sustainability, liveability and the economy; this ensures that valuable agricultural lands are protected. Accordingly, the strategy addresses the following LSPS actions:

Action 16.1 – Develop Rural Lands Strategy and review LEP to ensure alignment

Action 16.2 – Investigate placemaking opportunities in Wallacia and Luddenham, including addressing transition of development controls from Liverpool LGA to Penrith LGA and Camden LGA



Findings of Relevant Technical Studies

This strategy is informed directly by the data, insights and recommendations presented within two key studies that have been prepared for Council in recent years. These studies provide a robust technical basis for the vision, strategies and implementation actions within this strategy.

Liverpool Rural Lands Study (2020)

The study was prepared by SGS Economics and Planning in April 2020 to understand the likely effects of the Western Sydney International (Nancy-Bird Walton) Airport project on local agricultural productivity. The study also includes an analysis of current land uses, economic activity, agricultural activity, food production, rural based tourism, and employment (existing direct and indirect jobs in the rural area).

Building on place-based planning directions from the Greater Sydney Region Plan and Western City District Plan, the study identifies the different landscape qualities of precincts across Liverpool's rural area, highlighting where the Western Sydney Aerotropolis and current local plans diverge.



Key insights

- Liverpool's most agriculturally productive land is fragmented and abuts the edge of the residential growth corridor coming from the east (Kemps Creek, Badgerys Creek and Rossmore).
- Rural land to the west (Wallacia and Greendale) is less fragmented, however is also less agriculturally productive due to low land capability.
- The WSAP emphasises that the rural land around the Agribusiness precinct should be protected for its ongoing use for industry and agriculture into the future, with uses that complement the Agribusiness precinct and/or benefit from their proximity to the airport (in some areas).

- The Liverpool Local Environmental Plan permits a range of non-agricultural uses including dual occupancies, which allows for greater residential intensification on RU1 and RU4 zoned land. In the context of preserving rural activities in the Western Rural Lands, and managing transition to Aerotropolis uses, this flexibility may lead to greater residential and agricultural land use conflicts, against the core purpose of those zones.

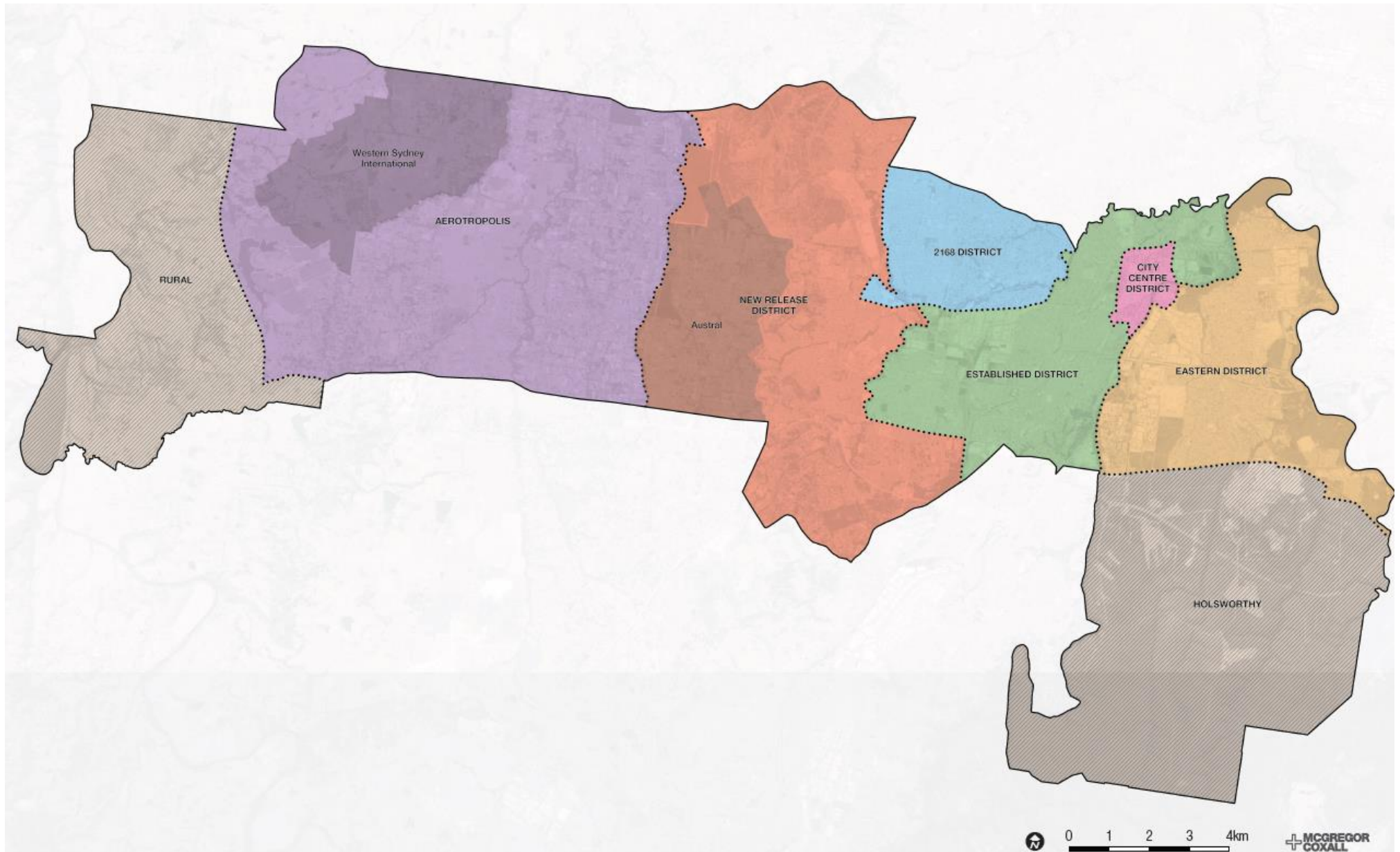
The key insights and descriptions of rural precincts in the study have been used to inform the recommend actions and deliverables in this strategy.

Green Grid Implementation Study (2020)

The study was prepared by McGregor Coxall in 2020 to provide insight into the current state of Liverpool's Green Grid, identify opportunities to expand and improve the Green Grid, and implement actions that will ensure priorities are achieved successfully. The Green Grid consists of the following layers:

- Ecological grid (e.g., biodiversity, biological hierarchy and organisation, ecosystems (forest, grassland and wetland, aquatic and freshwater));
- Hydrological/blue grid (Including stormwater detention network);
- Recreational grid (e.g., parks, gardens, squares, plazas, public and private courtyard and forecourt, sports and playing fields, riparian corridor passive recreation); and
- Connectivity and access grid (e.g., street and laneway network, cycleway network, infrastructure easements, key activity nodes such as town centres, street tree planting, topography, transport nodes and network).

The implementation study divides the Liverpool LGA into 8 districts (Figure 5).



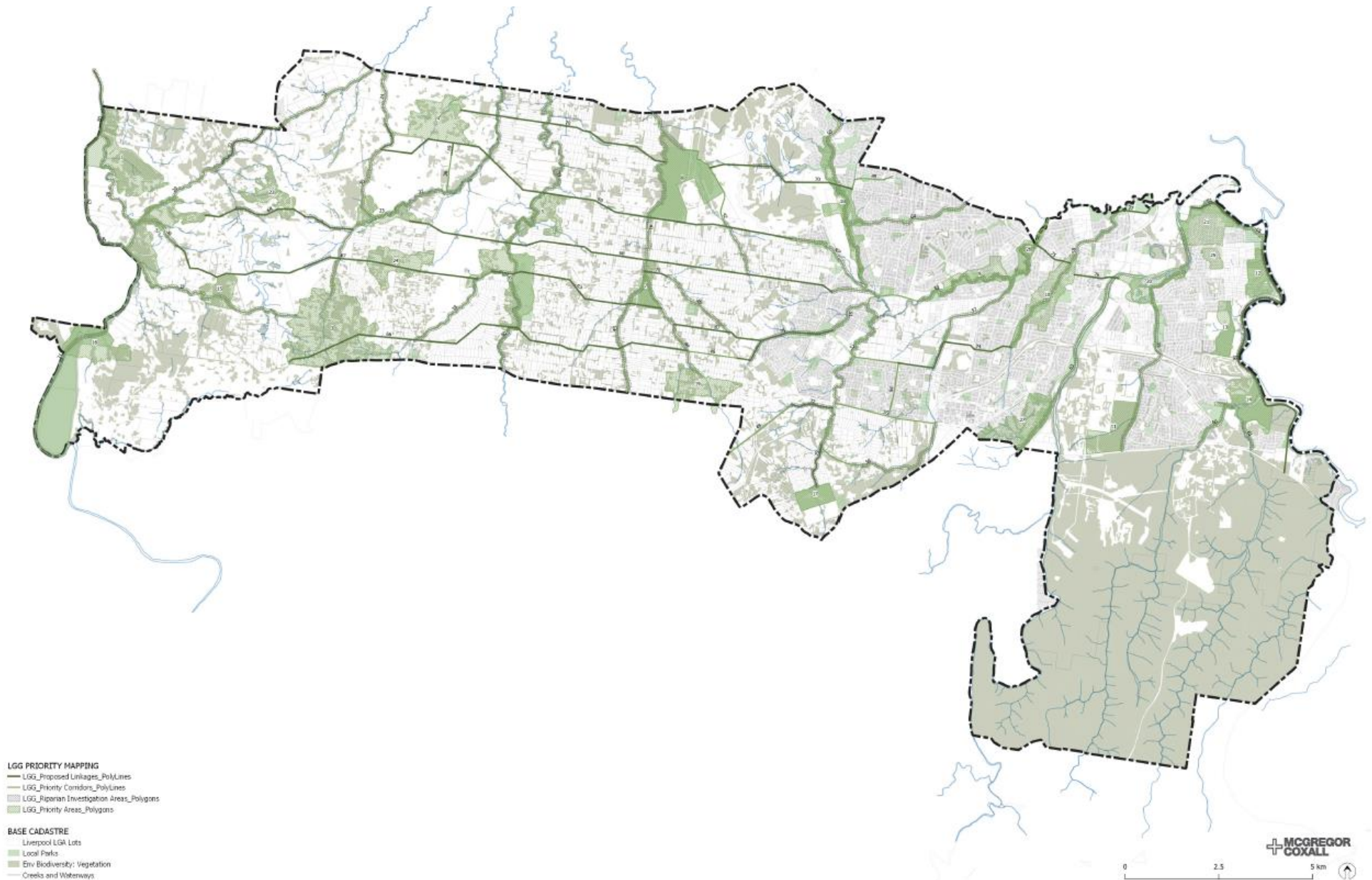
The Rural, Aerotropolis and New Release districts are relevant to the Liverpool Rural Lands Strategy. Opportunities for each district are described as follows:

Rural: Connect remnant bushland and ecological corridors, restore riparian areas and improve water quality management along river/creeks. Priority projects in this district include the revitalisation of riparian corridors along the Hawkesbury-Nepean River and its tributaries.

Aerotropolis: Provide green corridors, regional parks, conservation areas, and walking/cycling links. Priority projects in this district include the delivery of The Northern Road Green Boulevard, South Creek Corridor and Kemps Creek Nature Reserve.

New Release: Enhance open space corridors and active transport along creek lines and improve east-west connections. Priority projects in this district include the Upper canal revitalisation and establishment of Edmondson Regional Park

The above opportunities are to be incorporated into future LEP and DCP amendments as outlined in the action and delivery plan of this strategy.



Rural Lands Snapshot

Economic and Agricultural context

In 2015-16 the Sydney Basin produced 34 per cent of NSW vegetables, 25 per cent of NSW poultry and 63 per cent of NSW strawberries of which, Liverpool contributed:

- 15 per cent of vegetables including mushrooms, lettuces and tomatoes;
- 23 per cent of poultry; and
- 19 per cent of strawberries.

Liverpool's top commodities by gross value of agricultural production include poultry, mushrooms, nursery, tomatoes, cut flowers, lettuces and strawberries. The diversity of agricultural products has reduced over time as production has moved from largely soil-based to protected cropping or 'indoor' farming. Commodities that are no longer produced or largely disappeared from Greater Sydney include: orchard fruit such as nectarines and peaches; livestock such as pig and sheep; vegetables including artichokes, beetroot, butter beans, cabbages, cauliflowers, Chinese cabbage (bok choy and wombok), cucumbers, green peas, onions, parsnips, potatoes, pumpkins, radish, silverbeet, spinach, snow peas, spring onions, swedes, sweet corn, zucchinis, eggplant, leeks and parsley.

There is a high number of mushroom and vegetable growing jobs in Rossmore. Greendale has a mix of agricultural activities including dairy cattle farming, poultry farming and mushroom and vegetable farming.

Kemps Creek and Rossmore have the greatest soil capability, while Wallacia and Greendale have the greatest soil fertility. Low fertility is associated with a sandier soil, making it more suited to horticultural crops that don't thrive in clay soils. In these locations, growers can make up for a nutrient shortfall by using fertiliser and frequent watering for soil moisture.

Agriculture has flow-on effects to other industry sectors such as manufacturing, retail trade, accommodation and food services and wholesale trade. Maintaining economically feasible agriculture in Liverpool helps to diversify Liverpool's economy, making it more resilient and resistant to economic shocks which may impact other industry sectors.

Key Challenges and Opportunities

The rural lands of the Liverpool LGA have been progressively rezoned for urban purposes in last 50 years. Former rural localities such as Prestons, Casula and Hoxton

Park have developed into residential suburbs. Other localities such as Austral, Leppington and Edmondson Park are currently transitioning from rural to urban land, while Rossmore, Kemps Creek, Badgerys Creek and Bringelly are due to undergo extensive urbanisation as part of plans for the Western Sydney Aerotropolis as plans are developed further over coming decades. The encroachment of urban development towards the western fringes of the LGA have resulted in:

- Abandoned enterprises prior to rezoning;
- A noticeable transition from commercial scale agriculture to sub-commercial or hobby farming;
- A decline in standards of land management; and
- Increased land use conflicts on the borders of urban and rural land.



Figure 7 – Encroachment of urban development into rural areas (Nearmap)

This strategy aims to address the above issues by:

- Ensuring that agricultural lands are recognised for their economic value, as well as their intrinsic and landscape values;
- Considering a suitable range of land uses that can be permitted in rural zones to encourage productive utilisation of such lands before they are rezoned in future (i.e. highest and best use under current circumstances), while ensuring that zone objectives are not compromised;
- Considering the objectives of the Metropolitan Rural Area and any other plans/zoning across adjoining Council boundaries;
- Improving land management outcomes through increased resources dedicated to the monitoring of illegal dumping and unauthorised land uses;
- Considering the future transition of land-uses near the Mamre Road Precinct at Cecil Park;
- Advocating for the prevention of further encroachment of non-agricultural uses that introduce land use conflicts; and

- Encouraging measures that provide opportunities for uses that value add to agriculture and leverage its proximity to urban development such as roadside stalls, farmers markets etc.

Rural Precincts

Denham Court

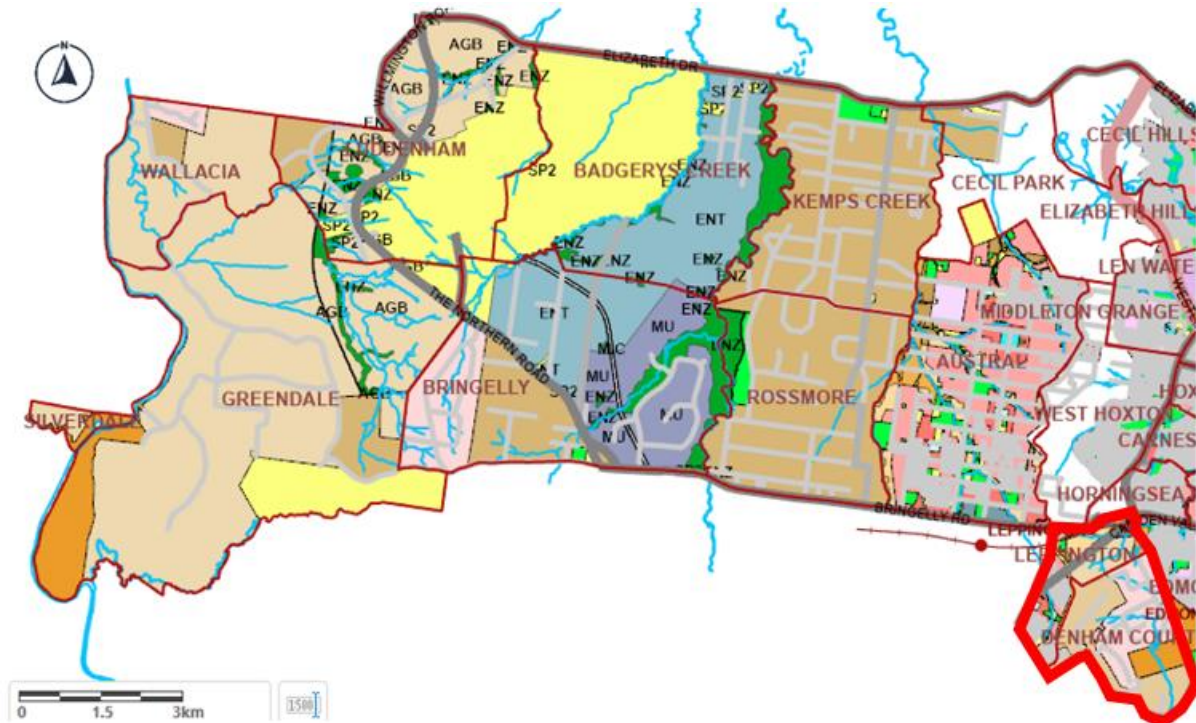


Figure 8 – Location of Denham Court Precinct

Current Context

The Denham Court precinct includes the suburbs of Leppington and Denham Court. The precinct is bounded by (from the north in a clockwise direction) Bringelly Road, Camden Valley Way, The South-West Rail Link, Zouch Road, Campbelltown Road, Denham Court Road, Camden Valley Way, and Cowpasture Road.

The Denham Court portion of the precinct is characterised by rural-residential uses on large lots accentuated by scenic lands. Long views of the Sydney CBD and Blue Mountains from properties along Fox Valley Road and properties on the ridgeline in Leppington are afforded by the precinct's elevated position. This prominent ridgeline also forms a green backdrop, which is visible from several areas in the east and west of the LGA. Maintaining this green backdrop is important in preserving amenity to areas beyond Denham Court.

The remainder of the land in the precinct is gently undulating and the precinct forms the upper catchment of the Cabramatta Creek.



Figure 9 – View of Sydney CBD from Fox Valley Road (REA Group Ltd)

Denham Court is primarily zoned R5 – Large Lot Residential and RU2 – Rural Landscape under the *Liverpool Local Environmental Plan 2008*. Smaller portions of the suburb are zoned C1 – Environmental Conservation and C4 - Environmental Living under the *State Environmental Planning Policy (Precincts - Western Parkland City) 2021*. There are undersized RU2 zoned lots along Church Road and Campbelltown Road with areas ranging from 0.2ha to 2.5ha. These sites require amalgamation in accordance with 7.34 of the Liverpool LEP.

The Leppington portion of the precinct, south of Camden Valley Way, is characterised by rural land transitioning to urban land uses. Urbanised land is largely situated on the eastern side of the Upper Canal with rural land uses being situated to the west. Rural land is largely limited to a 57-hectare parcel of land to the south of Camden Valley Way being zoned RU1 – Primary Production under the *Liverpool Local Environmental Plan 2008*, and a collection of landholdings on the northern side of Camden Valley Way, zoned C2 Environmental Conservation and C4 Environmental Living under *State Environmental Planning Policy (Precincts - Western Parkland City) 2021*.



Figure 10 – Rural residential development in Denham Court (RM Consulting Group)

Vision

The existing character of the Denham Court precinct is to be maintained with further fragmentation of larger lots being discouraged, and scenic qualities being protected in the rural and large lot residential zones. Particularly, any development along Fox Valley Road, Camden Valley Way and the upper regions of Denham Court Road should be designed to retain view corridors to the Sydney metropolitan basin and scenic hills to the south of Denham Court.

It is expected that urban zoned land in Leppington will be developed for residential, recreation and commercial purposes. However, the landscaped backdrop this area provides from Bringelly Road, and the broader LGA, are not to be undermined by future development in the conservation zones to the north of Camden Valley Way.

Recommended Actions (refer to Action and Delivery Plan)

Action 1: Review existing Liverpool Local Environmental Plan (LEP) and Development Control Plan (DCP) provisions for rural land

Action 2: Encourage economic use of rural land

Action 3: Review environmental health provisions for rural land

Action 4: Ensure green and blue grid networks are supported

Action 6: Protect rural heritage

Action 7: Identify the RU1 zone and Metropolitan Rural Area as 'prime' agricultural land

Action 8: Manage transition to urban land

Action 9: Increase resources dedicated to handling compliance matters in the rural areas

Rossmore

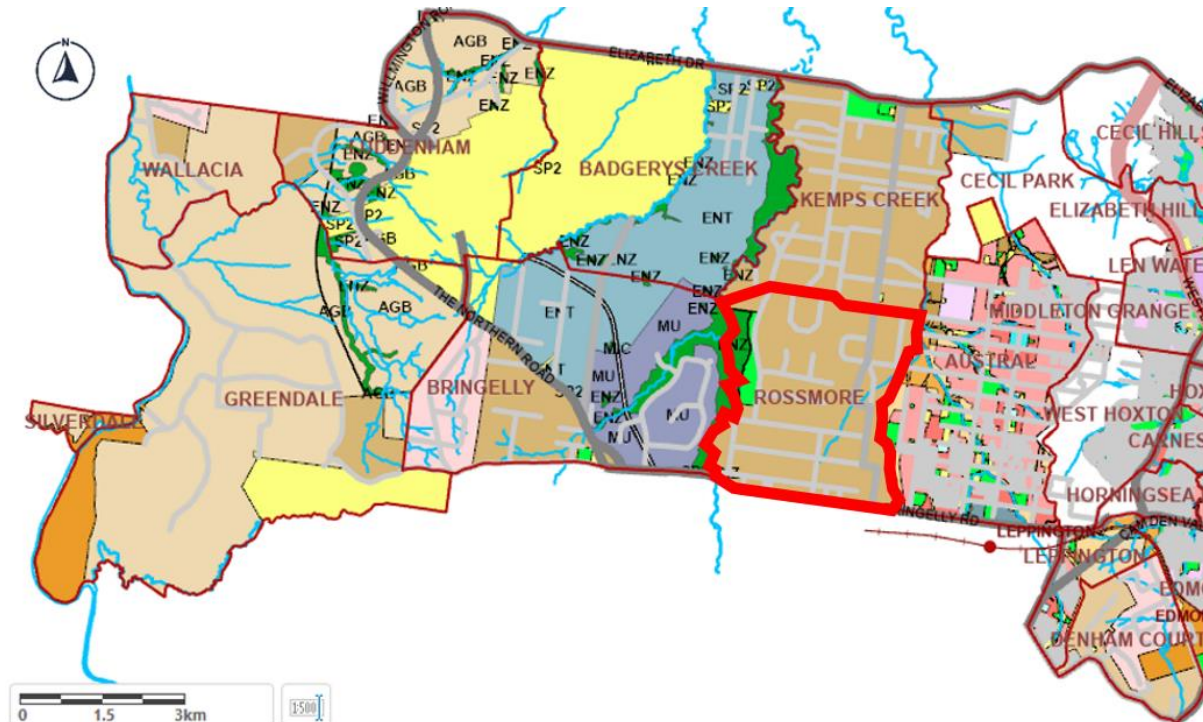


Figure 11 - Location of Rossmore Precinct

Current Context

The Rossmore precinct is bounded by Fifteenth Avenue to the north, Kemps Creek to the east, Bringelly Road to the south and South Creek to the west. The precinct is zoned RU4 – Primary Production Small Lots and RE1 - Public Recreation under the *Liverpool Local Environmental Plan 2008* with most allotments being between 2 and 10 hectares in size. A small portion of the locality is zoned ENZ - Environment and Recreation under the *State Environmental Planning Policy (Precincts - Western Parkland City) 2021*.

The precinct is characterised by a mix of horticulture, hobby farming, and rural residential land including hydroponic and soil-based production systems. A large parkland, called Rossmore Grange, is located in the suburb, which is used for non-competitive equestrian activities and passive recreation with future plans to accommodate an animal shelter. The suburb of Rossmore is identified as a non-initial precinct in the *Western Sydney Aerotropolis Plan (2020)*.



Figure 12 - Hydroponic lettuce under plastic weather protection (RM Consulting Group)

Vision

The existing character of the precinct is to be maintained until land is rezoned for urban purposes as part of the Western Sydney Aerotropolis. Agriculture is to be identified as the primary land use in the locality, with further land fragmentation and intensification of rural residential land uses being avoided.

The maintenance of agriculture is to be supported by initiatives to suppress speculative land investment and promote agricultural industries. Landowners are to be encouraged to maintain farmland and consider complementary non-agricultural land-uses such as garden centres, nurseries, roadside stalls, and agritourism.

Any proposed land uses are to be compatible with environmental and landscape protection and enhancement of bushland and riparian corridors along creeks.

Recommended Actions (refer to Action and Delivery Plan)

Action 1: Review existing Liverpool Local Environmental Plan (LEP) and Development Control Plan (DCP) provisions for rural land

Action 2: Encourage economic use of rural land

Action 3: Review environmental health provisions for rural land

Action 4: Ensure green and blue grid networks are supported

Action 6: Protect rural heritage

Action 9: Increase resources dedicated to handling compliance matters in the rural areas

Kemps Creek

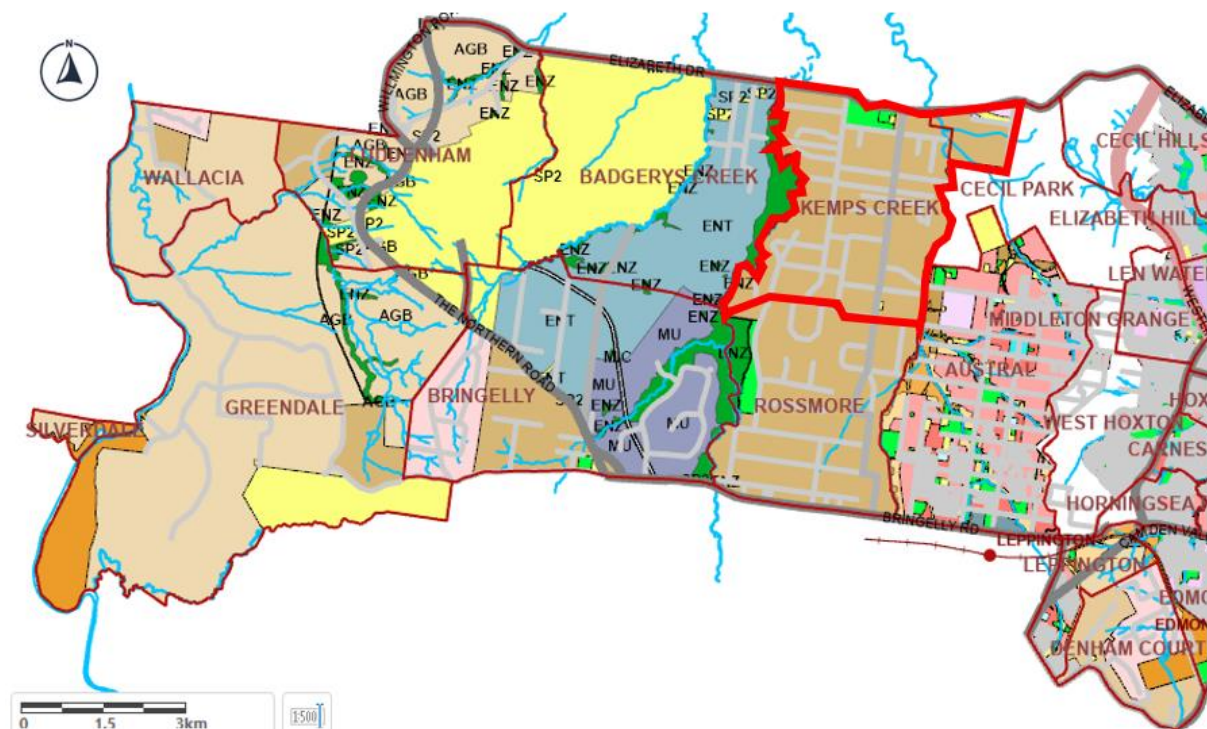


Figure 13 - Location of Kemp's Creek Precinct

Current Context

The Kemp's Creek precinct also includes the suburb of Cecil Park and is generally bounded by Elizabeth Drive to the north, Western Sydney Parklands to the east, South Creek to the west and Fifteenth Avenue to the south. The Kemp's Creek precinct is characterised by a mix of annual horticulture and rural residential. Annual horticulture is mainly undertaken as hydroponic and soil-based protected cropping under plastic tunnels and shade structures. High quality bushland characterises land to the north of Cross Street between Devonshire Road and Western Road.

The Cecil Park portion of the precinct is near the Mamre Road precinct of the Western Sydney Employment Area. Cecil Park is characterised by a waste processing facility and growing industrial development along Range Road.

The precinct is largely zoned RU4 – Primary Production Small Lots with smaller portions being zoned RE1- Public Recreation, Public Recreation - Regional, SP2 (Educational Establishment, Depot, and Classified Road) and IN2 - Light Industrial under the *Local Environmental Plan 2008* and *State Environmental Planning Policy (Precincts - Western Parkland City) 2021*. Kemp's Creek is identified as a non-initial precinct in the *Western Sydney Aerotropolis Plan (2020)*.



Figure 14 – Hydroponic farm in Kemps Creek (RM Consulting Group)



Figure 15 – Rural residential development in Kemps Creek (RM Consulting Group)

Vision

The existing character of the precinct is to be maintained until land is rezoned for urban purposes as part of the Aerotropolis. Agriculture is to be identified as the primary land use in the locality with further land fragmentation being avoided. The maintenance of agriculture is to be supported by initiatives to suppress speculative land investment. Landowners are to be encouraged to maintain farmland and consider complementary non-agricultural uses such as garden centres, nurseries, roadside stalls and agritourism.

Any proposed land uses are to be compatible with environmental and landscape protection and enhancement of bushland and riparian corridors along creeks.

Recommended Actions (refer to Action and Delivery Plan)

Action 1: Review existing Liverpool Local Environmental Plan (LEP) and Development Control Plan (DCP) provisions for rural land

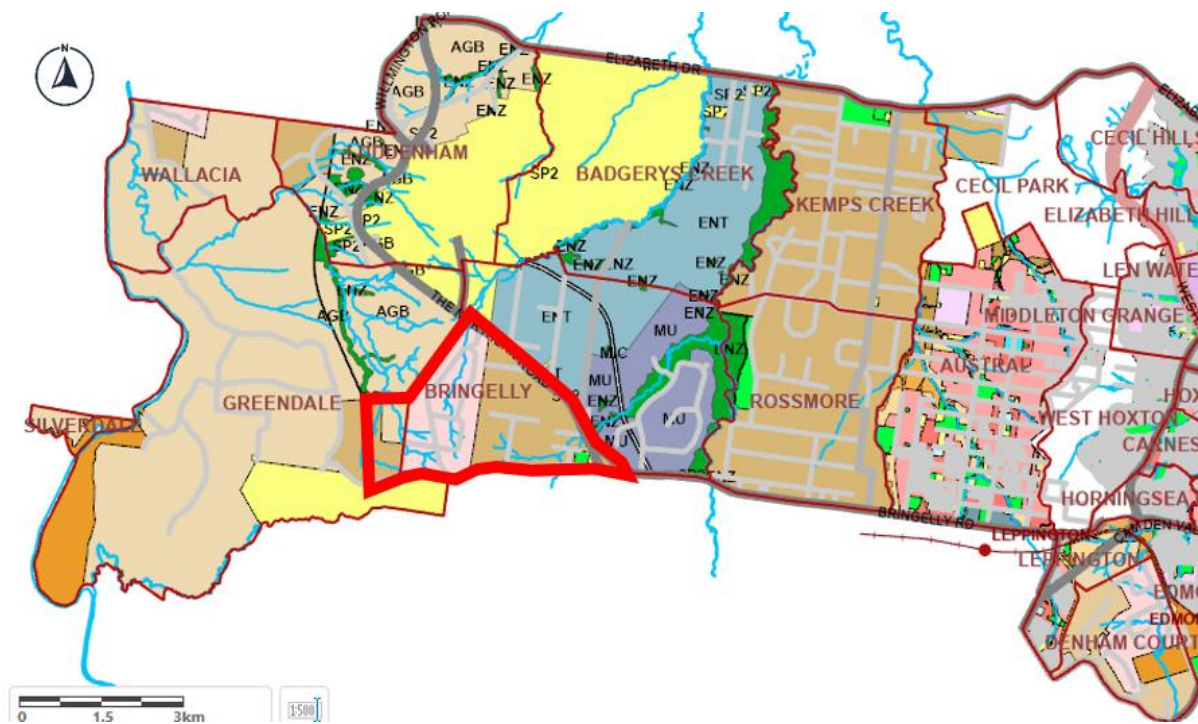
Action 2: Encourage economic use of rural land

Action 3: Review environmental health provisions for rural land

Action 4: Ensure green and blue grid networks are supported

Action 6: Protect rural heritage

Action 9: Increase resources dedicated to handling compliance matters in the rural areas



The locality is also within the 3km and 13km wildlife buffer zones. Livestock processing industries, turf farming and waste or resource management facilities that consist of outdoor processing, storage or handling of organic or putrescible waste are prohibited

in the 3km buffer zone as they attract wildlife. Proposals for specified land uses such as agricultural produce industries, camping grounds and recreation facilities (outdoor) need to be accompanied by a wildlife hazard assessment and a waste management plan for the operation of the use of the land.



Figure 17 - Large lot residential development in Dwyer Road R5 zone (Google Maps)

Vision

The existing character of the precinct is to be maintained until land is rezoned for urban uses as part of the Western Sydney Aerotropolis. Speculative land investment is to be suppressed by identifying agriculture and large-lot residential as the primary land uses in the locality. Consideration should be given to preserving and enhancing the landscape character and environmental values of this area as part of the Metropolitan Rural Area. Particularly, land uses that value add to agriculture and leverage its proximity to urban development such as roadside stalls, outdoor recreation, and farmers markets should be considered within the precinct. Development which is more commercial and industrial in nature is more suited to land which has already been rezoned nearby. Any proposed land uses are to be compatible with environmental and landscape protection, constraints as a result of airport operations, and enhancement of bushland and riparian corridors along creeks.

Recommended Actions (refer to Action and Delivery Plan)

- Action 1:** Review existing Liverpool Local Environmental Plan (LEP) and Development Control Plan (DCP) provisions for rural land
- Action 2:** Encourage economic use of rural land
- Action 3:** Review environmental health provisions for rural land
- Action 4:** Ensure green and blue grid networks are supported
- Action 6:** Protect rural heritage
- Action 8:** Manage transition to urban land

Action 9: Increase resources dedicated to handling compliance matters in the rural areas

Western Rural Lands

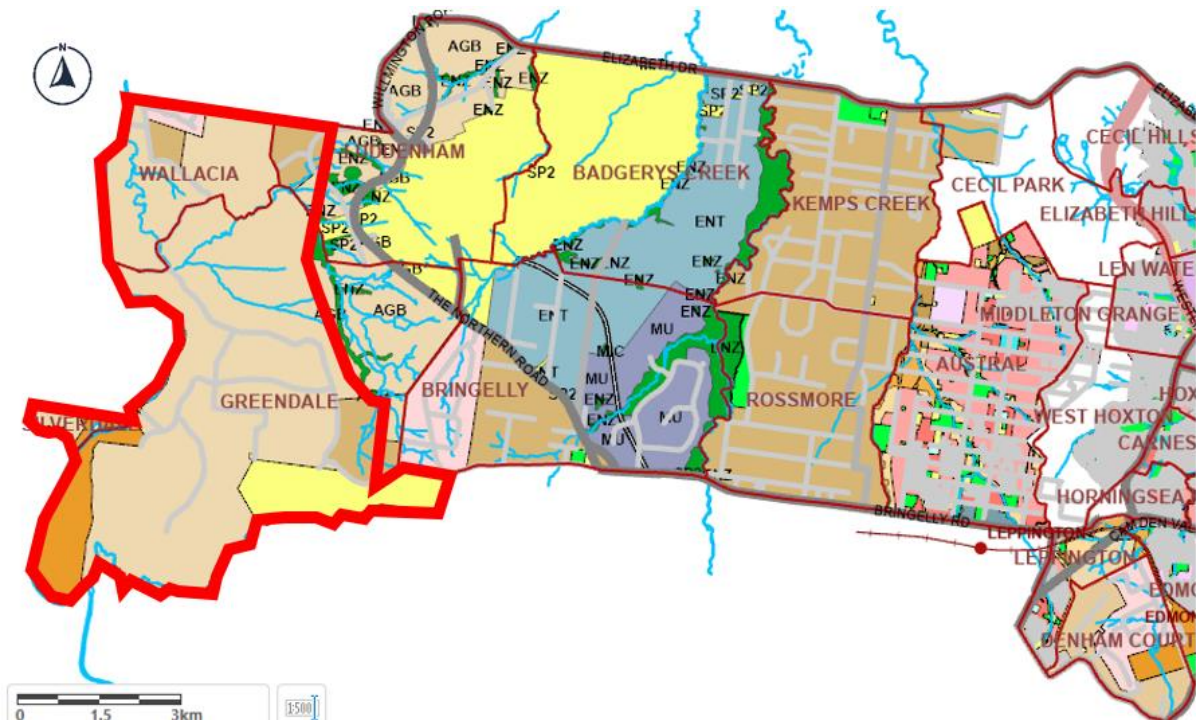


Figure 18: - Location of Western Rural Lands Precinct

Current Context

The Western Rural Lands include the suburbs of Silverdale, Greendale, Wallacia and Luddenham. The precinct is generally bounded by Greendale Road, Park Road and the western and southern boundaries of the LGA. The precinct is largely zoned RU1 – Primary Production, with smaller portions being zoned R5 – Large Lot Residential, RU4 – Primary Production Small Lots, C1 – National Parks and Nature Reserves, and SP2 – Educational Establishment under the *Liverpool Local Environmental Plan 2008*.

The precinct is characterised by horticultural land uses on the Nepean River flats, the Bents Basin State Conservation Area in the far southwest and livestock grazing and poultry land uses. There are smaller rural zoned lots and residential uses closer to the town of Wallacia. The four small lots along Greendale Road are undersized with areas ranging from 0.3ha to 0.5ha. Under the provisions of the Liverpool LEP the sites do not meet the minimum lot size criteria of 40ha and require amalgamation under Clause 7.34.



Figure 19 – Horticulture farm in Nepean River floodplain (RM Consulting Group)



Figure 20 – Bent's Basin (Nearmap)

Vision

It is envisioned that existing rural land uses will be maintained and that the Western Rural Lands will be the prime agricultural land within the LGA after the Rossmore and Kemps Creek precincts are rezoned. The minimisation of further land fragmentation is critical in ensuring that residential developments remain on single allotments and that existing enterprises continue to be economically sustainable.

Recommended Actions (refer to Action and Delivery Plan)

Action 1: Review existing Liverpool Local Environmental Plan (LEP) and Development Control Plan (DCP) provisions for rural land

Action 2: Encourage economic use of rural land

Action 3: Review environmental health provisions for rural land

Action 4: Ensure green and blue grid networks are supported

Action 6: Protect rural heritage

Action 7: Identify the RU1 zone and Metropolitan Rural Area as 'prime' agricultural land

Action 9: Increase resources dedicated to handling compliance matters in the rural areas

Action 10: Investigate placemaking opportunities in Wallacia and Luddenham, including addressing transition of development controls from Liverpool LGA to Penrith LGA and Camden LGA

Airport/Aerotropolis Core

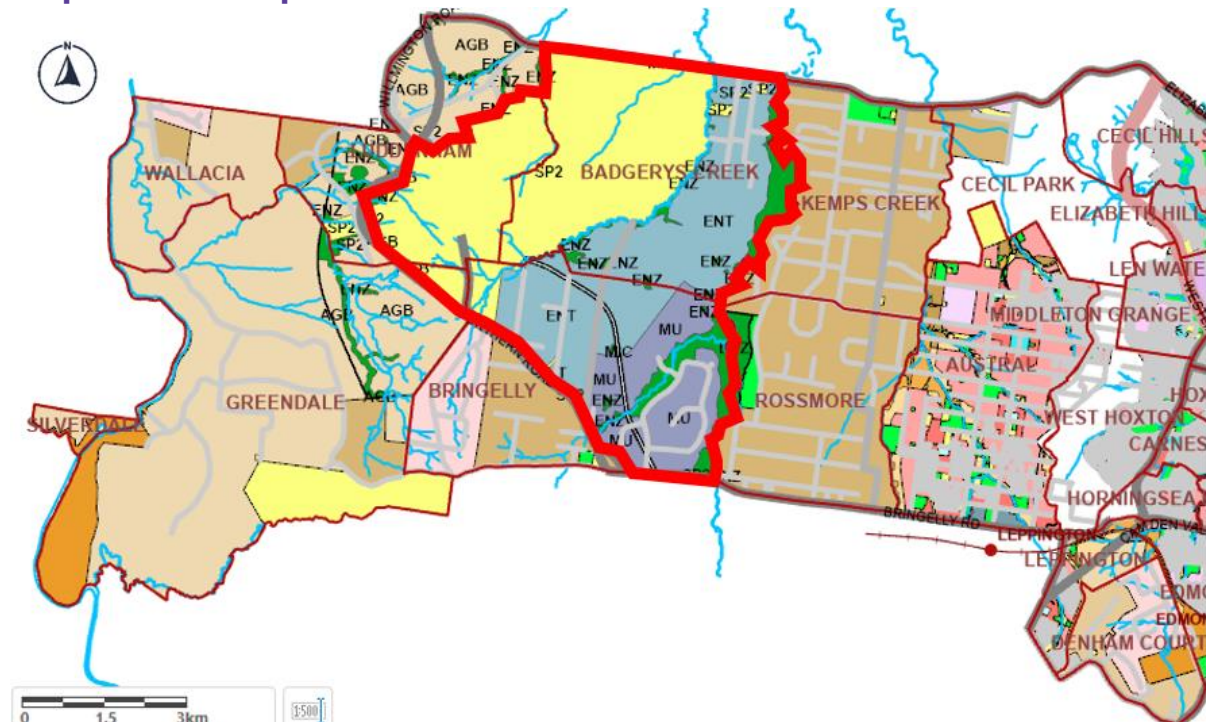


Figure 21: - Location of Airport/Aerotropolis Core Precinct

Current Context

The Airport/Aerotropolis Core precinct includes the suburbs of Badgerys Creek, Bringelly and Luddenham. The precinct is generally bounded by South Creek, Bringelly Road, Elizabeth Drive and the Northern Road.

The precinct is predominantly zoned a combination of SP2 – Infrastructure, ENT – Enterprise, ENZ – Environment and Recreation and MU - Mixed Use under the *State Environmental Planning Policy (Precincts - Western Parkland City) 2021*. Smaller portions of the precinct are zoned SP1 - Commonwealth Activities and AGB - Agribusiness within proximity of the Northern Road.

The precinct is characterised by rural land uses in the vicinity of the airport construction site. Existing allotments in the Enterprise zone are between 2 and 10 hectares, with most lots in the MU zone being less than 2 hectares.

Vision

It is envisioned that this precinct will offer a range of employment uses within the immediate vicinity of the Western Sydney International (Nancy-Bird Walton) Airport. Additional commercial and residential uses will be offered in the Mixed Use zone on the periphery of the Aerotropolis Core. The green and blue grid is to be protected and enhanced as development occurs to enable a cooler and greener city.

Recommended Actions (refer to Action and Delivery Plan)

Action 4: Ensure green and blue grid networks are supported

Action 6: Protect rural heritage

Action 8: Manage transition to urban land

Action 9: Increase resources dedicated to handling compliance matters in the rural areas



Figure 22 – Artist's impression of Aerotropolis Core precinct (Department of Planning & Environment)

Agribusiness

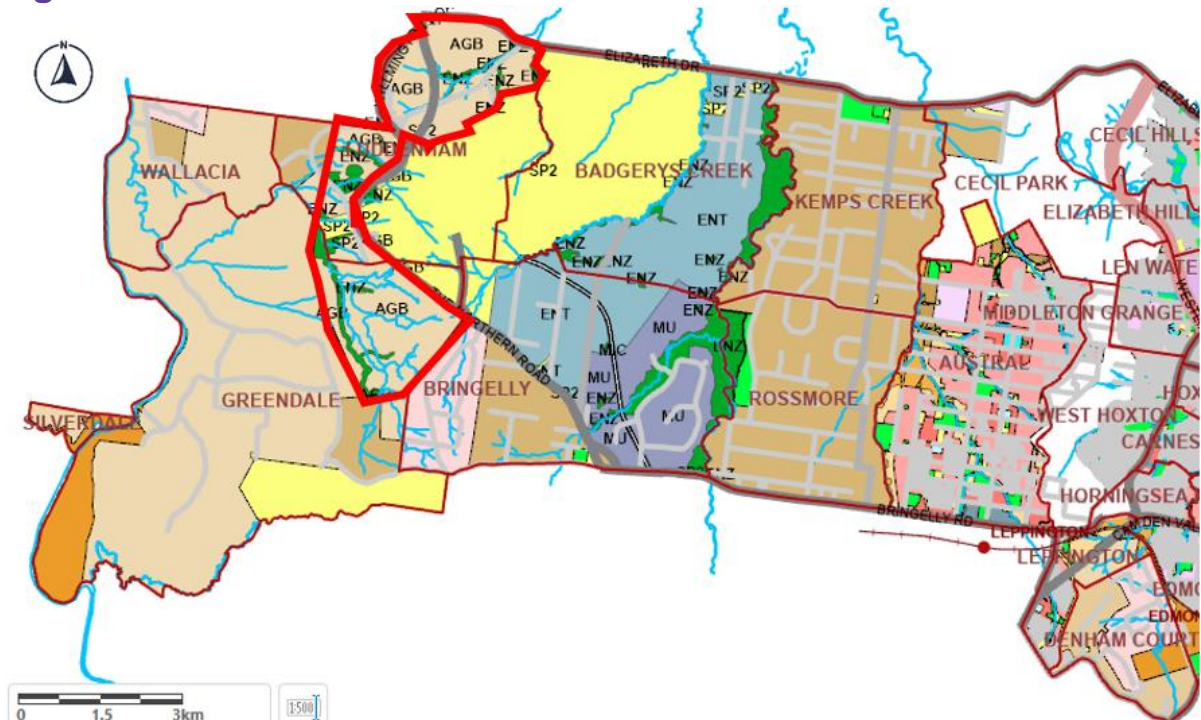


Figure 23 - Location of Agribusiness Precinct

Current Context

The Agribusiness precinct includes the suburbs of Greendale and Luddenham. The precinct is generally bounded by Willmington Road, the Penrith LGA and Elizabeth Drive in the north, the Western Sydney International (Nancy-Bird Walton) Airport in the east, Dwyer Road precinct in the south and the proposed Outer Sydney Orbital to the west. Allotments within the precinct range in size from 1 to 10 hectares and are currently used for agriculture in accordance with existing use rights.

Vision

It is envisioned that this precinct will cater for land uses such as high technology industry, commercial offices, small and medium enterprises, urban services, warehousing and logistics, food technology and research, food production and processing, agribusiness, and fresh food produce markets. The Luddenham Village is contained within this zone. Although, the vision for the village itself will largely be reflected in the precinct planning undertaken by the Department of Planning and Environment, community members have highlighted the importance of the Village's heritage and position as a gateway to the Airport from a tourist and visitor perspective. This should be captured in future plans to guide the growth of the Village.

Recommended Actions (refer to Action and Delivery Plan)

Action 2: Encourage economic use of rural land

Action 3: Review environmental health provisions for rural land

Action 4: Ensure green and blue grid networks are supported

Action 6: Protect rural heritage

Action 8: Manage transition to urban land

Action 9: Increase resources dedicated to handling compliance matters in the rural areas

Action 10: Investigate placemaking opportunities in Wallacia and Luddenham, including addressing transition of development controls from Liverpool LGA to Penrith LGA and Camden LGA



Figure 24 - Artist's impression of Agribusiness precinct (Department of Planning & Environment)

Guiding Criteria for Planning Proposals

Table 3 - Guiding Criteria for Planning Proposals

#	Guiding Criteria	Rationale
1	<i>Proposals are consistent with the rural lands strategy</i>	Proposals that are consistent with the provisions of the Rural Land Strategy, Regional Plan, District Plan, LSPS and WSAP are likely to be supported. Particularly, any rezoning of land outside of the Metropolitan Rural Area, Western Rural Lands and non-initial precincts of the Western Sydney Aerotropolis may be considered with sufficient justification.
2	<i>The proposal fosters planning outcomes which enhances: the economic feasibility of primary industries, rural landscape amenity, and environmental values</i>	The NSW government has identified approximately 8000ha of land to be rezoned for urban purposes as part of the Western Sydney Aerotropolis in the Liverpool LGA. Therefore, any application that seeks to enable additional land uses on rural land outside of the Western Sydney Aerotropolis may be considered, should it demonstrate consistency with existing land use zone objectives or be supported by a comprehensive precinct plan endorsed by a planning authority.
3	<i>Rural activities take precedence</i>	<p>Land Use Conflict Risk Assessment (LUCRA) is a system to identify and assess the potential for land use conflict to occur between neighbouring land uses. It helps land managers and consent authorities assess the possibility for and potential level of future land use conflict.</p> <p>There are four key steps in undertaking a LUCRA.</p> <ol style="list-style-type: none"> 1. gather information about proposed land use change and associated activities 2. evaluate the risk level of each activity 3. identify risk reduction management strategies 4. record LUCRA results. <p>Rezoning proposals justified by a LUCRA may be supported in rural areas where they support agricultural activities.</p>

#	Guiding Criteria	Rationale
4	<i>Economic viability of rural lands is to be enhanced</i>	Productive agricultural land is being lost to encroaching urban sprawl in the Western City District. Facilitation of new, innovative, or complimentary land-uses which support agricultural activity may be accommodated in rural areas, provided that an Economic Impact Study is provided with any rezoning application.
5	<i>New opportunities are supported by adequate infrastructure</i>	Some rural areas don't have access to potable water, sewerage and high capacity electricity networks. Some land-uses will also be challenged by a lack of access to open space, public services, and road infrastructure capable of carrying heavy, or large volumes of traffic. Therefore, proposals that increase demand for such infrastructure must provide a mechanism to enable its delivery.

Action and Delivery Plan

For the purposes of this Strategy, the following short, medium and long-term timeframes have been established for the proposed actions.

Short term: 2023/2024

Medium term: 2023/2024–2026/2027

Long term: 2027/2028+

Table 4 - Action and Delivery Plan

#	Action	Rationale	Deliverable	Timing
1	Review existing Liverpool Local Environmental Plan (LEP) and Development Control Plan (DCP) provisions for rural land	<p>“Landscape Material Supplies” are permitted within the RU1 and RU4 zones. However, development applications lodged for “Landscape Material Supplies” frequently include elements associated with waste resource recovery premises and truck depots. Consideration should be given to reviewing all land uses and objectives in the rural zones to ensure that proposed land uses do not have adverse impacts on the rural precincts.</p> <p>Schedule 1 (Clause 29) of the LEP permits Recreation Facilities (Outdoor) as an additional permitted uses on land at Bringelly, in the R5 zone. Therefore, consideration should be given to permitting</p>	<p>Review existing land use tables, and their objectives and permissible/prohibited uses for RU1, RU2, RU4, RU6 and R5 zones.</p> <p>Consider a Development Control Plan (DCP) amendment to support Clause 4.2 requiring an 88b restriction to ensure that undersized allotments in rural zones are not provided with a dwelling entitlement.</p>	Short Term

		<p>Recreation Facilities (Outdoor) in all R5 zoned land in the LGA.</p> <p>Clause 7.34 of the LEP enables amalgamation of land in Denham Court and Wallacia. Clause 4.2 prohibits the construction of a dwelling house on undersized lots unless they are consolidated with other adjoining lots (in the same ownership and forming part of the same curtilage). However, the LEP does not detail objectives of the prohibition, or how the prohibition should be enforced. Therefore, consideration should be given to reviewing the prohibition.</p> <p>Currently, there are no controls governing the maximum size of farm buildings in rural zones. Large Farm Buildings can interfere with rural amenity and landscapes. Therefore, a maximum floor area needs to be investigated to ensure that any farm building is integrated into the character of its respective locality.</p>	<p>Investigate history of Clause 7.34 and ensure that it is still relevant.</p> <p>Set an appropriate maximum floor area for farm buildings in the LEP or DCP.</p>	
2	Encourage economic use of rural land	<p>The Department of Planning & Environment has implemented planning reforms to ensure agritourism is permitted in the RU1, RU2 and RU4 zones under the Liverpool Local Environmental Plan (LEP) and exempt and complying development codes where agriculture is already permitted.</p>	<p>Educate local businesses, landowners, and industry professionals about the planning reforms.</p>	Short Term

		It is pertinent that Council promotes the opportunities afforded by the planning reforms and complementary land uses that encourage the economic use of land before urban development occurs.	<p>Review existing land use tables, and their objectives and permissible/prohibited uses for RU1, RU2, RU4, RU6 and R5 zones.</p> <p>Review DCP to ensure alignment with agritourism reforms and any proposed complementary land use where required.</p> <p>Review Council's Destination Management Plan to ensure that landowners and patrons can take full advantage of any tourism opportunities in rural areas where appropriate.</p>	
3	Review environmental health provisions for rural land	It has been identified that consideration for impacts of noise, odour, and sewerage management systems require supporting documentation and specific reports for specific development that has the potential to impact upon the amenity of the area.	Review and augment the current Liverpool Local Environmental Plan and Development Control Plan.	Short term
4	Ensure green and blue grid	The rural and scenic lands of Liverpool are serviced by South Creek, Kemps Creek, and the Nepean	Review current Environmentally Significant Land overlay and	Short term

	networks are supported	River. It is important that creek beds and adjoining riparian corridors are protected from encroaching development. Any initiatives to protect vegetation and water ways must be complemented by the key principals of the Cumberland Plain Conservation Plan (CPCP) and Green Grid study to protect local biodiversity values.	implement new riparian corridor and native vegetation maps.in Liverpool LEP and DCP.	
5	Investigate appropriate land-uses in Cecil Park, including addressing transition of development controls from Liverpool LGA to Penrith LGA	In 2020, the Mamre Road Precinct of the Western Sydney Employment Area (WSEA) was released in the Penrith LGA. In 2021, 1400-1480 Elizabeth Drive, Cecil Park was rezoned from RU4 Primary Production Small Lots to IN2 – Light Industrial in the Liverpool LGA. Given the encroachment of industrial uses within Cecil Park, there is scope to investigate opportunities to rezone the remaining rural land in this suburb.	Investigate rezoning opportunities in Cecil Park.	Medium term
6	Protect rural heritage	The rural areas of Liverpool hold evidence of European colonisation and First Nations occupation. Currently, heritage impacts are assessed on a site-by-site basis rather than a single conducive analysis. Scenic or landscape value of our rural areas needs to account for European and First Nations heritage.	Conduct an LGA wide Comprehensive European Heritage review. Conduct an LGA wide Comprehensive Aboriginal Heritage Study.	Medium term

7	Identify the RU1 zone and Metropolitan Rural Area as 'prime' agricultural land	<p>The Department of Primary Industries (DPI) guide <i>Planning for Agriculture in Rural Land Use Strategies</i> recommends that the highest quality agricultural land in an LGA should be zoned RU1 - Primary Production.</p> <p>The Metropolitan Rural Area (MRA) has been identified in the Regional and District Plans as an area that has been set aside for rural development.</p> <p>Although the RU4 Primary Production Small Lot zone in Rossmore and Kemps Creek is the highest quality agricultural land in the Liverpool LGA, it will be rezoned for urban purposes in the long term. Therefore, the RU1 zones in the Western Rural Lands are likely to be the remaining agricultural land in the LGA.</p> <p>Accordingly, further fragmentation of landholdings in the RU1 – Primary Production zone are to be minimised to support viable agricultural operations and maintain areas of scenic value.</p>	<p>Suppress speculative land investment by educating landowners about the primacy of agriculture in the Western Rural Lands precincts.</p> <p>Collaborate with the Future Food Systems Cooperative Research Centre and the Sydney Peri-Urban Network (SPUN) to identify key projects that would reinforce and support ongoing agricultural and associated activities, given the importance of supporting and maintaining Sydney's food bowl.</p> <p>Avoid planning proposals that facilitate urban development in the MRA and RU1 zoned land.</p>	Short/ Long Term
8	Manage transition to urban land	<p>Rural lands are under pressure to be rezoned for urban purposes. Therefore, it is important that any transition is managed by:</p>	<p>Collaborate with state agencies to ensure infrastructure is ready to be delivered prior to any</p>	Medium/long term

		<ul style="list-style-type: none"> - Maintaining the primacy of agricultural production, and minimise land speculation. - Working with state agencies to develop land release timeframes (for non-MRA precincts). - Advocating for infrastructure planning to occur early in the precinct planning process, to avoid release of precincts when servicing cannot be provided in the near term. - Maintaining the boundary of the Metropolitan Rural Area (MRA). 	<p>rezoning of land from rural to urban.</p> <p>Require applicants to submit a land use conflict risk analysis (LUCRA) where a change of land use is proposed, and an appropriate buffer distance to the MRA and existing rural areas is unable to be achieved.</p>	
9	Increase resources dedicated to handling compliance matters in the rural areas	Council has received an increased volume of complaints and court appeals concerning cut and fill, land clearing, illegal dumping and illegal land uses in rural localities. Therefore, Increased resourcing is required to address these issues.	Organisational review of resources dedicated to enforcing complaints, attending court and issuing fines in accordance with the Local Government Act and planning legislation.	Long term
10	Investigate placemaking opportunities in Wallacia and Luddenham, including addressing transition of development	Council LSPS action 16.2 requires this investigation to be undertaken. Any investigation should seek to maintain or enhance the environmental, social and economic values of rural villages as they lie within the Metropolitan Rural Area.	<p>Review and update DCP controls as they relate to rural villages.</p> <p>Working collaboratively with the Western Sydney Planning Partnership, investigate the transition of development controls from the Liverpool LGA</p>	Long term

	controls from Liverpool LGA to Penrith LGA and Camden LGA		to Penrith LGA and Camden LGA. Earmark potential sites in Wallacia and Luddenham suitable for placemaking opportunities.	
--	--	--	---	--

For further information



Visit Us

Customer Service Centre

Ground Floor, 33 Moore Street, Liverpool, NSW 2170

Open Monday - Friday, 8.30am - 4.30pm



Phone

1300 36 2170

Calling from interstate: (02) 8711 7000

National Relay Service (NRS): 133 677

(for hearing and speech impaired customers)



Email

lcc@liverpool.nsw.gov.au



Post

Locked Bag 7064, Liverpool BC, NSW 1871



Website

www.liverpool.nsw.gov.au



Subscribe

www.liverpool.nsw.gov.au/subscribe