

Foreshore Area & Building Line

What is a Foreshore Area & Foreshore Building Line?

Liverpool City Council planning controls include ways to protect waterways and areas where the water meets the land.

A 'Foreshore Building Line' is shown on a map and marks the location where most development is to be setback from a waterbody.

A 'Foreshore Area' means land in between the foreshore building line and the mean high-water mark of a waterbody.

Where is the Foreshore Building Line?

Within the Liverpool Local Government Area, the Foreshore Building Line applies to most lots which abut a waterbody, particularly suburbs adjoining the Georges River and the Hawkesbury/Nepean River.

It is shown on the **Foreshore Building Line Map** within the *Liverpool Local Environmental Plan 2008*, and includes land in the following suburbs:

- Pleasure Point
- Voyager Point
- Moorebank
- Chipping Norton
- Warwick Farm
- Liverpool
- Greendale
- Wallacia

What is the Liverpool Local Environmental Plan?

The *Liverpool Local Environmental Plan 2008* (LEP) is a local planning document which guides how land can be developed, and includes land use zones, height of building controls, and environmental management clauses.

Clause 7.9 'Foreshore Building Line' contains controls for development near waterways.

What development can occur in the Foreshore Area?

Under Clause 7.9 of the LEP, certain development can occur with consent (i.e. development approval) in Foreshore Areas, e.g:

- Alterations, additions and rebuild of existing dwellings
- boat sheds
- sea walls
- wharves, slipways and jetties
- waterway access stairs
- swimming pools
- fences
- picnic facilities, cycleways, walking trails or other outdoor recreation facilities

Any development (as noted above) in the Foreshore Area is to meet the requirements listed in Clause 7.9 of the LEP, including:

- not causing environmental harm;
- being compatible with the surrounding area including views from the waterway
- meet the land use zone/s objectives;
- not compromise public open space or public access; or
- maintain the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance.

Development Applications

Most permitted development (i.e. development noted above) within a Foreshore Area requires a Development Application (DA) to Council. The provisions and restrictions in Clause 7.9 of the LEP, as well as the Foreshore Building Line Map apply. Other matters for consideration as part of the DA may include:

- Floor space ratio & Height of buildings
- Environmentally Sensitive land
- Acid sulfate soils
- Flood Planning Level
- Heritage items
- Part 1 General Controls in the DCP

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Exempt & Complying Development

SEPP (Exempt and Complying Development Codes) 2008 is State Government Code which allows certain low impact uses to be 'Exempt Development' (i.e. no approval needed), or Complying Development (fast tracked approval process).

Certain development in the Foreshore Area can be Exempt Development, e.g. access ramps, awnings, canopies, antennae / communication dishes.

However, Complying Development cannot occur in Foreshore Areas, therefore a Development Application would be required.

Need more information?

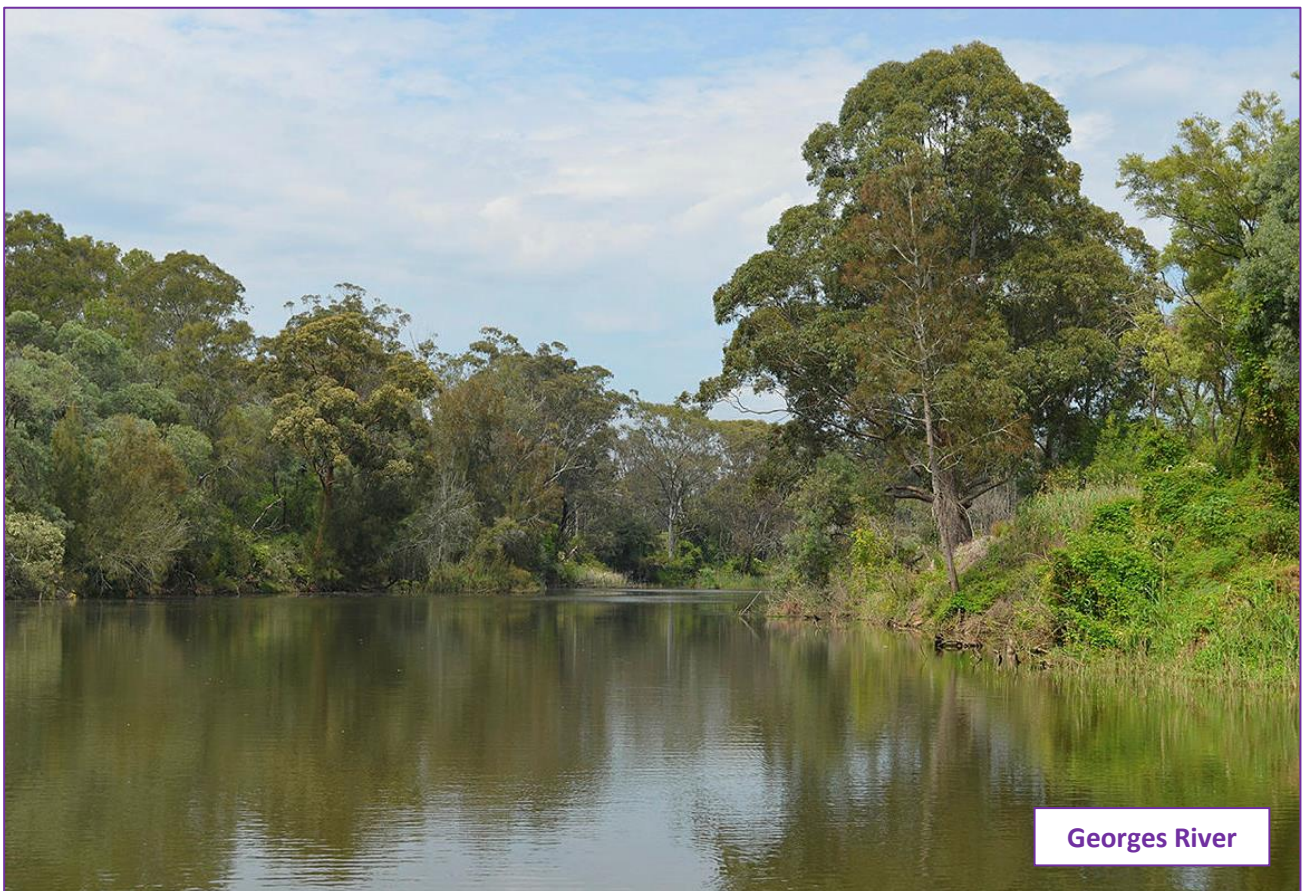
Key Links for more information:

- [Liverpool Local Environmental Plan](#)
- [Council ePlanning Maps](#)
- Obtain a [10.7 Planning Certificate](#) to identify restrictions on your site

Council has a Duty Planner service available to provide planning advice Monday to Friday, by Phone from 8.30am to 2pm on [1300 362 170](tel:1300362170).

Should you need to lodge a Development Application, Council strongly recommends the engagement of professional town planners or other qualified professionals to assist you through this process.

Disclaimer: The information provided in this factsheet are for general use only and should not be considered as professional advice.



Georges River