

Amendment to Liverpool Development Control Plan 2008 – Part 3.7 and Part 4

FACT SHEET

Liverpool City Council is exhibiting a draft amendment to the following chapters of the Liverpool Development Control Plan 2008, to promote family friendly apartments and update controls in relation to the Apartment Design Guide (ADG) and State Environmental Planning Policy 65 - Design Quality of Residential Apartment Development (SEPP 65):

- Part 3.7 Residential Flat Buildings in R4 zone
- Part 4 Development in Liverpool City Centre

Feedback is invited on the proposed changes.

What is the Liverpool Development Control Plan?

Development within most of the Liverpool Local Government Area (LGA) is controlled by the Liverpool Development Control Plan 2008 (LDCP). The LDCP contains objectives and controls which are used to guide development and assess Development Applications. The LDCP contains controls relating to building design, landscaping, open space, road layout and parking.

Why are changes proposed?

There is a need for larger, family-friendly apartments in Liverpool City Centre, and the current DCP controls primarily provide for two-bedroom units, which creates a mismatch between the housing stock being delivered and community needs.

The amendments are intended to facilitate more suitable housing options for families residing in apartments throughout Liverpool LGA.

What changes are proposed?

The amendment seeks to modify objectives and controls, including increasing the percentage of three-bedroom units required from nil (part 3.7) and 10% (part 4) of the total mix of units to 25%.

Updates are also proposed to Part 3.7 to align the DCP with the ADG and SEPP 65, to reduce duplication between the documents for streamlined development assessment processes.

Additionally, minor housekeeping changes are proposed in Part 4 regarding above ground car parking.

How can I make a submission?

Written submissions on the draft amendments to the LDCP can be made via:

- Online Link: [Liverpool Listens](#); or
- Email: lcc@liverpool.nsw.gov.au.

Submissions are to be received by **13 November 2023**, quoting **2023/3658**.

Need more information?

Please direct enquiries regarding the draft amendments to Stephen Peterson, Senior Strategic Planner on 02 8711 7856 or petersons@liverpool.nsw.gov.au

What happens next?

Submissions from the public exhibition will be considered and reported to a Council meeting. If Council decides to proceed with the draft amendment, the revised LDCP will be finalised.

