

Austral Industrial Land Planning Proposal (RZ-7/2023)

FACT SHEET



Figure 1: Aerial image of Light Industrial land in Austral

What is the Western Parkland City SEPP?

The Western Parkland City SEPP contains planning controls for development in Austral, Leppington North and the suburbs surrounding the Western Sydney Airport.

This includes land use zoning and other key planning controls to guide future development. Some of the planning controls include the types of development permitted on a particular site, minimum lot sizes, dwelling density and building height.

The Proposal

Liverpool City Council is exhibiting a Planning Proposal which will amend the IN2 Light Industrial Zone in Austral.

The aim of the Planning Proposal is to enable only limited supportive retail and commercial uses in the future Austral industrial precinct. The amendments seek to facilitate the development of traditional light industrial land uses to support the growing population of this area.

What changes are being proposed?

The Planning Proposal seeks to amend the land use table of the IN2-Light Industrial zone in the SEPP to:

- Prohibit 'Food and Drink premises'
- Prohibit 'Hotel or Motel Accommodation'
- Permit 'Take away food and drink premises', 'restaurants' and 'café'.

The proposal will also introduce a local provision under the SEPP to minimise land use conflicts between traditional light industrial land uses and residential and other non-industrial development.

How can I make a submission?

Written submissions on the Planning Proposal can be made via:

- Online Link: [Liverpool Listens](https://liverpool-listens.nsw.gov.au); or
- Email: icc@liverpool.nsw.gov.au
- Planning Portal 'PP- 2024-923'

Submissions are to be received by 5pm on **20 December** quoting RZ-7/2023.

Need more information?

For further details on the proposal, please refer to the Planning Proposal report or contact Masud Hasan, Senior Strategic Planner via email at hasanm@liverpool.nsw.gov.au

What happens next?

Once the public exhibition is completed, all public submissions for the proposed amendments will be considered and reported to Council. If Council decides to proceed with the amendments, they will be finalised and implemented

Austral Industrial Land Planning Proposal (RZ-7/2023)

**FACT
SHEET**