

# **ATTACHMENT 11:**

## **Engagement Action Plan**

Liverpool Local Environmental Plan  
Review (Phase #2)

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# Overview of Liverpool LEP Review

## Background to Liverpool LEP Review

In March 2018, amendments to the *Environmental Planning and Assessment Act 1979* (the Act) required Sydney Councils to review and update their Local Environmental Plans (LEPs). The purpose of the update was to give effect to the Greater Sydney Region Plan “A Metropolis of Three Cities” (the Region Plan) and the relevant District Plan, being the Western City District Plan (the District Plan) for the Liverpool Local Government Area (LGA).

The Western Sydney City Deal provided Liverpool City Council (Council), with funding to conduct an accelerated LEP review over a two-year period. As part of this review, Council developed Liverpool’s *Local Strategic Planning Statement “Connected Liverpool 2040”* (LSPS), adopted 25 March 2020. The LSPS is a strategic planning document which sets out the 20-year land use vision and planning priorities for the LGA. It is the strategic planning link from the Region and District Plans to the local government level (refer to Figure 1).

As part of the review, Council undertook several land use investigations, which were used to inform the LSPS and develop Land Use Strategies. The Local Housing Strategy, Centres & Corridors Strategy and Industrial & Employment Lands Strategy were adopted by Council on 26 August 2020.

Council took a phased approach to the review of the *Liverpool Local Environmental Plan 2008* (LLEP 2008). The implementation of short, medium and long term land use actions from the LSPS and endorsed strategies will occur over time. This first phase occurred concurrently with the LSPS and strategy development, and was gazetted on 26 March 2021 (Amendment 82). Council took this opportunity to complete a comprehensive housekeeping amendment, to ensure the LLEP 2008 would be fit for more significant amendments arising from the land use strategies once they were finalised. Therefore, it was intended to have additional LEP reviews, following the initial Phase 1 review.

On 2 February 2022 Council endorsed their 100 Day Plan which included the commitment to prepare a new Liverpool LEP as a matter of urgency, and to lower heights of buildings in a number of suburbs. The Phase #2 LEP Review will be addressing these 100 Day Plan items.



Figure 1 – Planning framework

## Previous Community Engagement

The LSPS, Land Use Strategies and Phase 1 LEP review underwent two rounds of extensive community engagement. This was guided by a Community Engagement Action Plan, with the objective of generating awareness of the project in the wider community and gathering feedback to inform the preparation of the LSPS, strategies and LEP review. This included engagement with young people, culturally diverse communities, key interest groups, Government and Non-Government organisations, the business community and development industries. Various methods of engagement were used to ensure the diverse community of Liverpool LGA had the opportunities to participate (see Figure 2). The first round of engagement resulted in 147 formal submissions, 542 survey responses and over 680 “big ideas” posted in Liverpool Listens. The second round of engagement resulted in 61 submissions (primarily regarding Moorebank rezoning).



Figure 2: Previous LEP Review Community Engagement

## Flow on Effect of Engagement

Figure 3 shows how community engagement was used to inform the Draft LSPS and Draft Strategies. Additional engagement occurred, where the draft policies were further refined.

The short, medium and long term actions within the adopted LSPS and Land Use Strategies have been informed by this community engagement.

These short, medium and long term actions are used to scope amendments to the *Liverpool Local Environmental Plan 2008* as part of future LEP reviews. Therefore, the previous community engagement is still actively being used within the current and future land use changes.

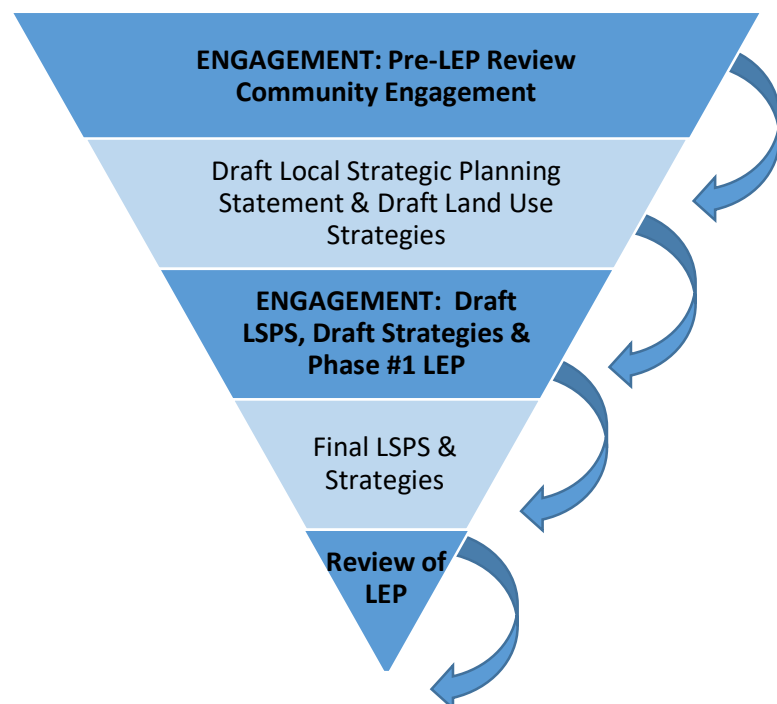


Figure 3: Flow-on effect of engagement

## Objectives of Liverpool LEP Review (Phase #2)

The objective of the current Liverpool LEP review is to establish a new Liverpool Local Environmental Plan, in line with the strategic vision of the District Plan and LSPS. It will use actions within the adopted land use strategies to inform the new LEP, and repeal the *Liverpool Local Environmental Plan 2008* (LLEP 2008).

The review will focus on short and medium term actions within the LSPS and Land Use Strategies, actioning a number of residential, commercial, industrial and environmental matters from these plans. This will occur in the form of a Principal LEP planning proposal, following the process within the Department of Planning & Environment's (the Department) "*Local Environmental Plan Making Guideline*" (December 2021).

## Engagement on the Liverpool LEP Review

Community engagement is an ongoing priority within strategic planning at the local level. Engagement on the LEP review is to build upon the findings of previous engagement, and provide opportunities for targeted feedback from stakeholders where they will be impacted by draft amendments to the planning framework. Engagement as part of this LEP review will occur in two stages, as follows:

- 1. Early Engagement:** Council's Community Participation Plan states "*For large scale planning proposals, Council will also exhibit the planning proposal for 28 days prior to a Council decision on whether to endorse the planning proposal for a Gateway determination. Feedback from the community will be incorporated into a report to Council.*" (CPP 2019, p14). This is above the Department's requirements for community consultation of a planning proposal. Engagement will be in the form of an endorsed Scoping Report, outlining the proposed vision for the new LEP. The aim of this engagement is to check-in with the community to inform them we are continuing to implement their values captured in the LSPS process, and to gather feedback for the planning proposal.
- 2. Post-Gateway Engagement:** Once a Gateway determination has been issued by the Department, formal community engagement on the planning proposal will occur. This is a statutory requirement of the planning proposal process. This will be the comprehensive engagement period, as it is addressing the specific matters within the planning proposal.
- 3. Closing the Loop:** It is important to respond to submitters at appropriate stages to keep them informed of progress, and finalisation of the project.

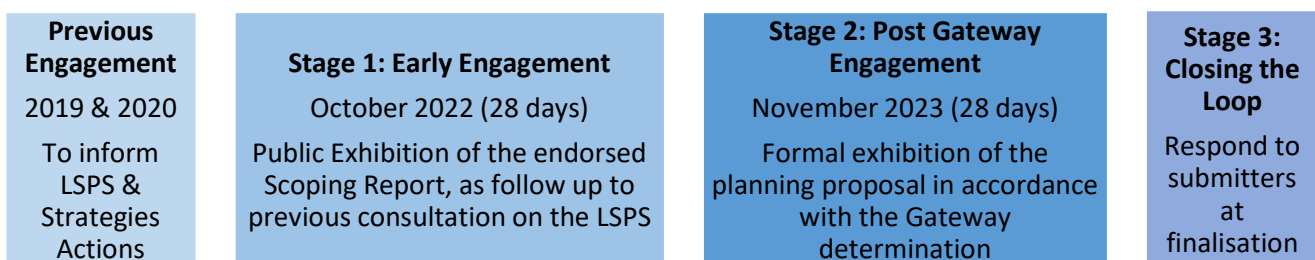


Figure 4 – Engagement Touchpoints

# Engagement Action Plan

## Stage 1 – Early Engagement on Scoping Report

### Objectives

1. Engage with the community regarding the Scoping Report (containing draft amendments to the *Liverpool Local Environmental Plan 2008*), which is a direct result from community input on Liverpool's LSPS and Strategies.
2. Meet the requirements of Liverpool's Community Participation Plan.

Action	Purpose
<b>May – July 2022</b>	
Councillor Workshop/s	Discuss options and amendments to determine the content of the Scoping Report.
Rate Notice Flyer	Send a flyer LGA wide with Councils yearly rates notice to notify the project, future exhibition and link to sign up for notifications.
Online register for updates (ongoing)	Opt-in registration (by providing email address) on webpage, to receive updates at key milestones (eg reports to Council, exhibitions, finalisation etc)
<b>October 2022</b>	
Notification of Exhibition	Generate awareness of the Scoping Report and promote feedback, through Council's website, social media, newspaper advertisements & libraries.
Fact Sheets & FAQ	Provide additional information about context, content and purpose of Scoping Report, provided online, in libraries and customer service desk.
Interactive Submission Online	Opportunity to review and comment on the exhibition in an online format. This direct feedback option will allow immediate comments to be made and submitted on individual residential suburbs, commercial centres and industrial precincts, rather than writing a separate submission and lodging to Council.
Written submissions	Written submissions will be available as an option for feedback.
Community Surveys	Collect community feedback on Scoping Report via online survey, targeting main issues such as medium density housing.
Industry Workshop	Gathering of architects, designers and developers for an industry workshop focused on the design and delivery of medium density type housing within the Liverpool LGA.
<b>District Forums – Q4 2022</b>	
Presentation and Q&A at each District Forum	Present the Scoping Report to interested community members at the following District forums: <ul style="list-style-type: none"> <li>• Rural Forum</li> <li>• Eastern District</li> <li>• 2168 Forum</li> <li>• New Release/Established Forum</li> </ul>

## Stage 2 – Post Gateway Exhibition

### Objectives

1. Inform land owners and residents who are directly affected by any changes by the planning proposal, and invite submissions.
2. Inform the wider community and gather feedback, and invite submissions.
3. Conduct community engagement in accordance with Gateway Determination.

Action	Purpose
<b>Ongoing</b>	
Online register for updates	Opt-in registration (by providing email address) on webpage, to receive updates at key milestones (eg reports to Council, exhibitions, finalisation etc)
<b>November 2023</b>	
Distribute letter to affected landowners and residents	Inform affected landowners and residents of the planning proposal and encourage feedback. Comply with Gateway determination requirements.
Notification of Exhibition	Generate awareness of the Scoping Report and promote feedback, through Council's website, social media, newspaper advertisements & libraries.
Fact Sheets & FAQ	Provide additional information about context, content and purpose of Scoping Report, provided online, in libraries and customer service desk.
Liverpool Listens webpage	Provide an opportunity for the community to review information and provide feedback online.
Written submissions	Written submissions will be available as an option for feedback.
Pop-Up stalls in shopping centres across the LGA	Raise awareness in the community about the public exhibition, engage with Council's culturally diverse community and encourage feedback.
Drop-In sessions at libraries	Provide in-depth overview of the planning proposal and invite feedback.
Targeted stakeholder letter and information sessions	Inform key interest groups, Government and non-government organisations, the business community and development industry. Invite feedback on planning proposal.
<b>District Forums (Q4 2023)</b>	
Presentation and Q&A at each District Forum	Present the planning proposal to interested community members at the following District forums: <ul style="list-style-type: none"> <li>• Eastern District</li> <li>• New Release/Established Forum</li> <li>• 2168 Forum</li> <li>• Rural Forum</li> </ul>

## Stage 3 – Closing the Feedback Loop

### Objectives

1. Inform engagement participants and submitters of project outcomes.
2. Ensure the community is kept informed throughout the entire strategic planning process.

Action	Purpose
<b>Post Exhibition (Stage 2) Report to Council (Feb 2024)</b>	
Email submitters and registered people when the post exhibition report is reported to Council	Provide opportunity to review the post exhibition report and present at the Council meeting.
<b>Gazettal of Liverpool Local Environmental Plan (Mid 2024)</b>	
Email submitters and registered people to notify when the LEP amendments have occurred	Notify participants that the LEP review process is complete, and which LSPS actions have been finalised.
Update at District Forum	Update forums at Q2 2024 to show finalisation of new LEP.