

# Planning Proposal

## 146 Newbridge Road, Moorebank

Draft Amendment 85 of Liverpool Local Environmental Plan 2008 to rezone and amend development standards for land located at 146 Newbridge Road, Moorebank

19 August 2020

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## Foreword

This report has been based on a Planning Proposal Report that was prepared by EMM Consulting on behalf of Mirvac Homes (NSW) Pty Ltd (the Proponent) to initiate an amendment to the Liverpool Local Environmental Plan 2008 (LLEP 2008).

The planning proposal request was received by Liverpool City Council (LCC) on 13 February 2019. Advice was sought from the Liverpool Local Planning Panel (LPP) at its meeting on 26 June 2020. After considering the assessment report, the LPP provided their advice, that the proposal has both strategic and site-specific merit, and supported the planning proposal proceeding to a Gateway determination. The planning proposal was then considered at Council's Ordinary Meeting on 29 July 2020 where it received in principle support to be forwarded to the Department of Planning, Industry and Environment seeking a Gateway determination.

## Introduction

A planning proposal was received from the proponent, Mirvac Homes (NSW) Pty Ltd, to rezone a portion of land at 146 Newbridge Road, Moorebank (Lot 7 DP 1065574). The planning proposal, prepared by EMM on behalf of the proponent seeks to extend the R3 Medium Density Residential zone boundary southwards to incorporate the portion of land (a further approximate 0.41 ha of land currently zoned as RE2 Private Recreation), herein referred to as the zone boundary adjustment.

The planning proposal thus proposes to amend the Liverpool Local Environmental Plan (LLEP) 2008 in the following way -

- Rezone a portion of the land from RE2 (Private Recreation) to R3 (Medium Density Residential);
- Amend the maximum permissible Floor Space Ratio from 0.25:1 to 0.65:1;
- Amend the maximum permissible height from 21m to 8.5m; and
- Amend the minimum lot size development standard from 10ha to 300m<sup>2</sup>.

The zone boundary adjustment will address the misalignment between the boundaries of the Georges Cove Marina site to the south and the proposed Moorebank Cove Residential Estate to the north. It will better align the future uses of both zones, allow for a more logical and appropriate development on-site and facilitate greater flexibility in the master planning. The zone boundary adjustment will not alter the overall design of the future Georges Cove Marina development.

## Background

An original planning proposal RZ-2/2015 (original proposal) was lodged with Liverpool City Council (Council) on 12 January 2015 which sought an amendment to Schedule 1 of the Liverpool Local Environmental Plan 2008 (LLEP) for the inclusion of an additional permitted use for residential development within RE2 zoned land on the Georges Cove Marina site. In October 2016, this application was amended to include a zone boundary adjustment to the northern residential use envelope, known as the proposed Moorebank Cove Residential Estate. The amended proposal was granted support by the Council on 31 August 2016 and subsequently a Gateway Determination was made by the Greater Sydney Commission (the Commission) on 9 March 2017 to proceed subject to certain conditions. On 21 June 2018, the proposal was amended to remove the request for additional permitted use and therefore only be for the zone boundary adjustment for the Moorebank Cove Residential Estate.

The owner of the adjoining land, Moorebank Recyclers, appealed to the Land and Environment Court (LEC) against the Gateway Determination of the original proposal on the grounds that Council did not appropriately consider State Environmental Planning Policy 55 Remediation of Land (SEPP 55). The LEC dismissed the appeal on 21 December 2017. Moorebank Recyclers then appealed the LEC decision to the Supreme Court. The Supreme Court upheld the appeal on 14 December 2018 and declared the Gateway Determination made by the Commission on 9 March 2017 for RZ-2/2015 was invalid.

Following the Supreme Court's decision, the proponent decided, in consultation with Council, to lodge a new application for the zone boundary adjustment only.

The request for an additional permitted use for residential development has been lodged with the Council as a separate application by Mirvac (RZ-5/2018, prepared by SquareLink, dated July 2018) and, therefore, it is not discussed in this planning proposal.

## Report Structure

This Planning proposal has been prepared in accordance with Section 3.33 of the EP&A Act with consideration of DPIE's (formerly DPE's) 'A Guide to Preparing Planning Proposals' (December 2018). Accordingly, the proposal is discussed in the following parts:

- Site Description
- Statutory Planning Framework
- Part 1 – A Statement of the Objectives and Intended Outcome
- Part 2 – Explanation of Provisions
- Part 3 – Justification
- Part 4 – Mapping
- Part 5 – Community Consultation
- Part 6 – Project timeline

## Site Description

The site the subject of this planning proposal is located at 146 Newbridge Road Moorebank, within the Liverpool Local Government Area (LGA). The legal description of the entire land within which the site situates is Lot 7 DP 1065574 (the land). The land is 22 ha and the site occupies approximately 0.41 ha, situated in the western corner of the land. The site has an existing elevated ground level that is similar in height to that of the adjoining R3 Medium Density Residential land and has an irregular shape.



*Figure 1: Aerial view of subject site (marked yellow)*



To the north of the site is the Moorebank Cove Residential Estate (subject to an existing development consent for subdivision under DA-24/2017, with subsequent DA's under assessment (DA-519/2017 and DA-758/2017)), Georges Cove Village (RZ-9/2017, prepared by EMM Consulting Pty Ltd, dated October 2017) and the proposed Flower Power mixed use development. The Georges Cove Marina is to the south of the site. The land is located adjacent to the Georges River to the east, Newbridge Road to the north and George's Fair residential estate to the west. Land to the east of Georges River is located within the Bankstown LGA and is characterised as expansive recreational open space. To the south of the land is the Wurrungwuri Reserve and the former EQ Riverside site is further south (being Lot 6 in DP 065574).

The land is currently used as an extractive industry; however, the available resource has nearly been depleted. The majority of the land (excepting the site) is proposed as a future marina development, known as the Georges Cove Marina development. A development application (DA-611/2018) was lodged with Council in July 2018 and is currently under assessment.



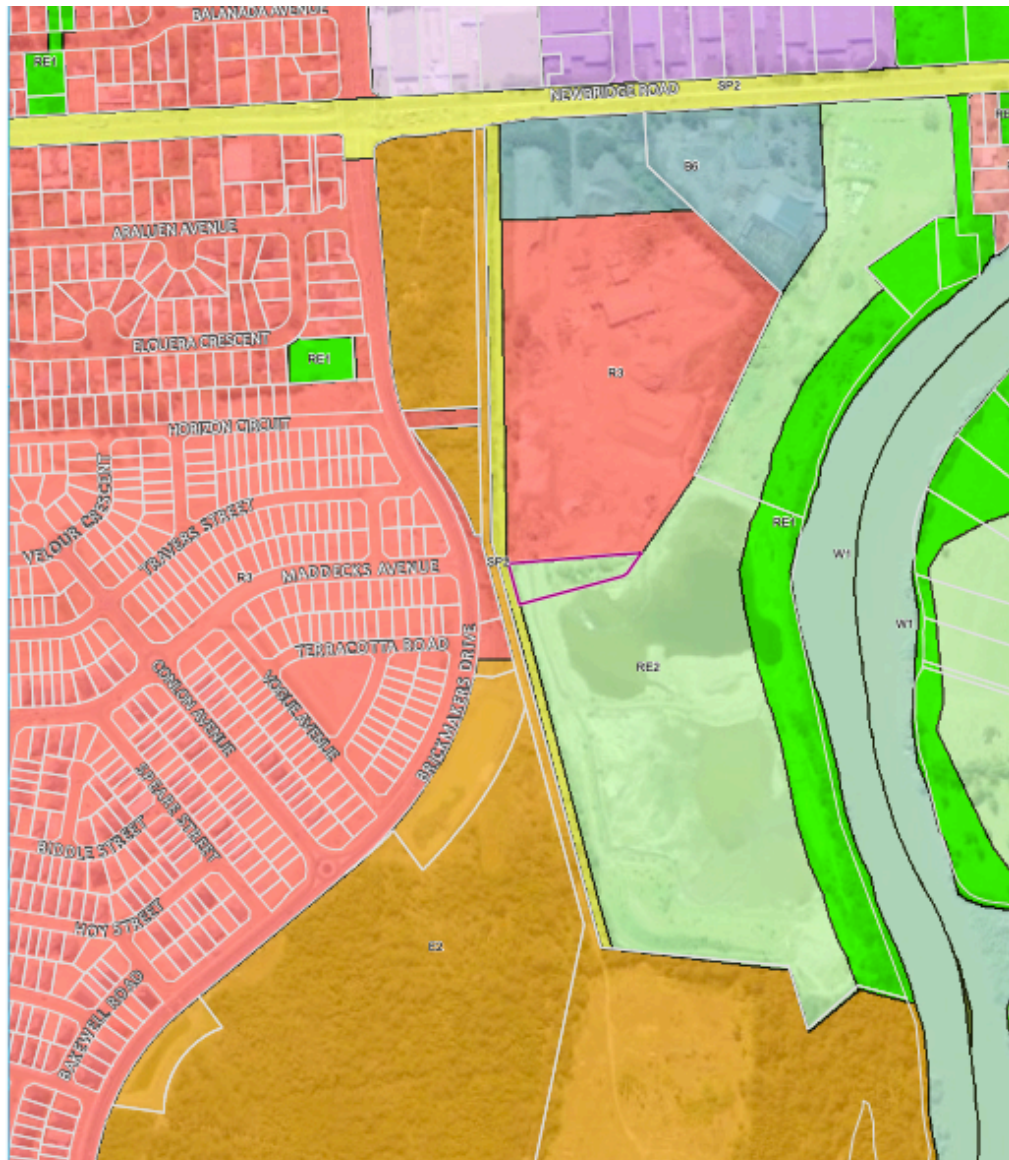
Figure 2: Locality map (site marked yellow)



# Statutory Planning Framework

## Liverpool Local Environmental Plan 2008

The subject portion of land is zoned RE2 – Private Recreation in accordance with the zoning map of the LLEP 2008 (refer to *Figure 3*).



Source: EMM (2019); DFSI (2017); DPE (2017)

### KEY

Site boundary	Existing zoning B1 Neighbourhood Centre	R3 Medium Density Residential
Cadastral boundary	B6 Enterprise Corridor	RE1 Public Recreation
	E2 Environmental Conservation	RE2 Private Recreation
	IN2 Light Industrial	RU4 Primary Production Small Lots
	IN3 Heavy Industrial	SP2 Infrastructure
	R2 Low Density Residential	W1 Natural Waterways

Figure 3: Existing land use zoning in the LLEP2008 (subject site marked in purple)

The objectives of the RE2 Private Recreation zone are:

- *To enable land to be used for private open space or recreational purposes;*
- *To provide a range of recreational settings and activities and compatible land uses;*
- *To protect and enhance the natural environment for recreational purposes; and*
- *To enable land uses that are compatible with, and complimentary to, recreational uses.*

The RE2 zone facilitates land uses related to private open space and recreational purposes. The planning proposal is inconsistent with the RE2 zone with regards to the proposed residential uses of the site.

The objectives of the R3 Medium Density Residential zone are:

- *To provide for the housing needs of the community within a medium density residential environment;*
- *to provide a variety of housing types within a medium density residential environment;*
- *to enable other land uses that provide facilities or services to meet the day to day needs of residents;*
- *to provide for a concentration of housing with access to services and facilities;*
- *to provide for a suitable visual transition between high-density residential areas and lower density areas; and*
- *to ensure that a high level of residential amenity is achieved and maintained.*

The intended future development (residential dwellings) for the site is consistent with the objectives of the R3 Medium Density Residential zone.

## **Delegation of plan making functions**

This planning proposal seeks to amend the Liverpool Local Environmental Plan 2008. As such, Council is seeking authority of plan making functions pursuant to Section 3.36 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act").

## **Part 1 – Objectives and Intended Outcomes**

The site has an existing elevated ground level that is similar in height to that of the adjoining R3 Medium Density Residential land. Further, its small surface area and irregular shape would discourage future uses on the site associated with the Georges Cove Marina site. Therefore, it is considered appropriate for the site to be rezoned to supplement the existing R3 zoned land.

The zone boundary adjustment will provide benefits to the locality by facilitating greater flexibility in the master planning and future subdivision of the R3 Medium Density Residential area and allow for nine additional residential allotments on the land which would otherwise remain unused. Furthermore, it would provide dwellings within close-proximity to public transport along Newbridge Road thereby promoting the achievement of broader Ecologically Sustainable Development (ESD) goals by providing greater opportunity for reductions in car use and trip generation. The conceptual subdivision layout for the site is shown in Figure 3.3.

## Part 2 – Explanation of provisions

The objectives of this planning proposal will be achieved through rezoning of the land identified in *Figure 1* and changes proposed to the associated development standards. Draft maps are provided in Part 4 of this report.

To facilitate the proposed changes, the following LLEP 2008 maps are to be amended:

### Land Zoning

- 4900\_COM\_LZN\_014\_020\_20170821

### Floor Space Ratio

- 4900\_COM\_FSR\_014\_020\_20180717

### Minimum Lot Size

- 4900\_COM\_LSZ\_014\_020\_20170821

### Height of Building

- 4900\_COM\_HOB\_014\_020\_20170821

## Part 3 – Justification

### Section A – Need for the planning proposal

#### *3.1 Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?*

The planning proposal is not a result of any strategic planning statement, strategic study or report however, the Liverpool Local Strategic Planning Statement identifies the Moorebank East precinct as an urban development investigation area. The proposed zone boundary adjustment is considered justified as it will utilise a small parcel of underused land for consistent land use purposes with adjoining residential land and provide sufficient land area to achieve the overall design merit of the Moorebank Cove Residential Estate.

#### *3.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The planning proposal is considered the best means of achieving the objectives and intended outcomes as indicated in Part 1 of this planning proposal. The site has an existing elevated ground level that is similar in height to that of the adjoining R3 Medium Density Residential land and has a small surface area and irregular shape which will discourage future uses on the site associated with the proposed Georges Cove Marina.

The zone boundary adjustment will provide benefits to the locality by facilitating greater flexibility in the master planning and future subdivision of the R3 Medium Density Residential area and allow for nine additional residential allotments on the land which would otherwise remain unused.

### Section B – Relationship to strategic planning framework.

DPIE's Planning Circular (PS 16-004) notes that a key factor in determining whether a proposal should proceed to Gateway determination should be its strategic merit and site specific merit. It is considered that the planning proposal meets these tests as outlined in the following sections.

#### *3.3 Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?*

##### *a. Strategic Merit*

The planning proposal is consistent with relevant regional, sub-regional or district plan or strategies. The most relevant State and District plans that guide the land use direction for the site, are

- Greater Sydney Regional Plan – A Metropolis of Three Cities (GSRP)
- Western City District Plan (WCDP)

#### Greater Sydney Regional Plan – A Metropolis of Three Cities (GSRP)

A Metropolis of Three Cities – The Greater Sydney Region Plan aims to rebalance growth and deliver its benefits more equally and equitably to residents across Greater Sydney. The plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.

The site is located within the Liverpool LGA, part of the Western Parkland City, where the future population of Greater Sydney is projected to grow over the next 40 years. The vision for the Western Parkland City is to be achieved by providing infrastructure and employment opportunities; development of a liveable and connected community through urban renewal; delivery of a 30-minute productive city and provision of a sustainable parkland setting. Of relevance, the planning proposal contributes to the Western Parkland City vision by providing housing in proximity to jobs, essential services and transport.

#### Western City District Plan (WCDP)

Objective 23 The aim of the Western City District Plan is to translate the vision of The Greater Sydney Region Plan to the local level. The site is within the area covered by the Western City District Plan.

The Western City District Plan provides planning priorities to guide the sustainable growth of Western City over the next 20 to 40 years. The District's population is expected to grow by around 464,000 (between 2016 and 2036), and households in Liverpool LGA are expected to grow by 91%. In support of this, the overarching planning priorities to maintain and enhance liveability include:

- W3 – providing services and social infrastructure to meet people's changing needs;
- W4 – fostering healthy, creative, culturally rich and socially connected communities;
- W5 – providing housing supply, choice and affordability, with access to jobs, services and public transport; and
- W6 – creating and renewing great places and local centres and respecting the District's heritage.

The planning proposal meets Objective 10 'greater housing supply' of the Western City District Plan as it would provide for a greater number of housing supply on land which would otherwise be underutilised. The land directly north of the site is currently zoned as R3 Medium Density Residential. The planning proposal is, therefore, proposing a consistent land use to the neighbouring zone. The zone boundary adjustment would allow an additional nine residential allotments to be built, which contributes to providing increased housing supply in the Liverpool LGA and the wider Western City District. The planning proposal is, therefore, consistent with this objective.

#### Local Strategy

Assessment of the proposal with regards to the Local Strategic Planning Statement (LSPS) is detailed in Section 3.4.

#### **b. Site Specific Merit**

In addition to meeting at least one of the strategic merit criteria, a Planning proposal is required to demonstrate site-specific merit against the following criteria in Table 2 below.



Table 1 - Site Specific Merit

Criteria	Planning Proposal Response
<i>Does the planning proposal have site specific merit with regard to: the natural environment (including known significant environmental values, resources or hazards)?</i>	Yes. Technical documentation has been submitted to address flooding, bushfire and noise affectation. These aspects are further addressed in section 3.8 of this report.
<i>The existing uses, approved uses and likely future uses of land in the vicinity of the land subject to a proposal?</i>	Yes. The planning proposal has been informed by the LSPS which identifies the site as being within an urban investigation area. Accordingly, the proposed zone boundary adjustment will facilitate future urban development on the site.
<i>The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision?</i>	Yes. Development consent has been issued for residential development within the immediate vicinity of the site. Accordingly, new infrastructure provisions will be available to accommodate the demands from residential development, including water, sewer and traffic management facilities.

*3.4 Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?*

Liverpool Local Strategic Planning Statement (LSPS)

The Local Strategic Planning Statement (LSPS) is Council's long-term plan to shape Liverpool's future which will help guide the development of Liverpool's suburbs and balance the need for housing, jobs and services as well as parks, open spaces and the natural environment. It identifies the Moorebank East precinct as an urban development investigation area on the Structure Plan map (page 20).

Local Planning Priority 7, under the Liveability goal of the LSPS, includes the planning priority: *'Housing choice for different needs, with density focused in the City Centre and centres well serviced by public transport.'* The planning proposal would support additional housing choice. The planning proposal would deliver approximately 9 detached dwellings in a low density setting which would assist in meeting Liverpool City Council's five-year housing supply target.

*3.5 Is the planning proposal consistent with applicable State Environmental Planning Policies?*

Several State Environmental Planning Policies apply to the land. The consistency of the planning proposal with pertinent SEPPs has been provided in *Table 2* below. SEPPs which the planning proposal will not

materially impact nor undermine, where it is deemed that the planning proposal is consistent or not inconsistent with the SEPP objectives are omitted from *Table 3*.

*Table 2 – Consistency with State Environmental Planning Policies*

<b>State Environmental Planning Policy</b>	<b>Comment / Consistency</b>
<i>SEPP (Infrastructure) 2007</i>	<p>The planning proposal is supported by a Transport Planning Assessment Report, prepared by EMM (Appendix C). The report identifies that the cumulative development of the planning proposal, along with the surrounding proposed, approved and completed projects will generate additional traffic in the Moorebank East area. The additional traffic will have an impact on intersection performance and result in vehicle delays during the morning and afternoon peak hour. However, the delays are considered acceptable and no additional upgrades are required.</p> <p>The planning proposal is, therefore, consistent with this policy.</p>
<i>SEPP No. 55 Remediation of Land</i>	<p>The aim of this policy is to ensure the appropriate management and remediation of contaminated land. Contamination can be further addressed, and mitigation measures implemented for any future development, at the DA stage, in accordance with the provisions of clause 7 of the SEPP.</p>
<i>Greater Metropolitan Regional Environmental Plan No 2— Georges River Catchment</i>	<p>The planning proposal is unlikely to affect the objectives within this policy, or the environmental health and quality of the Georges River Catchment.</p>

### 3.6 *Is the planning proposal consistent with applicable Ministerial Directions (Section 9.1 directions)?*

*Table 3 - Ministerial Directions Compliance*

<b>Ministerial Direction</b>	<b>Justification</b>
2.6 Remediation of Contaminated Land	<p>This planning proposal is supported by a preliminary site investigation report, prepared by Douglas Partners (Appendix A). Previous investigations have been undertaken as part of the Remediation Action Plan (RAP). The site is currently subject to a Statutory Site Audit by an NSW EPA accredited site auditor under the <i>NSW Contaminated Land Management Act 1997</i> as part of the remediation works. The report concludes that due to the remediation strategy previously proposed and subject to validation under the existing RAP, it is considered the small parcel of land proposed for zone boundary adjustment will be suitable for rezoning from RE2 to R3 Medium Density Residential.</p> <p>Contamination can be further addressed, and mitigation measures implemented for any future development, at the DA stage.</p>

3.1 Residential Zones	The planning proposal facilitates the redevelopment of the site and aims to deliver new and additional housing and diversify the local housing type within Moorebank. The site is within an existing urban area with a variety of infrastructure already established within the broader area including a public primary school; a public high school; a medical centre; a shopping centre; a library; a community room and two open space areas. As the planning proposal applies to land in an urban area, it does not consume land at the urban fringe.
4.1 Acid sulfate soils	The site is mapped as Class 2 land on the LLEP Acid Sulfate Soils Map. Acid sulphate soils on Class 2 land are likely to be present below the ground surface. As no ground disturbance is proposed as part of the zone boundary adjustment, an assessment of acid sulfate soils is not considered to be required for this planning proposal.  Further, it is considered that this is unlikely to be an impediment to future residential development of the site and that acid sulfate soil impacts can be satisfactorily addressed at the development application stage.
4.3 Flood prone land	The site is mapped as flood prone land on the LLEP Flood Planning Area Map. This planning proposal is supported by a Flood Impact Assessment, prepared by Cardno (Appendix D).  The Flood Impact Assessment concludes that the zone boundary adjustment would have no adverse impacts on water levels at any location in the floodplain in comparison to the benchmark conditions and does not pose a scour risk.
4.4 Planning for Bushfire Protection	The site is not identified as bushfire prone land on the LLEP, however, part of the land to the west of the site is identified as a vegetation buffer zone.  This planning proposal is supported by a Bushfire Assessment Report, prepared by BlackAsh Bushfire Consulting (Appendix E). The report concludes that appropriate bushfire protection measures can be achieved to support the zone boundary adjustment.
6.1 Approval and Referral Requirements	The planning proposal does not contain provisions requiring additional concurrence, consultation or referral to a Minister or public authority.
7.1 Implementation of A Plan for Growing Sydney	Consistency with Greater Sydney Region Plan - A Metropolis of Three Cities is demonstrated in Section 3.3 of this report.

## Section C – Environmental, social, and economic impact

### *3.7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The planning proposal is supported by a Biodiversity Assessment, prepared by Biosis (Appendix C). The assessment concluded that the planning proposal and any future residential development will not result in any ecological impacts as the site is currently highly disturbed and devoid of native vegetation and fauna

habitat features. Therefore, critical habitat or threatened species, populations or ecological communities, or their habitats, will not be adversely affected as a result of the zone boundary adjustment.

### *3.8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

The zone boundary adjustment is not expected to have any material environmental effects. Any other environmental effects associated with development on the land proposed for zone boundary adjustment will be assessed as part of the application and community consultation for the residential development of this land. Development on the site will be guided by a master plan specifying building design, siting, materials and landscaping standards.

The likely environmental effects of the zone boundary adjustment and any proposed management measures are set out as follows:

#### *Traffic and transport*

A Traffic Impact Assessment (Appendix C) has been prepared for the planning proposal which identifies that the cumulative development of the planning proposal, along with the surrounding proposed, approved and completed projects will generate additional traffic in the Moorebank East area. However, the additional traffic is not expected to result in any adverse traffic effects on the local road network. Both levels of service at intersection and overall road safety will remain unchanged under a cumulative situation arising from all existing planning development in the locality. A detailed traffic investigation will accompany any future development application relating to the residential subdivision of the site.

#### *Drainage and flooding*

A Flood Impact Assessment prepared by Cardno (Appendix D) concludes the zone boundary adjustment would have no adverse impacts on water levels at any location in the floodplain in comparison to the benchmark conditions and does not pose a scour risk. There are no drainage constraints on the site and, therefore, it will be possible to design future residential allotments to meet the Council's normal stormwater design requirements and also to protect water quality in the Georges River.

#### *Bushfire*

A Bushfire Assessment Report (Appendix E) has been prepared for the planning proposal which concludes that appropriate bushfire protection measures can be achieved to support the zone boundary adjustment. Appropriate bushfire protection measures include asset protection zones, electricity transmission lines to be kept underground, fire hydrants that comply with AS2419.1, non-combustible cladding used on the external façade of the buildings, gas services that comply with AS/NZS 1596:2008, and the property access road to be constructed in accordance to *Planning for Bush Fire Protection 2006*.

#### *Noise*

An Acoustics Study (Appendix F) has been prepared to address potential industrial noise impacts on the proposed Moorebank Cove Residential Estate from the Moorebank Recycling Facility (if constructed), located south of the proposed Georges Cove Marina site. As the Georges Cove Marina site provides significant acoustic shielding, the remaining issues are potential truck movements from the Moorebank Recycling Facility and its impact on the future Moorebank Cove Residential Estate, and future operational noise from the marina activities. The study concludes these noise sources would not result in exceedances of relevant noise criteria at the future Moorebank Cove Residential Estate, which includes the site.

## *Heritage*

An Aboriginal and historic due diligence report (Appendix G) has been prepared which concludes that background research and a field inspection did not find evidence of either Aboriginal sites or historical sites on the site. Further, the land had previously undergone a high level of disturbance through extensive quarrying activities that would have removed Aboriginal sites, if they existed. Therefore, there is no Aboriginal cultural heritage nor historical heritage constraints to the zone boundary adjustment.

### *3.9 Has the planning proposal adequately addressed any social and economic effects?*

The planning proposal is expected to result in positive social and economic impacts by enabling the land to provide residential development.

The submitted Social Impact Assessment (Appendix H) indicates that additional public community facilities will not be required for the subject proposal. Accordingly, the proposal for 9 dwellings is unlikely to generate any adverse social impacts as it will be consistent with the proposed development in the immediate vicinity.

The proposal would facilitate a positive economic impact in the locality through the capital investment value of the future residential development, the creation of construction jobs, and the reinforcement of patronage to local retail businesses and services through an increase in residential population.

## **Section D – State and Commonwealth interests**

### *3.10 Is there adequate public infrastructure for the planning proposal?*

There is a reasonable amount of public infrastructure to support the planning proposal, including a public primary school; a public high school; a medical centre; a shopping centre; a library; a community room; two open space areas (within 800m); and planned access to 2ha of foreshore open space. Additionally, the existing VPA for 146 Newbridge Road will deliver 39,350sqm of waterfront public open space, including pedestrian and cycle ways that will enhance local access to recreational activities.

### *3.11 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?*

As a part of the Gateway Determination, the relevant public authorities will be identified who are to be consulted in relation to the planning proposal. The referral advice provided by the public authorities will be considered, following consultation in the public exhibition period.

The following government agencies, or utility owners, have been identified as potentially interested parties for reasons given below:

- NSW Rural Fire Service: the subject site contains bushfire prone land.
- Sydney Water: the site is currently used for extractive uses and will require water and sewer services to be developed and connected with reticulated water and sewer services.



## Part 4 – Mapping

The existing and the proposed changes to the LLEP 2008 are shown in the maps below.

### Land Use Zoning Maps



Figure 4: Existing land use zoning map for the subject site



Figure 5: Proposed land use zoning map for the subject site

### Floor Space Ratio Maps



Figure 6: Existing floor space ratio map for the subject site



Figure 7: Proposed floor space ratio map for the subject site

## Minimum Lot Size Maps

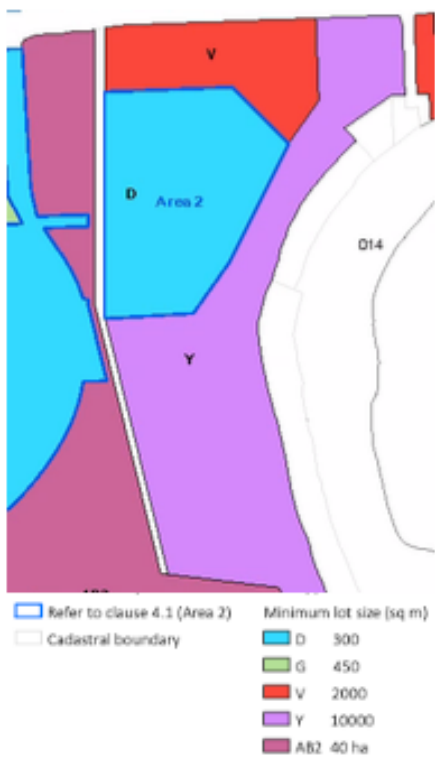


Figure 8: Existing minimum lot size map for the subject site

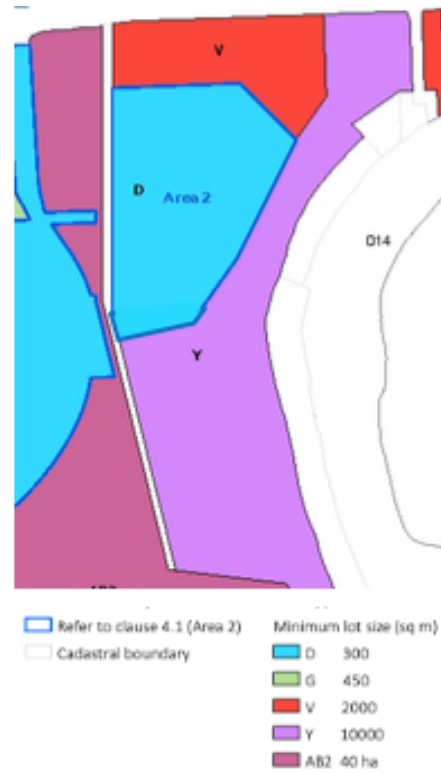


Figure 9: Proposed minimum lot size map for the subject site

## Height of Building Maps

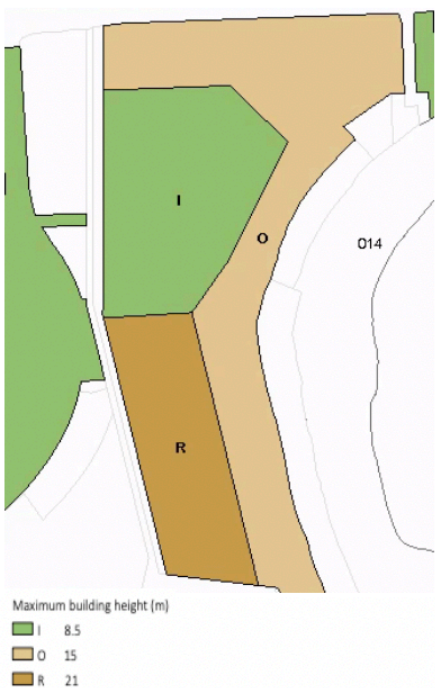


Figure 10: Existing height of building map for the subject site



Figure 11: Proposed height of building map for the subject site

## Part 5 – Community Consultation

Schedule 1, Clause 4 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the Gateway determination. The planning proposal will be publicly exhibited for at least 14 days in accordance with DPIE’s A Guide to Preparing Local Environmental Plans. The planning proposal exhibition will also be carried out in accordance with Council’s Community Participation Plan.

At a minimum, the notification of the public exhibition of the Planning proposal is expected to involve:

- Notification on the Liverpool City Council website

## Part 6 – Project Timeline

An anticipated project timeline is shown in **Error! Reference source not found.6.**

*Table 4 – Anticipated Project Timeline*

<b>Timeframe</b>	<b>Action</b>
June 2020	Presented at the Local Planning Panel meeting
July 2020	Presented to Liverpool City Council
August 2020	Submission of Planning Proposal to DPIE
October 2020	Gateway Determination issued
October 2020 – November 2020	State agency consultation
November 2020 – December 2020	Community consultation
December 2020- January 2021	Consideration of submissions and proposal post-exhibition
February 2021	Post-exhibition report to Council
March 2021	Legal drafting and making of the plan

## Appendices

- A. Preliminary Site Investigation
- B. Biodiversity Assessment
- C. Transport Planning Impact Assessment
- D. Flood Impact Assessment
- E. Bushfire Assessment Report
- F. Acoustic Study
- G. Aboriginal and Historic Due Diligence Report
- H. Social Impact Assessment