

Planning Proposal Request 1400-1480 Elizabeth Drive, Cecil Park

FACT
SHEET



Liverpool City Council is exhibiting Liverpool Local Environmental Plan 2008 (Amendment 83). Council is inviting members of the public to view these changes and provide feedback.

What is the Liverpool Local Environmental Plan?

The Liverpool Local Environmental Plan 2008 is a legal document that has broad planning controls to guide development within most of the Council area. The plan sets out 'land use zones', which determines what type of development is allowed in each area (e.g. residential or industrial areas), as well as controls for height, floor space and density of development.

What changes are proposed?

The planning proposal is seeking to rezone and amend the Floor Space Ratio (the ratio of all internal floorspace to the lot area) and the minimum lot size control for the land located at 1400-1480 Elizabeth Drive, Cecil Park.

The proposal is seeking to rezone part of the land from RU4 – Primary Production Small Lots to IN2 – Light Industrial and part of the land from RU4 – Primary Production Small Lots to SP2 – Infrastructure. The proposal proposes a Floor Space Ratio of 1:1 and reducing the 10ha minimum lot size standard to 2,000m² (consistent with other IN2 – Light Industrial zones in Liverpool).

The proposed amendments will enable range of light industrial, warehouse and related land uses on the site with maximum permissible floor space. It will further recognise the future M12 motorway corridor through the site by reserving land for acquisition.

What happens next?

Public submissions will be considered and reported to Council. If Council decides to proceed with these amendments, they will be finalised and implemented.

How can I give feedback?

Written submissions can be made to:

- Locked Bag 7064, Liverpool BC NSW 1871; or
- lcc@liverpool.nsw.gov.au.

Submissions should be addressed to the CEO, quoting **RZ-3/2019** and received by 5pm of **23 November 2020**.

Where can I get more information?

The amendments and supporting documentation, can be found by searching application number RZ-3/2019 at: eplanning.liverpool.nsw.gov.au.

For enquiries, please contact Masud Hasan, Senior Strategic Planner, on 8711 7383 or hasanm@liverpool.nsw.gov.au.