

**EGROW 02**

**Phase 1 of LEP Review to establish the Liverpool  
Local Environmental Plan 2020**

<b>Strategic Direction</b>	Strengthening and Protecting our Environment Develop, and advocate for, plans that support safe and friendly communities
<b>File Ref</b>	213509.2019
<b>Report By</b>	Nancy-Leigh Norris - Strategic Planner
<b>Approved By</b>	Tim Moore - Director, City Economy and Growth / Deputy CEO

**EXECUTIVE SUMMARY**

Council has received funding under the Western Sydney City Deal, to conduct an accelerated review of the *Liverpool Local Environmental Plan 2008* (LLEP 2008), including associated studies and development of *Liverpool's Draft Local Strategic Planning Statement (LSPS) - Connected Liverpool 2050*.

As part of this review, a planning proposal has been prepared to establish the *Liverpool Local Environmental Plan 2020* (LLEP 2020), which will replace and repeal the LLEP 2008.

The timeframes set by the Western Sydney City Deal require Council to submit a planning proposal to the NSW Department of Planning, Industry and Environment (DPIE) for a Gateway determination by 31 October 2019. These timeframes mean that the LEP Planning Proposal will be finalised before the final LSPS is adopted. Therefore, a phased approach to the LEP Review is proposed with subsequent planning proposals to be delivered over the short term. This will include the implementation of LSPS Actions, as well as outcomes arising from the finalisation of various studies and strategies.

This planning proposal is 'Phase 1' of the LEP Review and is intended to establish LLEP 2020. It includes approximately 60 proposed amendments including:

- Various amendments to update and strengthen the operation of the plan, in preparation for future phases of amendments;
- Rezoning of certain R4 High Density Residential land in Moorebank to R3 Medium Density Residential;
- Rezoning of Casula Crossroads Industrial Precinct from IN3 Heavy Industrial to IN1 General Industrial; and
- Rezoning of numerous sites owned and operated by Sydney Water to SP2 Infrastructure.

Advice was sought from the Liverpool Local Planning Panel on 2 September 2019 in accordance with the *Local Planning Panel Direction – Planning Proposals* dated 23 February 2018. The Panel supports the planning proposal and their advice is detailed within this report (Attachment 14).

A Councillor workshop was held on 12 September 2019. This workshop discussed the proposed amendments within this Phase 1 LEP Review planning proposal, as well as the phased approach to the overall LEP Review process.

## **RECOMMENDATION**

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That Council:

1. Notes the advice of the *Liverpool Local Planning Panel*;
2. Supports in principle the planning proposal to establish the *Liverpool Local Environmental Plan 2020*;
3. Delegates to the CEO to make any typographical or other editing amendments to the planning proposal if required;
4. Forwards the planning proposal to the Department of Planning, Industry and Environment pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979*, seeking a Gateway determination;
5. Subject to Gateway determination, undertake public exhibition and community consultation in accordance with the LEP Review Community Engagement Action Plan and conditions of the Gateway determination; and
6. Receive a further report on the outcomes of public exhibition and community consultation.

## **REPORT**

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### **BACKGROUND**

The existing *Liverpool Local Environmental Plan 2008* (LLEP 2008) has been in force since its gazettal on 29 August 2008. This instrument was prepared to comply with the State Government requirement for a Standard Instrument Local Environmental Plan, thereby replacing the Liverpool Local Environmental Plan 1997. Since its gazettal, the LLEP 2008 has been continuously reviewed and updated through various planning proposals, with nearly 80 amendments being sent to DPIE for a Gateway determination. This means that the LLEP 2008 doesn't act as an eleven year old document, rather the plan is as current as its last gazetted amendment, being the 16<sup>th</sup> August 2019.

The proposed amendments to the LLEP 2008 are a direct result of the establishment of the Western Sydney City Deal and changes to the *Environmental Planning and Assessment Act 1979* (the Act), which require Councils to prepare a Local Strategic Planning Statement (LSPS) and review their Local Environmental Plan (LEP) within an accelerated timeframe. Council is required to submit a planning proposal to the NSW Department of Planning, Industry and Environment (DPIE) for a Gateway determination by 31 October 2019.

## **LEP REVIEW PROGRAM**

### LEP Health Check

In November 2018, Council undertook an LEP Health Check as part of the preparation of the LSPS. This tested alignment of the LLEP 2008 and Council's broader strategic planning framework with the Western City District Plan. The Health Check found that while the current LLEP 2008 is a robust instrument, and broadly compliant with the Western City District Plan, updates to current policies and strategies would be required to take into account the 'three cities' concept in the Greater Sydney Region Plan.

### Associated Studies

The following studies have been completed or are currently being undertaken with the funding received from the Western Sydney City Deal. Recommendations from completed studies, notably the Social Infrastructure, Local Housing and Employment Lands studies, have informed the proposed LEP amendments. The remaining studies will inform the Phase 2 planning proposal. The studies include:

- Local housing
- Employment lands and urban services
- Local centres and corridors
- Social Infrastructure
- Green Grid
- Rural lands
- Scenic Lands
- Transport and Mobility
- Climate change and resilience

### Draft LSPS – Connected Liverpool 2050

Under Section 3.9 of the Act, Councils are required to prepare a Local Strategic Planning Statement (LSPS). Councils Draft LSPS – Connected Liverpool 2050 was endorsed by Council at its meeting on 26 June 2019 and placed on public exhibition from 28 June 2019 to 9 August 2019. By December 2019, Council will receive a further report detailing the feedback received and any amendments proposed.

Refer to Table 1 for all LSPS Actions with implications for Liverpool's LEP. The actions which have been addressed within this Phase 1 planning proposal are highlighted. Future amendments will continue to implement these highlighted actions.

*Table 1: LSPS Actions with Implications for Liverpool's LEP*

Action		Short	Med	Long
<b>Connectivity</b>				
1.2	Review and amend LEP to reflect outcomes of Transport and Traffic Study.	X		
2.2	Amend the LEP and relevant environmental planning instruments to preserve the FAST corridor.	X		
4.2	Work with Greater Sydney Commission and relevant stakeholders to address the Liverpool Collaboration Area Place Strategy through amendments to the LEP.	X	X	
<b>Livability</b>				
5.3	Review LEP and DCP to give effect to City Centre Public Domain Master Plan.	X		
5.4	Review LEP to support development, community facilities and linkages at key Council-owned sites in the City Centre.	X		
5.5	Review LEP to ensure alignment and give effect to Woodward Place Masterplan.		X	X
6.3	Review LEP to give effect to River Connections Program linking green space networks from Casula to Pleasure Point, improving accessibility and visual amenity.		X	X
7.1	Implement the Local Housing Strategy through amendments to the LEP.	X		
7.2	Develop an Affordable Housing Contributions Scheme and amend LEP.	X		
8.1	Amend LEP to implement findings of review of dwelling typologies and density around Moorebank Shopping Centre.	X		
8.3	Review and update heritage provisions in LEP, and address anomalies.	X		
<b>Productivity</b>				
10.1	Amend LEP to support the operations and growth of the Liverpool Innovation Precinct.	X		
10.2	Amend LEP applying to Warwick Farm to support the existing horse training facilities, and provide for innovation/employment uses and appropriately located residential/mixed use development.	X		
11.1	Review LEP to align with Centres and Corridors study.	X		
11.2	Amend LEP to rezone Georges River precinct north of Newbridge Road as a mixed-use zone to support the Liverpool CBD and Innovation Precinct, with an extensive open space system and cross-river linkages.	X		
11.3	Pursue LEP changes to support innovation/research/health/advanced manufacturing in the Liverpool Innovation Precinct.	X		
11.4	Pursue LEP changes necessary to support tourism and visitor accommodation.	X		
11.5	Amend LEP to increase land-use flexibility for festival uses.	X		
11.9	Review and update LEP and DCP to ensure statutory planning controls protect key freight routes and employment lands from sensitive land uses.	X	X	
11.10	Review LEP and DCP to give effect to City Centre Public Domain Master Plan.	X	X	
12.1	Review LEP to align with Industrial and Employment Lands Strategy.	X		
12.2	Review LEP and DCP for employment lands to address a future	X		

Action	Short	Med	Long
transition to “new industries” in appropriate locations.			
12.3 Review industrial land zones under LEP to enable innovative employment uses to support Liverpool Innovation Precinct.	X		
12.4 Investigate provision of new industrial land, including light industrial (IN2), between the airport and the CBD, including extension of industrial zoned land in Austral, to ensure ongoing supply.	X	X	
<b>Sustainability</b>			
14.1 Review Environmentally Significant Land overlay in LEP to ensure protection of areas of high ecological conservation value.	X		
14.2 Review LEP to ensure protection of biodiversity around waterways.	X		
14.3 Review LEP to implement Green and Blue grid study findings.	X		
15.1 Review LEP to suitably address sustainability in line with climate change study and resilience study.	X		
15.2 Review LEP and DCP to address sustainable waste outcomes.	X		
15.3 Review LEP and DCP to address the Urban Heat Island Effect.	X		
16.1 Review LEP to give effect to Rural Lands Study.	X		
16.2 Review LEP and DCP to protect against development that detracts from Liverpool’s scenic values, in line with findings of the Scenic Lands Study.	X		

Future Planning Proposals

The timeframes set by the Western Sydney City Deal require Council to submit a planning proposal to the NSW Department of Planning, Industry and Environment (DPIE) for a Gateway determination by 31 October 2019. These timeframes mean that the LEP Planning Proposal will be finalised before the final LSPS is adopted. Therefore, a phased approach to the LEP Review is proposed with subsequent planning proposals to be delivered over the short term. This will include the implementation of LSPS Actions, as well as outcomes arising from the finalisation of various studies and strategies.

This planning proposal is Phase 1. Phase 1 will establish the LLEP 2020, incorporate certain short term LSPS actions as well as update and strengthen the plan through various housekeeping amendments. Not all short term actions have been included within the Phase 1 planning proposal, as they require additional investigation and consultation to occur before they can be presented to DPIE for a Gateway determination.

Phase 2 will incorporate various recommendations from the studies and strategies currently being prepared, as discussed above, and an initial planning proposal will be presented to Council in mid-late 2020. This phase will also investigate a potential LEP amendment for Warwick Farm, which will require additional studies to be undertaken by Council. This is in alignment with short term LSPS Action 10.2.

This Action was a prominent subject throughout the extensive LSPS community consultation process. Given the complexity of environmental, social and economic factors in relation to this precinct, additional work needs to be undertaken prior to a planning proposal being presented to the DPIE for a Gateway determination. In accordance with Council’s resolution on 31 July 2019, a report outlining possible dwelling numbers in the Warwick Farm precinct will be provided to Council by December 2019. It is anticipated that this Action will be further

investigated in 2020, with a resultant planning proposal being presented to Council prior to any submission being made to DPIE.

Timeframes

As part of the Western Sydney City Deal, Council is undertaking a review of the LLEP 2008 within an accelerated two-year timeline.

The timeframes set by the Western Sydney City Deal require Council to submit a planning proposal to DPIE for a Gateway Determination by 31 October 2019. After a Gateway determination and community consultation is complete, the finalised planning proposal is to be re-submitted to DPIE for finalisation by June 2020 (refer to Table 2 below).

*Table 2: Timeframes for Phase 1 LEP Review planning proposal*

<b>ACTION</b>	<b>TIMEFRAME</b>
Council Meeting	September 2019
Submit planning proposal to DPIE	October 2019
Gateway determination issued	November 2019
State Agency Consultation	January 2020
Community Consultation	February 2020
Public Hearing (if required)	March 2020
Post Exhibition Report to Council	May 2020
Submit planning proposal to DPIE for finalisation	June 2020

**PROPOSED AMENDMENTS (PHASE 1)**

As indicated above Phase 1 includes updates to strengthen the plan through various housekeeping amendments. This includes a considerable number of amendments, and hence only the significant amendments are detailed within this report. For a summary of all proposed amendments, refer to the Local Planning Panel Report (Attachment 13). Additionally, Part 2 of the planning proposal provides a summary table of amendments (Attachment 1).

**Review of Moorebank R4 land**

The draft LSPS includes a short term action (Action 8.1) to amend the LEP to implement the findings of the review of dwelling typologies and density around the Moorebank Shopping Centre.

History of the R4 zone

In 2005, the NSW State Government released the City of Cities Metropolitan Strategy for Sydney. As part of this process, the State government identified a target for 20,000 new dwellings for Liverpool’s established urban areas.

In 2006, the State government introduced a Standard Instrument Local Environmental Plan (LEP) template which sought to make the format and provisions of all LEP’s in NSW consistent. In response, Council undertook a review of the Liverpool Local Environmental

Plan 1997 (1997 LEP). As part of this process, a Residential Development Strategy (RDS) was adopted by Council in 2008 which identified strategies to achieve the State government target of 20,000 new dwellings in the existing urban area of the Liverpool LGA.

The RDS recommended the introduction of medium and high density zones around a number of centres across the Liverpool LGA including around the Moorebank shopping centre.

### Community Engagement

In response to a Notice of Motion at its meeting on 6 February 2019, Council resolved to consult with the residents of Moorebank with a view of reducing the density in the R4 High Density Residential zone. As part of this consultation, a letter was sent to residents, an online survey was established (395 responses received) and a consultation event was held on 7 March 2019 and attended by 112 people.

A majority of survey submissions (78.2%) were 'strongly against' the current R4 High Density Residential zone. Almost 20% of survey respondents lived within the R4 zone and majority of these residents also responded as being 'strongly against' the current zoning.

The findings of this community engagement were presented at a Councillor briefing on 7 July 2019 and at the Council meeting on 27 March 2019, where Council noted that a Local Housing Strategy is being prepared as part of the LEP Review process. Since this time, a LGA wide Housing Study has been prepared (Attachment 6) and specific advice regarding the rezoning of part of Moorebank has been provided by SGS (Attachment 5).

### Proposed amendments

This Phase 1 planning proposal includes the rezoning of certain R4 High Density Residential zoned land (identified in blue within Figure 1) to R3 Medium Density Residential, and in accordance with Table 3. Refer to Part 4 of the planning proposal (Attachment 1) for additional mapping.

*Table 3: Moorebank existing and proposed development standards*

	<b>LLEP 2008</b>	<b>LLEP 2020</b>
<b>Land use zoning</b>	R4 High Density Residential	R3 Medium Density Residential
<b>Minimum lot size</b>	U – 1,000m <sup>2</sup> D – 300m <sup>2</sup> (Area 1)* <small>*Clause 4.1: allows 180m<sup>2</sup> to 225m<sup>2</sup> in certain circumstances</small>	D – 300m <sup>2</sup> (Area 2)** G – 450m <sup>2</sup> <small>**Clause 4.1: allows 200m<sup>2</sup> to 250m<sup>2</sup> in certain circumstances</small>
<b>Height of buildings</b>	M – 12m O – 15m	I – 8.5m
<b>Floor space ratio</b>	I – 0.75:1 N – 1.0:1	D – 0.5:1 and D – 0.5:1 (Area 2)^ G – 0.65:1 and G – 0.65:1 (Area 2)^ <small>^Clause 4.4: allows additional 0.05:1 to 0.1:1 in certain circumstances</small>

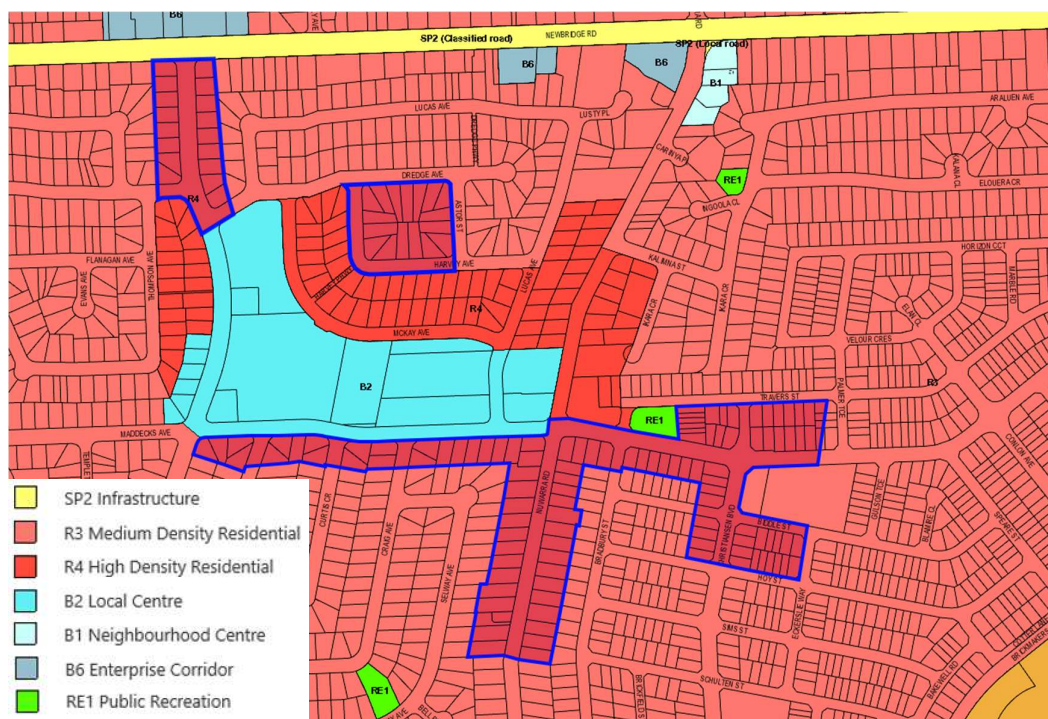


Figure 1: Moorebank existing land use zone map (subject area in blue proposed to be rezoned to R3)

Justification

This rezoning is supported by the *Draft SGS Moorebank Rezoning Advice* (SGS 2019; Attachment 5) and *Liverpool Housing Study* (SGS 2019; Attachment 6) on the following grounds:

- There is adequate capacity in the broader LGA to accommodate housing demand to 2036;
- Whilst serviced by a retail centre and community facilities which contribute to suitability for additional housing capacity, Moorebank has limited public transport accessibility to justify additional housing density;
- Despite the construction of some high density residential developments in Moorebank, the Housing Study indicates that apartment development outside of the Liverpool City Centre is mostly unfeasible. Conversely, medium density development is more economically feasible and therefore may be more likely to generate additional housing capacity and diversity within Moorebank;
- The uses enabled by the R3 Medium Density Residential zone are more compatible with the predominant low density residential character and are less likely to result in interface issues such as visual bulk and scale, overshadowing and loss of visual and acoustic privacy;
- The Housing Study (p.166) and Draft SGS Moorebank Rezoning Advice (p.12) notes that land prices for properties zoned R4 are likely to be inflated by expectations of apartment development. The study notes that the R4 zone may be constraining rather than encouraging development.



- A transition to R3 may open up a potentially easier complying development pathway through the low rise medium density housing code (when implemented). This could make development more feasible in the area, as noted in the Liverpool Housing Study (p166).
- R4 High Density Residential zone has been retained in portions of the Moorebank town centre precinct where high density residential development has occurred (See Figure 2); and
- There may be other areas within Moorebank that are better suited to high density residential uses, such as Moorebank East which is currently under preliminary investigation and subject to several planning proposals.

#### Local Planning Panel Advice – Moorebank

The Local Planning Panel stated that *“the proposed change from R4 to R3 of a portion of the R4 zone at Moorebank has strategic merit.”* The Panel recommended that if this amendment proceeds to gazettal, Council should review the amendment 2-3 years after its commencement, to assess the take up of development in the R3 Medium Density Residential zone. The recommendation includes a review of FSR and height development standards to determine if they are encouraging or discouraging the development of low-rise medium density housing.

The Panel’s recommendation is in response to the justification detailed above, particularly regarding the generation of housing capacity and diversity through the delivery of medium density housing, possibly via complying development. Pending the successful gazettal of this amendment, there is potential for this review to occur when medium term (2021-2029) LSPS Actions are addressed, for example Action 7.6 *“Monitor, review and update the Local Housing Strategy to ensure sufficient and appropriate housing is delivered to meet community needs”*.

#### Other Considerations

Figure 2 (p9) identifies Development Applications for Residential Flat Buildings that have been approved, or are under assessment in Moorebank. The majority of pending and approved DAs are located within the R4 High Density Residential Area that is to be retained.

DA-488/2019 at 51 Maddecks & 113-115 Nuwarra Road (lodged 7 August 2019) is located within the area proposed to be rezoned and is currently under assessment. The proposed rezoning of the site to R3 Medium Density Residential will not undermine this DA, as the zoning is R4 High Density Residential at the time of lodgment.

The land will remain as R4 High Density Residential throughout the planning proposal process, and will only change to R3 Medium Density Residential subject to finalisation and gazettal of this planning proposal. Therefore, although it would not be encouraged, this planning proposal will not prevent the lodgment of development applications for Residential Flat Buildings prior to an amendment being made.

It is noted that DPIE may stipulate certain conditions at the Gateway determination or finalisation stages. These conditions may allow for additional time for development applications for Residential Flat Buildings to be submitted prior to an amendment being made.



Figure 2: DAs for Residential Flat Buildings in Moorebank (August 2019)

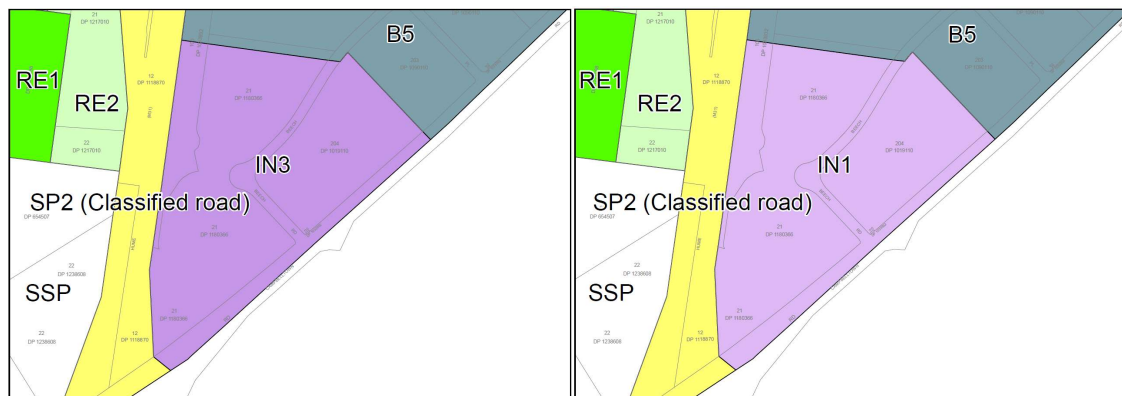
### Crossroad Casula Industrial Precinct

The existing Casula Crossroads Industrial Precinct consists of the IN3 Heavy Industrial zone between the Hume Motorway (west) and Campbelltown Road (east). It is currently occupied by a number of large-medium format industrial developments that are mostly functioning as distribution and logistics warehouses. Occupants include Cosentino, WesTrac, Electrolux and Versiclad.

The *Liverpool Industrial Development Lands Study* (APP 2019, refer to Attachment 10) identifies that the current IN3 Heavy Industrial zoning could be revised given the current uses within the precinct and the future trajectory of this precinct in the context of the broader Liverpool industrial landscape. Accordingly, it is proposed to rezone the industrial precinct from IN3 Heavy Industrial to IN1 General Industrial, while retaining the existing development standards, as detailed in Table 4. Council officers have consulted with AMP Capital who own this site, and they are satisfied with the proposed amendments. Consultation will also occur again if this amendment proceeds to public exhibition.

*Table 4: Casula Crossroads existing and proposed development standards*

	<b>LLEP 2008</b>	<b>LLEP 2020</b>
<b>Land Use Zone</b>	IN3 Heavy Industrial	IN1 General Industrial
<b>Minimum Lot Size</b>	V – 2,000m <sup>2</sup>	No change
<b>Height of Building</b>	Part P – 18m Part U – 30m	No change
<b>Floor Space Ratio</b>	Nil	No change



*Figure 3: Casula Crossroads existing and proposed land use zoning*

### **Sydney Water Infrastructure**

A total of twelve sites, comprising of 13 lots, owned and operated by Sydney Water are to be rezoned from various land use zones to SP2 Infrastructure (refer to Part 4 of the planning proposal for current and proposed zoning maps for these sites). These amendments were initiated by a request from Sydney Water after a recent review of their property portfolio. Refer to Attachment 11 for Sydney Water correspondence which states:

*“The infrastructure is critical to the servicing of the existing population and future growth within Liverpool City. As part of recognising the permanent nature of these infrastructure assets and their requirements for protection, Sydney Water recommends the rezoning of these sites to SP2 Infrastructure, as part of the upcoming Liverpool Local Environmental Plan (LEP) Review.*

*Sydney Water believed that the re-zoning of these lots to SP2 – Infrastructure:*

- *Better reflects the lands ongoing, permanent use as vital water and sewerage infrastructure;*
- *Provides clarity to the local community as to the current and intended use of the land;*
- *Is consistent with Liverpool LEP 2008 SP2 zone objectives to provide for infrastructure and related uses;*

- *Confirms the land use is intended to support population growth within the LGA, providing services and infrastructure to meet peoples changing needs.”*

### **Other Amendments**

The remaining amendments are detailed within the Local Planning Panel Report (Attachment 13). These vary in nature and include the following:

#### Implement the actions of the LSPS

- Update Schedule 5 Environmental Heritage inventory (Action 8.3)
- Expand health related uses within the Liverpool CBD (Action 10.1)
- Insert an exempt development provision for the use of Council land for community events (Action 11.5)
- Changes to environmentally significant land mapping (Action 14.1)
- Insert a waste management provision as part of design excellence considerations for development within the Liverpool City Centre (Action 15.2)

#### Strengthen the future LLEP 2020

- Update the overarching aims of the Plan
- Amend permissible uses in various zones
- Update the objectives of the B1 Neighbourhood Centre zone
- Update flood planning provisions to ensure residential accommodation is considered
- Remove additional FSR provisions for dwelling houses in the R3 Medium Density Residential zone
- Remove minimum street frontage requirements in the B6 Enterprise Corridor zone
- Remove minimum lot width requirements for residential subdivision
- Include a Standard Instrument LEP clause to ensure residential subdivision and development considers the existing locality and any sensitive land uses
- Amend additional local provisions requiring specific uses within business zones to ensure the outcome for these zones are achieved
- Update Schedule 1 Additional Permissible Uses

#### Correct anomalies within the written instrument and rectify mapping inconsistencies

- Update terminology and references to legislation and Australian Standards
- Correct anomalies and errors in mapping and clauses
- Remove mapping and clauses relating to developed urban release areas and land identified as having deferred zoning
- Remove void references to height-based FSR controls in certain zones
- Re-categorise and re-order provisions in the Plan
- Remove duplication between LEP clauses, the *State Environmental Planning Policy (Exempt and Complying Codes) 2008* and the *Liverpool Development Control Plan (DCP) 2008*

**LOCAL PLANNING PANEL ADVICE**

This planning proposal was presented to the Liverpool Local Planning Panel on 2 September 2019. Refer to Attachment 14 and 15 of this report for LPP Advice and response to advice.

In summary the Panel:

- Supported the integration of the LSPS into the LEP;
- Acknowledged it is sensible to implement the LSPS in stages, and this planning proposal is the first of several stages;
- Considers that the proposed change from R4 to R3 of a portion of the R4 zone at Moorebank has strategic merit;
- Recommends that Council review the Moorebank rezoning after 2-3 years, to assess the take up of a diverse range of housing types in the R3 zone (subject to the amendment proceeding).
- Recommends that Council officers determine the most appropriate zone IN1 General Industrial or IN2 Light Industrial for Casula Crossroads Industrial site;
- Support various land use table, clause and schedule amendments, with additional comments.

**NEXT STEPS**

If the planning proposal is supported by Council, the proposal will be submitted to the Department of Planning, Industry and Environment (DPIE) seeking Gateway determination.

After any further technical studies are completed post Gateway, the planning proposal would then proceed to public authority consultation, followed by public exhibition of the planning proposal, which is anticipated to occur throughout February and March 2020.

During public exhibition, landowners, developers, and other interested parties will be able to make submissions on the planning proposal. This provides an opportunity for land-owners to comment on how the changes would affect them, and/or suggest amendments. Each submission will be considered, and amendments made to the planning proposal will occur as required. The planning proposal will be presented to Council following the public exhibition.

**COMMUNITY & STAKEHOLDER CONSULTATION**

The LEP Review occurred in conjunction with the development of the LSPS, which included extensive consultation with internal and external stakeholders.

Public exhibition of the planning proposal will occur as per the Gateway determination and for a minimum of 28 days. Community engagement will be undertaken during the public exhibition period, in accordance with *Stage 3 - Exhibition of LEP Review Planning Proposal* within the *Engagement Action Plan* (Attachment 16). This plan includes the following:

- Distribution of LGA wide flyer or letter;
- Send letter to land owners and residents who are directly affected by proposed changes;
- Send letter to key stakeholders;
- Information session for any area directly impacted by proposed changes;
- Fact Sheet / Q&A on Council's website; and
- Promotion on social media, in local newspapers and in local libraries.

**FINANCIAL IMPLICATIONS**

Under the Western Sydney City Deal funding for the accelerated LEP Review, the planning proposal is required to be submitted to DPIE by 31 October 2019 in accordance with Council's funding agreement. If this timeframe is not met, it may result in financial implications for Council.

**CONSIDERATIONS**

<b>Economic</b>	<p>Further develop a commercial centre that accommodates a variety of employment opportunities.</p> <p>Encourage and promote businesses to develop in the hospital health and medical precinct (of the City Centre).</p>
<b>Environment</b>	<p>Utilise the Western Sydney City Deal agreement to enhance liveability and environment of the LGA.</p> <p>Utilise the Western Sydney City Deal agreement to facilitate Planning and Housing in the LGA.</p> <p>Enhance the environmental performance of buildings and homes.</p>
<b>Social</b>	<p>Preserve and maintain heritage, both landscape and cultural as urban development takes place.</p> <p>Regulate for a mix of housing types that responds to different population groups such as young families and older people.</p>
<b>Civic Leadership</b>	<p>Implementation and Governance of the Western Sydney City Deal agreement.</p>
<b>Legislative</b>	<p><i>Liverpool Local Environmental Plan 2008</i></p> <p><i>Environmental Planning and Assessment Act 1979</i></p>

**ATTACHMENTS**

1. Phase 1 LEP Planning Proposal (Under separate cover)
2. Attachment A - Proposed LEP Amendments (Under separate cover)

3. Attachment B - Proposed Amendments to Schedule 5 (Under separate cover)
4. Attachment C - Draft Liverpool LSPS Connected Liverpool 2050 (Under separate cover)
5. Attachment D - Moorebank Rezoning Advice (SGS) (Under separate cover)
6. Attachment E - Liverpool Housing Study (SGS) (Under separate cover)
7. Attachment F - Liverpool Industrial Lands Study (Knight Frank) (Under separate cover)
8. Attachment G - Supplement Liverpool Industrial Lands Study (Knight Frank) (Under separate cover)
9. Attachment H - Industrial Lands Snapshot (Mecone) (Under separate cover)
10. Attachment I - Liverpool Industrial Development Lands Study (APP) (Under separate cover)
11. Attachment J - Letter from Sydney Water (Under separate cover)
12. Attachment K - Moorebank lots to be rezoned (Under separate cover)
13. Summary Report - Local Planning Panel (Under separate cover)
14. Local Planning Panel - Panel Advice dated 2 September 2019 (Under separate cover)
15. Local Planning Panel - Response to Advice (Under separate cover)
16. Community Engagement Action Plan (Under separate cover)