

ATTACHMENT BOOKLET

ORDINARY COUNCIL MEETING
25 MARCH 2026

BOOK 2

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DRAFT WOODWARD PARK MASTER PLAN

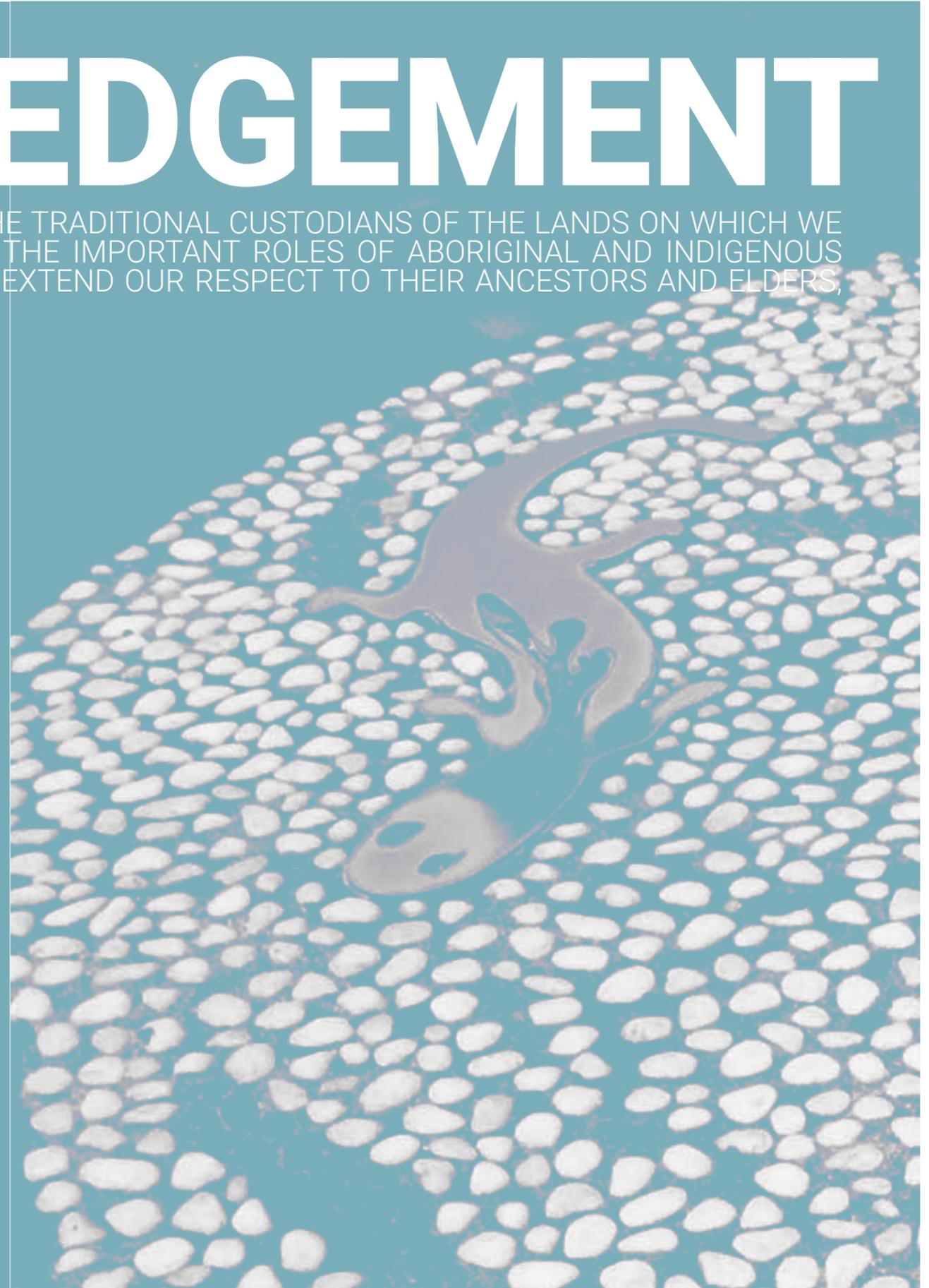
DISCUSSION

FEBRUARY, 2026



ACKNOWLEDGEMENT OF COUNTRY

COMPLETE URBAN (CU) ACKNOWLEDGES THE TRADITIONAL CUSTODIANS OF THE LANDS ON WHICH WE LIVE, WORK AND DESIGN, AND RECOGNISE THE IMPORTANT ROLES OF ABORIGINAL AND INDIGENOUS PEOPLE WHEN WORKING ON COUNTRY. WE EXTEND OUR RESPECT TO THEIR ANCESTORS AND ELDERS, PAST, PRESENT AND EMERGING.



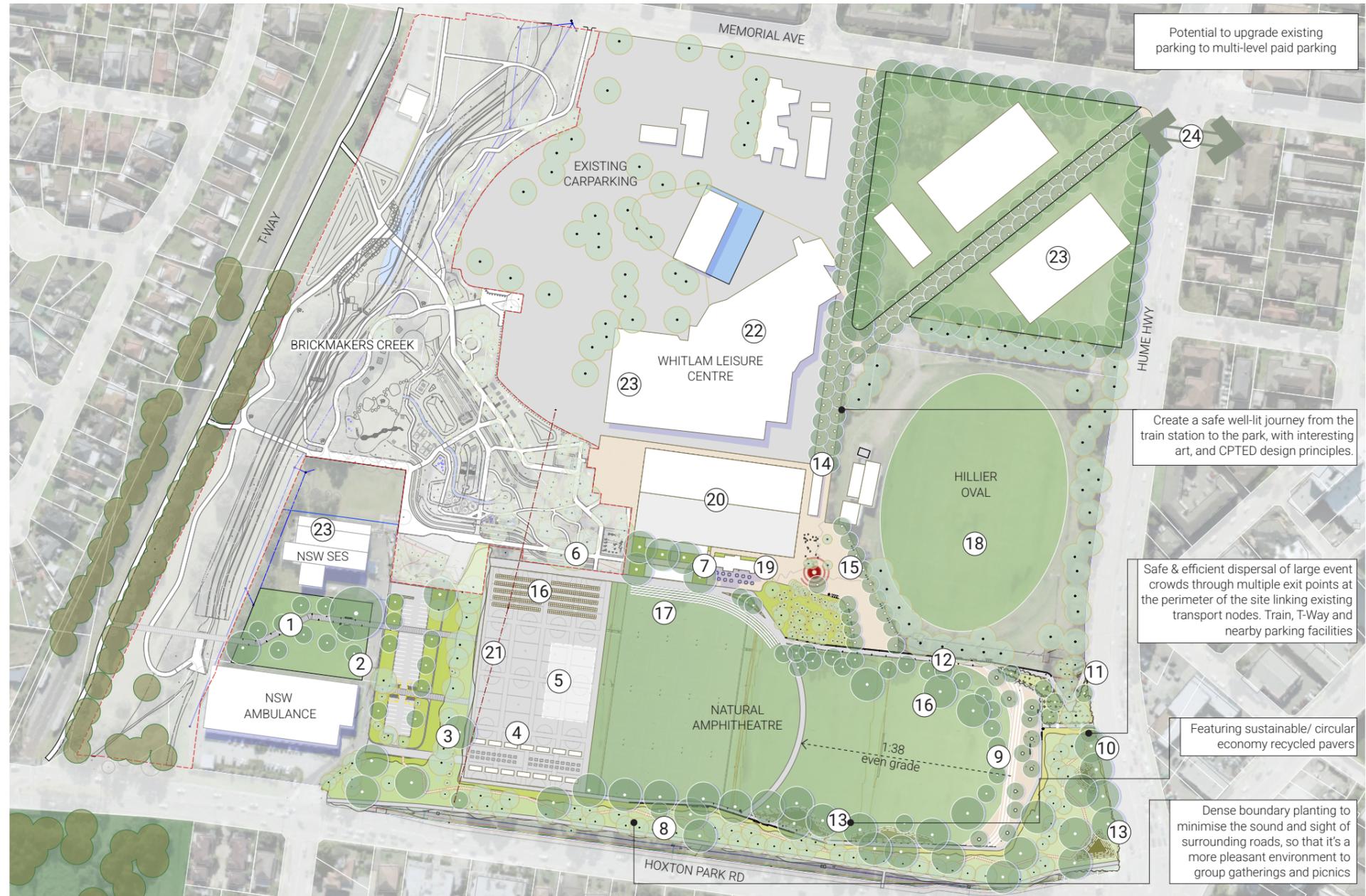
2
**THE
MASTERPLAN**

PART C

KEY

1. Connection to T-Way stop 'Wetland Walk'
2. Upgraded car park
3. Rain garden
4. Loading zone bump/in zone
5. Potential location for stage
6. Connections to play/fitness and Brickmakers Creek
7. Upgraded amenities buildings
8. Cumberland Plain Woodland Walk
9. Edge treatment with seating, bicycle parking, bins etc
10. Stair connection
11. Accessible share path
12. Walking/run/cycle paths covering the perimeter of the site
13. Buffer mounding*
14. Entrance pavilion/gateway structure**
15. Public square with public artwork, trees new lighting & seating
16. Indicative portable toilet locations showing 500 for 30,000 visitors
17. Bleacher seating
18. Potential upgrade to Hillier Oval (modular stadium and synthetic oval)
19. Fixed Café outlets
20. Covered outdoor multi purpose pavilion
21. Overhead power lines (as per survey data available)
22. Potential to upgrade Whitlam Leisure Centre into a contemporary recreation and aquatic centre.
23. Potential to increase the residential/commercial density throughout the precinct through future development
24. Potential pedestrian bridge for safe movement between the station & Woodward Park

* using excess soil from cut & fill
** could be a temporary structure or a permanent landmark



- | | | | |
|----------------|----------------------|---------------------|------|
| Existing Trees | Concrete Unit Pavers | Decomposed Granite | Lawn |
| Proposed Trees | Concrete Path | Understory Planting | |

Potential to upgrade existing parking to multi-level paid parking

Create a safe well-lit journey from the train station to the park, with interesting art, and CPTED design principles.

Safe & efficient dispersal of large event crowds through multiple exit points at the perimeter of the site linking existing transport nodes. Train, T-Way and nearby parking facilities

Featuring sustainable/ circular economy recycled pavers

Dense boundary planting to minimise the sound and sight of surrounding roads, so that it's a more pleasant environment to group gatherings and picnics

SCALE: 1:1200 @ A1

DETAIL PLAN WESTERN EDGE

The arrival experience from the T-Way bus stop, crossing Brickmakers Creek and moving through the upgraded carpark, is enhanced by a continuous accessible pathway framed by tree planting and an understory of native grasses. The creek's landscape character is extended into the edges of Woodward Park, while integrated WSUD treatments ensure stormwater from the carpark is filtered prior to entering the broader water network.

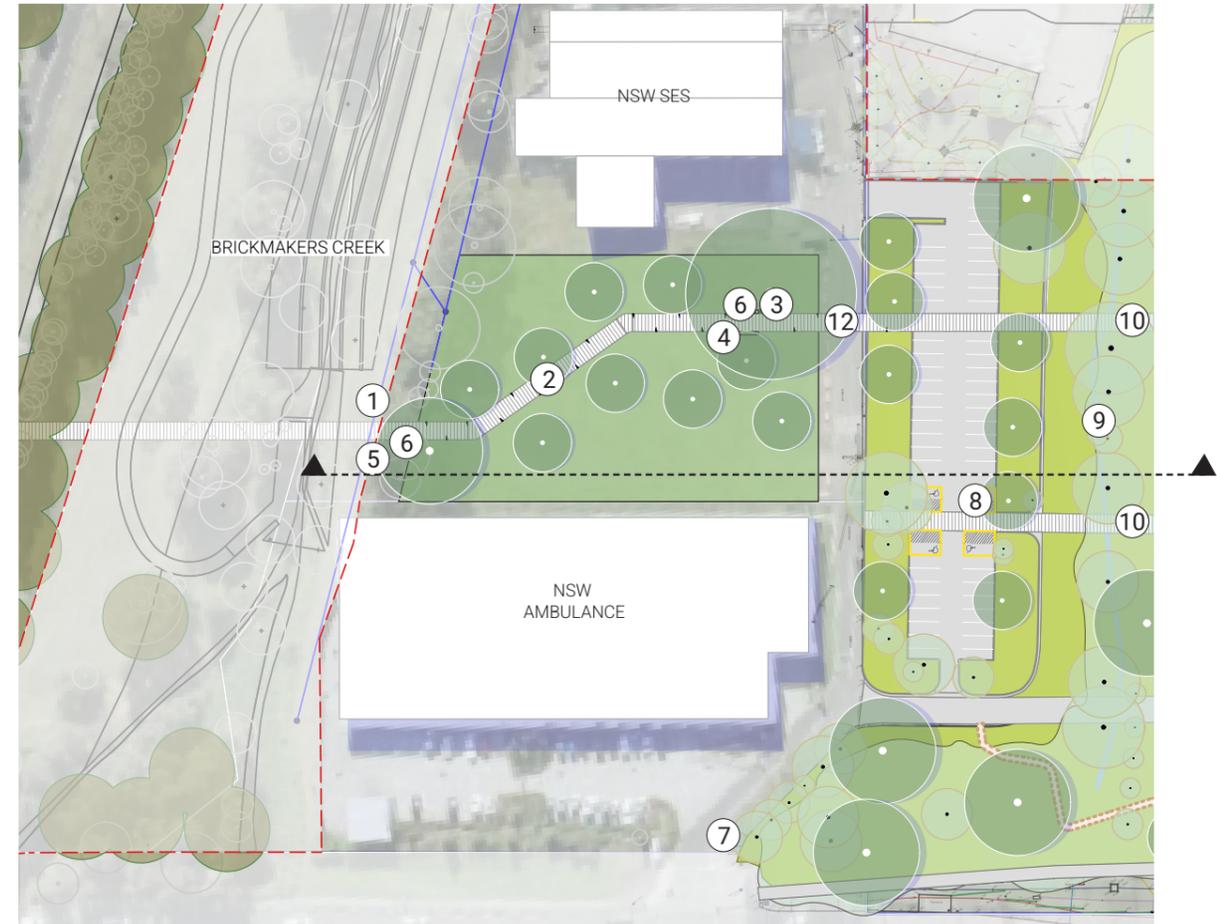
New plantings provide shade and cooling, creating a comfortable and welcoming sequence for visitors. Additional accessible parking spaces are also provided in this key arrival area.

From this entry point, visitors can move directly into the heart of the upgraded Woodward Park amphitheatre via a generous, fully accessible perimeter path network.



WHAT THIS SPACE PROVIDES

- A shaded, comfortable and accessible arrival sequence
- Integrated environmental benefits
- Direct, accessible connection into the amphitheatre



KEY

- | | |
|---|--|
| 1. Wayfinding | 7. Carpark entry/exit |
| 2. Lighting along path | 8. Accessible carparking |
| 3. Rubbish Bins | 9. Vegetated swale |
| 4. Drinking Fountain | 10. Precast concrete bridge over swale |
| 5. Bicycle Parking | |
| 6. Seating with back & armrest
- every 60m along accessible routes | |

DETAIL PLAN THE AMPHITHEATRE

The primary event space within Woodward Park is the expansive amphitheatre, which leverages the site's generous open areas to accommodate a wide range of event types and scales. The design enables efficient access for event staging, back-of-house operations, emergency vehicles, and essential temporary infrastructure, such as portable amenities.

With a strong emphasis on flexibility, this outdoor venue has the capacity to attract visitors from both the local community and the broader metropolitan area.

The site is well-supported by surrounding transport options, including train, bus, and active transport connections, and benefits from access to more than XXXX parking spaces within a comfortable walking distance.

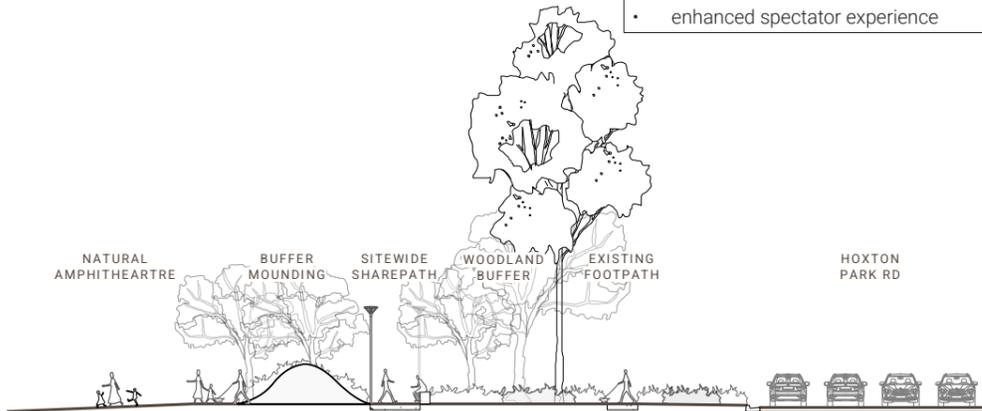
The proposal also introduces new bleacher seating, enhancing the sense of enclosure and providing a more defined and formalised event setting.

Mounding, potentially using excess fill from regrading further enhances the sense of protection and enclosure.



WHAT THIS SPACE PROVIDES

- A flexible, large-scale outdoor event venue
- strong visitor accessibility
- enhanced spectator experience



KEY

- | | |
|------------------------|--------------------------------|
| 1. Wayfinding | 7. The amphitheatre |
| 2. Lighting along path | 8. Vegetated mound |
| 3. Rubbish Bins | 9. Woodland walk |
| 4. Drinking Fountain | 10. Existing netball hardstand |
| 5. Bicycle Parking | |
| 6. Bleacher seating | |

DETAIL PLAN EASTERN EDGE

The structure and formality introduced within the park are continued along its western edge, where dual pedestrian entries provide a comfortable and welcoming arrival experience. This edge is defined by increased canopy cover and dense planting, designed to enhance amenity while assisting with sound attenuation from the adjacent Hume Highway and Hoxton Park Road.

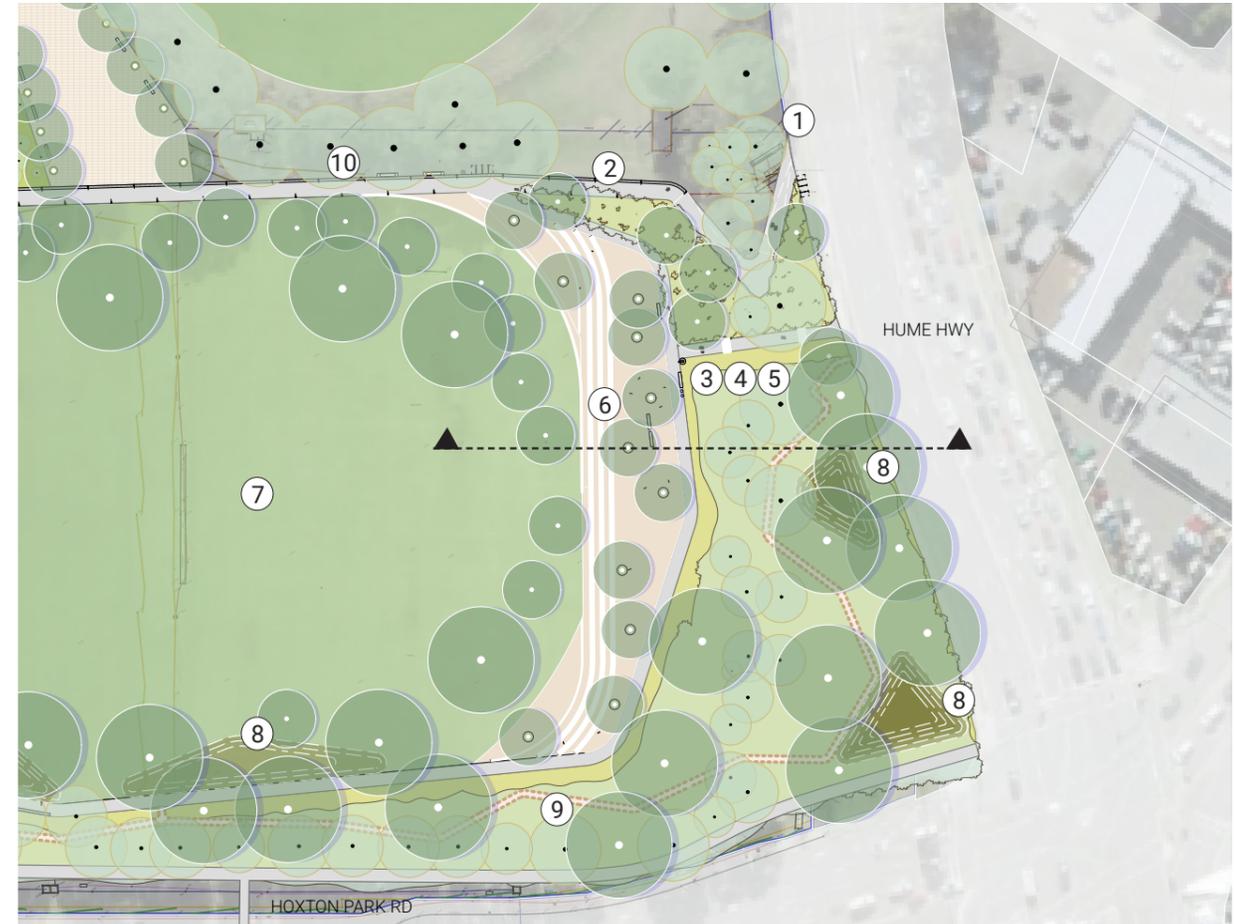
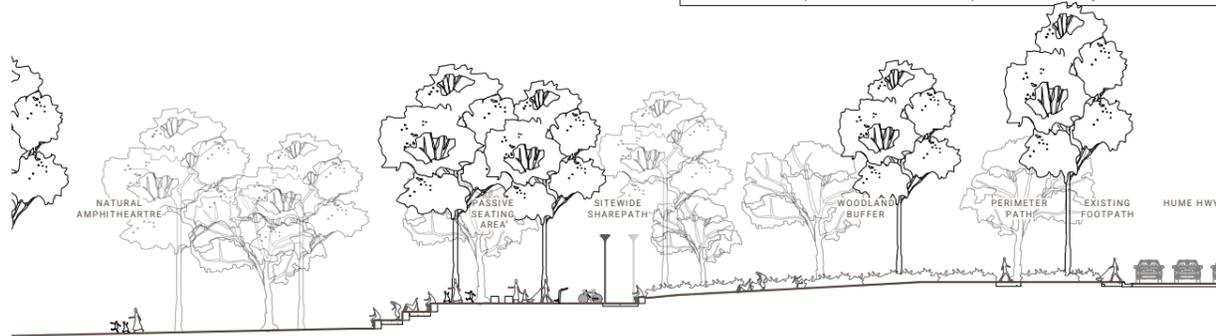
Visitors entering from the Hume Highway transition quickly from the noise and harsh conditions of the roadway to generous shared paths that lead directly into the core of Woodward Park.

Landform mounding is strategically used along this boundary to further buffer traffic noise and create a more immersive park experience. An informal seating area, positioned beneath a loosely arranged grove of trees, offers a place for rest and gathering while supporting looped exercise routes and nearby fixed fitness equipment.



WHAT THIS SPACE PROVIDES

- a welcoming, shaded arrival experience
- a buffered, immersive park edge
- informal places for active or passive activity



KEY

- | | |
|------------------------|--|
| 1. Wayfinding | 7. The amphitheatre |
| 2. Lighting along path | 8. Vegetated mound |
| 3. Rubbish Bins | 9. Woodland walk |
| 4. Drinking Fountain | 10. Seating with back & armrest
- every 60m along accessible routes |
| 5. Bicycle Parking | |
| 6. Bleacher seating | |



DETAIL PLAN CENTRAL PLAZA

The central plaza is envisioned as a vibrant and welcoming civic space that serves as a key meeting point within Woodward Park. Anchored by a significant public artwork, the plaza will offer a cohesive arrangement of seating areas, shade trees, and a striking entry pavilion that collectively create a comfortable and engaging environment for visitors. The design emphasises flexibility, ensuring the space can support both everyday use and a diverse range of community focused activities.

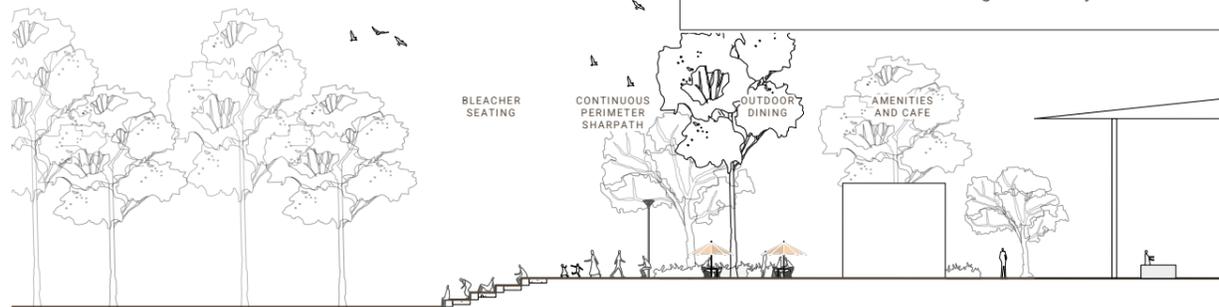
A major feature of the plaza is a large outdoor covered structure that enhances its capacity for year round programming. This versatile space is designed to accommodate a variety of uses, including weekend farmers markets, community fairs, exhibitions, workshops, and small scale performances. Its open, adaptable layout allows for seamless transitions between functions, supporting both formal events and informal gatherings.

Overall, the central plaza will act as a social and cultural hub, fostering community interaction, enhancing the visitor experience, and reinforcing the park's role as a dynamic and inclusive urban destination.



WHAT THIS SPACE PROVIDES

- Vibrant plaza with public art, seating, shade, and an entry pavilion.
- Covered structure for year-round events and community activities.
- Acts as a social hub enhancing community connection.



KEY

- | | |
|------------------------|---|
| 1. Wayfinding | 7. The amphitheatre |
| 2. Lighting along path | 8. Seating with back and armrest
- every 60m along accessible routes |
| 3. Rubbish Bins | 9. Public art/sculpture |
| 4. Drinking Fountain | 10. Covered outdoor multi purpose pavilion |
| 5. Bicycle Parking | 11. Upgraded amenities and fixed café outlets |
| 6. Bleacher seating | 12. Directional/wayfinding paving patterns |



AT WOODWARD PARK



Community Engagement Report Woodward Park Draft Master Plan

5 March 2026

1. BACKGROUND

1.1 About Woodward Park

Woodward Park is a 28-hectare Crown reserve adjoining the Liverpool city centre and is identified by Council as a key site for sport, recreation and major events.

It comprises the Whitlam Leisure Centre, Hillier Oval, netball courts and a range of community and sporting facilities.

Since 2021, Council has considered a long-term vision for the park as a vibrant lifestyle precinct with new leisure, events, community and sports facilities under the Woodward Place Master Plan.

Part of that vision has progressed following the endorsement of the [Brickmakers Creek Woodward Park project](#) (funded under the Western Sydney Infrastructure Grants Program) which will revitalise and naturalise the section of Brickmakers Creek running through Woodward Park.

Given the Brickmaker's Creek project is now in detailed design phase, Council is revisiting the overall vision for Woodward Park through this new 2025 Draft Master Plan.

1.2 Draft Master Plan

Council has prepared a Draft Master Plan for Woodward Park, Liverpool to help guide the future vision and planning of the site.

The Draft Master Plan aims to better integrate existing facilities, improve access and movement, enhance open spaces, and support future community and sporting needs as Liverpool continues to grow.

Key features proposed:

- A large multifunctional event space, including a proposed stage location with a capacity of approximately 30,000 people. This will leverage the park's size, relatively undeveloped character and proximity to the Liverpool CBD and public transport as well as Council's designation as a [special entertainment precinct](#);
- Direct, wide pathways to safely move large event crowds to and from Liverpool Station, surrounding car parks and bus routes, while incorporating high quality lighting for safe night-time use;
- Integrates green and blue infrastructure, including tree canopy expansion, indigenous planting, water-sensitive urban design and dense edge planting to buffer traffic noise and improve the microclimate;
- Provides for supporting park infrastructure – including covered outdoor multipurpose pavilion, public art, toilets, café / food and beverage opportunities, picnic facilities, bike paths and bike parking, so the park functions both as a destination events space and a local park for everyday use;
- Embeds Connection to Country, including opportunities for Aboriginal language, art and storytelling integrated into wayfinding and landscape design;
- Anticipates relocation of the existing netball facilities to a more suitable, purpose built facility elsewhere in the LGA, freeing up central parkland for the event and entertainment functions while ensuring netball users are not disadvantaged;
- Potential upgrade to Hillier Oval (modular stadium and synthetic oval);
- Potential to upgrade Whitlam Leisure Centre into a contemporary recreation and aquatic centre;

- Potential to increase the residential/commercial density throughout the precinct through future development;
- Guided by design objectives: 1. Cool and Climate-Responsive; 2. Green and Ecological; 3. Safe and Accessible.

1.3 Public Exhibition and Community Engagement

At the Council Meeting of 10 December 2025, Council endorsed the draft Master Plan to be placed on public exhibition and for community engagement to be carried out with community and key stakeholders.

2. PUBLIC EXHIBITION AND COMMUNITY ENGAGEMENT

2.1 Exhibition Period

Following the Council Meeting of 10 December, the Draft Master Plan was originally placed on Council's Liverpool Listens website for public viewing and comment from 15 December 2025.

[Draft Woodward Park Master Plan | Liverpool Listens](#)

Given the community engagement exclusion period between 20 December 2025 and 10 January 2026, a proactive engagement campaign began from mid-January 2025 to communicate the plan to the broader community, stakeholders and call for feedback.

The exhibition period closed 28 February 2026, accepting submissions and survey responses up until 9am Monday 2 March.

2.2 Methods of Feedback

Community members and key stakeholders were encouraged to provide feedback via one of three ways:

1. Written submission - by email and/or post
2. An online survey - hosted on [Liverpool Listens](#). Available to complete in English, Arabic, Vietnamese and Hindi
3. Talking to engagement staff in person at a variety of community events and dedicated information sessions

2.3 Engagement Methods and Communication/Promotion

During the exhibition period, community members and key stakeholders were encouraged to provide feedback through the below engagement methods and promotion:

2.3.1 In-person engagement stalls/information sessions at:

Powerhouse Growers and Artisan Market
Liverpool Powerhouse, Casula
Saturday 24 January 2026
8am – 1pm

Australia Day
Woodward Park, Liverpool
Monday 26 January 2026
5pm – 10pm

Community Pop-Up
Ed. Square
Thursday 5 February 2026
10am – 1pm

Family Fun Day
Stante Reserve, Middleton Grange
Saturday 7 February 2026
3pm – 7pm

Whitlam Centre Drop-In Session
Whitlam Leisure Centre, 90A Memorial Avenue, Liverpool
Wednesday 11 February 2026
4pm – 6pm

This activity provided engagement staff the opportunity to chat in person with a broad range of community members across a variety of locations in the LGA. Plans were displayed on large corflute signage, survey and other feedback was encouraged through incentive prizes, and children's colouring activity was used as an engagement method at relevant events. Images 1-2 show photos of community engagement activity. Images 3-5 show artists impressions displayed at community engagement events.

Images 1 to 2 – In-person Community Engagement activity



Image 3 - plans and artists impressions displayed at community engagement events



Image 4 - plans and artists impressions displayed at community engagement events

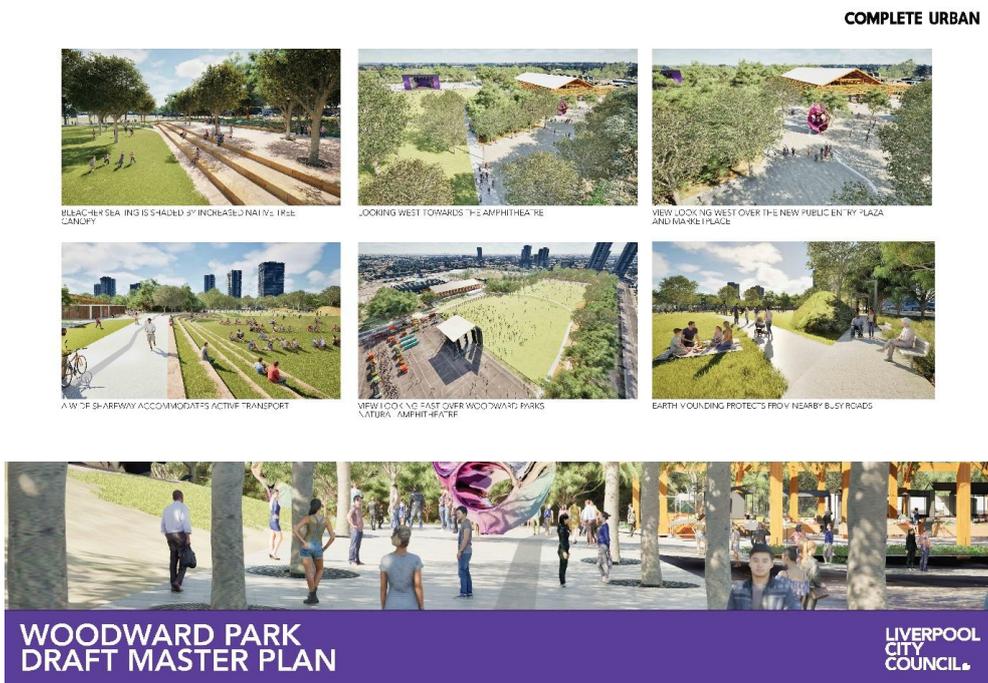


Image 5 - plans and artists impressions displayed at community engagement events



2.3.2 Targeted Engagement/Communication – letters and follow up calls

Key tenants, park users, community groups, event hosts and adjacent businesses of Woodward Park were contacted via letter (email) to notify them of the Draft Master Plan and encourage their feedback.

Stakeholders received follow up calls to ensure they had received the information, and also gave engagement staff an opportunity to discuss the project, answer questions and note any immediate feedback or questions from stakeholders.

Stakeholders contacted include:

- Girl Guides
- Bollywood Dance Company
- Grace of God Community Church
- International Wing Chung Academy
- Islamic Charity Projects Association (ICPA)
- Liverpool City Brass Band
- Meals on Wheels
- Praise and Worship Christian Mission Church Inc
- Australian Macedonian Community Pensioners Incorporated
- Macedonian Pensioners VARDAR
- Belgravia/Whitlam Leisure
- Liverpool City Netball Association

- Gandangara Local Aboriginal Land Council
- All Saints JRLFC
- Autism Advisory and Support Service
- Fiji Day
- Eid Festival
- All Saints Catholic College
- All Amanah College
- Thomas Hassal Anglican College
- Public School Sport Association - Liverpool

- Public School Sport Association - Green Valley
- KU Preschool
- NSW Ambulance
- SES, Liverpool

2.3.3 Targeted Engagement/Communication – mailbox drop to residents

Flyer mailbox drops to approximately 3,000 residential homes/apartments in surrounding streets of Woodward Park – delivered by 28 January 2026. See Images 6-7 for Flyer. See Map 1 for distribution area.

Image 6 – Flyer to promote the public exhibition to the community, page 1



Council has prepared a Draft Master Plan for Woodward Park, Liverpool and is inviting the community to help shape the future of this important precinct.

The Draft Master Plan sets out a long-term vision for Woodward Park as a vibrant destination for sport, recreation, community use and major events.

The plan proposes to:

- Better integrate existing facilities;
- Improve access, movement and safety;
- Enhance green spaces and cooling features;
- Support future community, sporting and major event needs; and
- Embed Connection to Country through landscape, art and storytelling.

Have your say on the future of Woodward Park

Residents and community members are encouraged to review the Draft Master Plan and share their feedback.

You can provide feedback by:

- Completing the online survey
- Sending a written submission to lcc@liverpool.nsw.gov.au (Quote File No. 2025/6292)

Scan QR code to view the plans or visit Liverpool Listens



Image 7 – Flyer to promote the public exhibition to the community, page 2

Talk to us in person

Visit our engagement booths and chat to our team at the following events:

- Powerhouse Growers and Artisan Market**
Liverpool Powerhouse, Casula
Saturday 24 January 2026
8am – 1pm
- Australia Day**
Woodward Park, Liverpool
Monday 26 January 2026
5pm – 10pm
- Family Fun Day**
Stante Reserve, Middleton Grange
Saturday 7 February 2026
3pm – 7pm
- Drop-In Session**
Whitlam Leisure Centre, 90A Memorial Avenue, Liverpool
Wednesday 11 February 2026
4pm – 6pm

Your feedback will help guide the future vision and planning of Woodward Park.

LIVERPOOL CITY COUNCIL

Submissions close Saturday 28 February 2026.
listens.liverpool.nsw.gov.au

Map 1- Distribution area of flyer drop**2.3.4 Stakeholder Meetings**

Council invited selected key stakeholders to meet (in person or online) to discuss their feedback, especially groups who may be significantly affected by the Draft Master Plan. Not all stakeholders took up this offer, opting to send in submissions or complete the survey instead.

2.3.5 Other Promotions and Communications

- Social media posts – on Council’s Facebook and Instagram channels – 18 December 2025, 21 January 2026, 4 February 2026, 11 February 2026, 25 February 2026 and 27 February 2026.
- Include in Liverpool Life e-newsletter, January 2026 edition.
- Placement of signage in foyer of Whitlam Leisure Centre from 20 January 2026 to consultation end.
- Flyers/information placed in key Council facilities and libraries.
- Draft Master Plan promoted on digital screens at Customer Service Centres and other key Council facilities.
- Highlighted as a key project on Council’s website homepage.
- Communications sent out via other Council contact lists/databases where relevant.
- Letters to all local Federal and State MPs to notify them of the Public Exhibition, encourage feedback from them/their constituents.

3. FEEDBACK

3.1 Written Submissions

A total of 18 written submissions were received.

Submissions can be divided into the following categories:

- Outright support - 2
- Conditional support with amends/more information requested - 5
- Questions, concerns, suggestions (without clear support or opposition either way) 7
- Outright opposition - 4

Major themes and commentary outlined below. Submission (redacted) in full are included in a separate attachment.

3.1.1 Outright Support

- General support for the project
- Support and commendation for the project while calling on Council to consider priorities including:
 - uplifting Liverpool's nighttime economy and job creation
 - increasing leisure and recreation offerings
 - advocating to NSW government for increased public transport links and accessibility to transport
 - spaces for local artists to display and create public artworks, incorporating Indigenous art and local culture to celebrate the community's identity
 - recreational water features
 - consider long-term infrastructure investment to host large-scale events and complement existing facilities like the Whitlam Leisure Centre.

3.1.2 Conditional Support

Some submissions gave conditional support for the overall vision and aims of the Master Plan, but they called for amends, or voiced the below concerns:

- Ongoing consultation with community groups as any plans progress is needed.
- Decisions around upgrading or relocating facilities should be made through ongoing consultation with impacted community groups.
- Ask that the Master Plan carefully considers the operational realities of organisations delivering daily services on site including guaranteeing dedicated parking for essential community services and maintaining uninterrupted access for service and delivery vehicles at all times.
- Clear and enforceable traffic management strategies, particularly during events. Improvements to movement and safety must enhance, not restrict, the operations of critical services located within the park.
- That Council needs to seek further information and clarification on future plans/upgrades to state government roads and the potential impact it will have on the Liverpool area, including Woodward Park.
- Connect Woodward Park to the surrounding area through high-quality active transport networks. Facilities inside the park need to be well-connected by walking and cycling pathways.

- Upgrades to the park present an opportunity to address urban heat, greening and sustainability in Liverpool. Recommend developing alternative options to a synthetic oval as it does not support these goals.
- Preservation of mature trees and increasing canopy cover will protect from heat and encourage walking.
- Concern from community groups operating in Woodward Park about their future and how lack of information limits their capacity to invest in long-term maintenance. Call for further information, recognition of their place in the Woodward Park precinct, and ongoing consultation moving forward.
- Submission calling for further refinement of 'Potential to increase the residential/commercial density throughout the precinct through future development' regarding the north-eastern portion of Woodward Park and adjacent land (82 and 84 Memorial Avenue) in the Draft Master Plan.

3.1.3 Questions, Concerns, Suggestions (without clear support or opposition)

- Concern and questions from local residents around the impact on traffic, traffic management, parking and noise when major events are held. Also the potential noise impact while any construction is underway. Residents are requesting more information on the impact to them.
- Concern for potential increase of noisy or antisocial behaviour from community members. Questions on what measures will be in place to manage safety of the community, keep the area clean and free from vandalism.
- Submissions questioning where netball courts will be moved to, and other comments of concern that local and regional netball facilities are being removed with no alternative plans in place to ensure the preservation of netball facilities and infrastructure in the Liverpool CBD or LGA. Council must clearly outline staging arrangements, replacement facilities, and transition timeframes to ensure the participation for all affected users can continue without interruption.
- Call for planning certainty and clarity for existing sporting and recreation users – especially netball.
- Request for more netball fields (which should stay), more parking, places to sit, more swimming pools.
- Questions on what will happen to the Whitlam Centre.
- The Whitlam Leisure Centre requires significant investment to ensure the value it provides to the communities across southwest Sydney continues.
- Concerns around potential synthetic playing field at Hillier Oval and implications for future use including ability to host major state or national sporting fixtures.
- Planning outcomes should remain consistent with previously developed plans for Woodward Place.
- Note that the current Draft Master Plan contains several significant changes to the 2021 Draft Master Plan, including a significant reduction in public amenity like removal of sporting facilities, outdoor fields for public and school use, and any reference to utilisation of the area by local schools. In an area with significant demand for investment in sporting and recreational facilities, and a young population, this is a significant oversight.
- Draft Master Plan prioritises large scale events, commercialisation and potential high density residential development over Woodward Park's fundamental role as an accessible and well-maintained green space will reduce for community recreation.
- Concerns over environmental risks and long-term sustainability, including impact of proposed 30,000 capacity events space to Brickmakers Creek. If area is not maintained appropriately and consistently it could significantly affect the long-term sustainability of the Master Plan proposal.

- There is a need for more substantial consideration of how traffic and parking pressures will be managed for major events – there is limited reference in the Draft Master Plan. Associated issues include noise, disruption and strain on local infrastructure. Concern that increased major activation on the site will reduce passive green space, definitely reduces recreational space, and will alter Woodward Park's established character.

3.1.4 Outright Opposition

- Neighbouring residents object to adverse effects on property and quality of life – including noise, increase in rubbish, increase in traffic and access, as well as safety concerns like antisocial behaviour.
- Shift towards use of the park towards large scale events and entertainment functions, over everyday recreation and sports use would not serve the long-term interests of the community.
- Objection to the loss of netball facilities and impact on community sport.
- Claim the Master Plan does not sufficiently show how traffic, transport and large crowds will be managed.
- Master Plan provides no realistic strategy for parking.
- Major event infrastructure and activity will likely reduce areas available for passive recreation.
- Concern raised regarding potential increase in residential and commercial density – exacerbating existing traffic pressures, demand on infrastructure and create land use conflicts.
- Concerns over long term management and maintenance of the park.
- Concerns over large scale event impact to environment.
- Master Plan gives no clear outline of 'potential' upgrades to Whitlam Leisure Centre, funding sources etc. Priority should be given to this upgrade given to demonstrated community needs.
- Questioning Council's financial capacity to deliver and maintain the Master Plan. Funding could be better spent upgrading existing community assets like the Whitlam Leisure Centre.
- Noted inconsistency between Master Plan shown online versus version shown at in-person consultation
- The whole site of the former Liverpool Memorial Olympic Pool should become a war memorial to those who served and to remind people that we should work tirelessly to ensure the futility of war never happens again.
- Advice that certain Crown land within Woodward Park is subject to Aboriginal land claims, and of Crown Lands' policy not to authorise any action on Crown land under claim which may physically impact the land or affect the land claim without the consent of the claimant Aboriginal Land Council. Current proposals in Master Plan do both.
- Key stakeholders have not been given adequate time to consider and give feedback, in particular where agreements are in place to involve stakeholders in land use planning decisions which may affect Aboriginal interests. Request for additional time to provide feedback and further chance for meetings in March/April.

3.2 Stakeholder Meetings and Other Key Stakeholder Feedback

Council conducted meetings with identified key stakeholder groups (external and internal) to better understand their feedback and ensure their voice is heard and included in this initial consultation round.

In addition to meetings, conversations with other key stakeholders were had via phone or in person at engagement stalls. Key feedback captured below.

3.2.1 Feedback from netball community

Very strong sentiment and feedback from netball community/local associations around the proposed relocation of netball courts to another location in the LGA. The community and association bodies are disappointed and feel disrespected, given there is no tandem plan in place at present for the suggested relocation. This has caused angst among the broader netball community, and association executives have no answers to give to their members. They are happy with their current location and facilities. A relocation would be the third move for the netball community/organisation in its near 60-year history. If a move were to happen, there is an expectation for a separate plan from Council for relocation - with three viable location options - where facilities, connection to transport, parking etc would be required the same as is currently available at Woodward Park. Without such a plan and commitment to the sport, netball in the Liverpool LGA would cease to exist.

3.2.2 Feedback from other community groups and service providers based at Woodward Park

Similarly, several other community organisations and services based at Woodward Park have expressed concern regarding long-term plans for the overall site and the potential impact it will have on them, their service delivery and access to site. Safety, impact on traffic and parking, as well as ability to plan for future maintenance needs were all cited as key concerns. They would like firmer plans and timelines from Council on proposed development across the whole site.

3.3 Verbal Feedback at In-person Community Engagement Activities

Positive

- General positive feedback that the park will be upgraded – something needs to happen there.
- Positive feedback on flexible and adaptable nature of Master Plan – the community likes the multi-use element.
- Positive feedback on the leisure and recreation elements of the plan – walking tracks, coffee shop, pavilion, seated areas etc. Community members are excited about having more green space to enjoy and relax.

Negative/Concerns

- Strong concern from netball community on potential move of netball courts and what this means for the future of the club.
- Concern from other precinct users of what this means for them and their premises long term
- Nearby residents questioning the impact to them during major events – road closures, traffic management, noise, increase in traffic.
- Concerns about safety, vandalism and protecting the site and users from antisocial behaviour.
- Lack of support from the community regarding proposed increase to commercial/residential density across site – even if on private land. Feedback that green space is at a premium and people want spaces to get away from their homes or apartments.
- Scepticism around this next plan for the park given previous plans for the site that have not come to fruition.

What the community wants to see more of

- Commentary that the Whitlam Leisure Centre needs an upgrade. Has so much potential but needs an upgrade and is not being used to full benefit of community.
- More car parking is needed, especially for accessibility - people with prams, children, wheelchair users. Community questioning what parking facilities will be available, despite the intended push for better connectivity to public transport. Feedback that current transport offerings to and around the park are not sufficient, especially for major events.
- Feedback that some community members expect more from the plan than is on offer, given previous plans that have not come to fruition. For example, a football stadium.
- More recreation facilities for older children and teenagers.

3.4 Survey Results

A total of 246 participants responded to the community survey.

Key data from the survey includes:

When asked "How well do you think the Draft Master Plan meets the future needs of the Liverpool community?" (246 responses), more than half of respondents (62%) answered Well or Very Well:

- Very Poorly – 10%
- Poorly – 7%
- Neutral – 21 %
- Well – 39%
- Very Well – 23%

When asked to rate 'Indicate how important you feel each key feature of the Draft Master Plan is?' (246 responses) the strongest support from the community was given to recreation and leisure elements:

- Pathways to safely move large event crowds to and from public transport and car parks, with lighting for safe night-time use - with 38% saying Extremely Important and 31% saying Very Important.
- Green and blue infrastructure, including tree canopy expansion, indigenous planting, water-sensitive urban design and dense edge planting to buffer traffic noise and improve the microclimate - with 36% saying Extremely Important and 27.% saying Very Important.
- Park infrastructure including covered outdoor multipurpose pavilion, public art, toilets, café / food and beverage opportunities, picnic facilities, bike paths and bike parking, so the park functions both as a destination events space and a local park for everyday use - with 40% saying Extremely Important and 32% saying Very Important.
- Potential to upgrade Whitlam Leisure Centre into a contemporary recreation and aquatic centre - with 42% saying Extremely Important and 24% saying Very Important.

Least community support was given to the Potential to increase the residential/commercial density throughout the precinct through future development – with 25% saying it was Moderately Important and 25% saying it was Not Important At All.

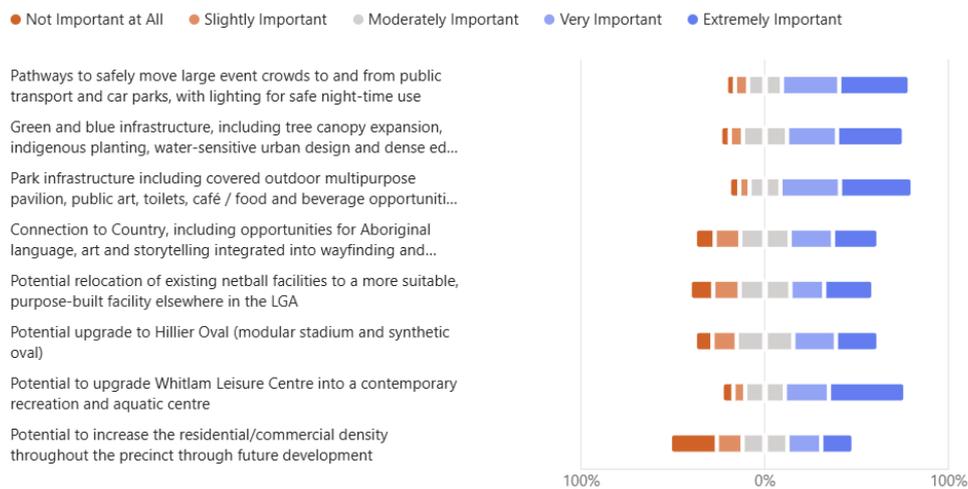
Other elements were rated:

- Potential relocation of existing netball facilities to a more suitable, purpose-built facility elsewhere in the LGA – 28% saying Moderately Important, and 27% saying Extremely Important.
- Connection to Country, including opportunities for Aboriginal language, art and storytelling integrated into wayfinding and landscape design – 27% saying Moderately Important, 24% saying Very Important and 25% saying Extremely Important.
- Potential upgrade to Hillier Oval (modular stadium and synthetic oval) - 31% saying Moderately Important, 23% saying Very Important and 22% saying Extremely Important.

Graph 1 – Scale of importance of Master Plan elements

2. Please indicate how important you feel each key feature of the Draft Master Plan is:

[N](#)



Survey participants were also asked to leave open ended comments and questions. Comments and themes are reflective of those mentioned above via verbal feedback, however a full list includes:

- Lots of commentary about the negative impact on the netball community and lack of plan for potential relocation.
- Lots of commentary that the Whitlam Leisure Centre needs an upgrade. Has so much potential but is run down and not being used to full benefit of community.
- More car parking is needed, especially for accessibility - people with prams, kids, wheelchairs etc. Community questioning what parking facilities will be available, even when told aim is to connect better to public transport options.
- Better public transport offerings are needed to get to and from the park in the first place – Council needs to advocate for this.
- Feedback that this plan isn't hitting the mark – it's not enough. It's a glow-up but not a transformation for what the community really needs. Why not a stadium, athletic track, what happens to sports, what happens to netball? This could be so much more. A lost opportunity to do something really big for our community.
- Questions about why Council is not delivering the previous Master Plan
- More green spaces and shade, especially in play areas

- Liverpool needs an inspiring entertainment hub to rival the likes of Parramatta for live events and bring more people and business into the area. Give us all something to be proud of.
- Seating at Hillier Oval and amphitheatre are needs to be undercover to cater to events all year round, not just seasonal.
- Athletics track.
- Multipurpose stadium to host sporting teams/events. Liverpool needs a world class stadium.
- Hammer cage at Hillier Oval – none in the area for training, have to travel out of area.
- Netball and other sports courts could be integrated into a multistorey building or fenced rooftop.
- Ensure research is done to decide if real or synthetic turf is used on any upgrade to Hillier Oval. Ensure environmental approach.
- Rugby League can't be played on a synthetic field.
- Support for key spaces to be designed in consultation with First Nations people
- Facilities for older people
- Dog Park – for people living in nearby apartments
- Suggested fencing of 'zones' to limit access to certain facilities to limit vandalism.
- More facilities and recreation aimed at older kids and teenagers/university students. There are lots of playgrounds and water parks for young kids, but nothing for teenagers or the whole family to enjoy like Aquatopia, Fairfield Adventure Park, Pondi etc.
- Requests for playgrounds - with shade, equipment for various abilities, gated. Lack of accessible playgrounds in the Liverpool area.
- Bike/pump track
- Skate park
- Volleyball Courts – numerous requests
- Basketball courts that are free to community
- Need for more surveillance and CCTV
- Community bookable space
- Connect all the parks along Brickmakers Creek with a shared pathway.
- Community wants to see the plans for Woodward and Brickmakers together – gain an understanding of planned/proposed works across the area as a whole.
- Food and cafe options
- Water features or fountains
- Gym equipment
- Activity in Woodward Park could help activate ground floors of nearby apartment buildings
- Community or Indigenous garden
- Drop-In centre for residents to take advantage of cool/aircon spaces in extreme heat
- Indoor roller rink
- Artificial beach and wave machine
- Open Air Cinema
- Interest from community members to be more involved in park and other urban planning.

While this list may include suggestions not relevant to the Woodward Park Master Plan, it is important to note and record community sentiment and desires relating to sport, recreation and leisure needs. This may be of use to future and other projects.

Who completed the survey?

Demographic questions asked in the survey tell us it was completed by:

- Gender: 61% female; 35% male; and 4% non-binary, prefer not to say or other (244 responses).
- Age: 43% Age 35 – 49; 28% Age 25 – 34; 13 %Age 50 – 59; 7% Age 18 – 24; 7% Age 60 – 69; 2% Age 70 - 84 (242 responses).
- Aboriginal or Torres Strait Islander: 90% No, 6% Yes Aboriginal, 1% Yes Torres Strait Islander, 3% Prefer not to say (244 responses).
- Language spoken at home: 78% English, 8% Arabic, 2% Vietnamese, 2% Serbian, Hindi, and Assyrian/Chaldean Neo-Aramaic. Other languages listed: Spanish, Chinese, Urdu, Bahasa, Bangla, Bengali, Maltese, Fijian, Filipino/Tagalog, Indonesia, Samoan, Telugy (242 responses).
- Person with Disability: 91% no, 7% yes, 2% prefer not to say (241 responses).

4. NEXT STEPS

4.1 Post exhibition

Following closure of the public exhibition period on 28 February 2026:

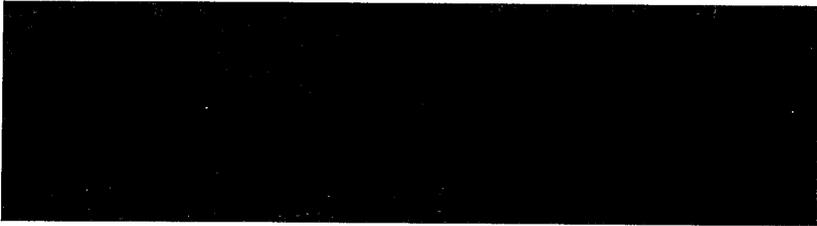
- Acknowledgement/reply was sent to all community members who sent in a formal submission.
- Email acknowledgement was sent to community members who completed the survey and consented to receiving further updates about project.

Next steps involved individual responses to all community members who sent in a formal submission, addressing their specific feedback.

4.2 Community sentiment overview

While there are proponents for and against the Draft Master Plan, the community engagement process has revealed an overriding desire and need from the community for more detailed information and plans, clarity on potential future impacts, and need for ongoing community engagement as/if the Master Plan for Woodward Park proceeds.

This is particularly the case for community groups who may be directly impacted (i.e. netball) as well as key stakeholders with interests in the land, or who are physically based in the vicinity of Woodward Park.



20 February 2026

Mr Jason Breton
Chief Executive Officer
Liverpool City Council

Via email: lcc@liverpool.nsw.gov.au



Dear Mr Breton,

I note your correspondence of 12 February 2026 regarding the public exhibition of the Draft Woodward Park Master Plan (File No. 2025/6292).

Woodward Park is one of Liverpool's most significant civic and recreational assets. Its size, history and proximity to the Liverpool CBD make it a rare and valuable piece of public open space within metropolitan Sydney. As Liverpool continues to experience substantial population growth, it is important that future planning protects long-term community access to open space while supporting established sporting participation and community use.

My feedback is guided by the following key principles:

1. Consistency with the previously adopted Woodward Place Masterplan
2. Preservation of Woodward Park as public open space and protection from residential or major commercial development
3. Retention of Hillier Oval's capacity to host major sporting events
4. Planning certainty for existing sporting and recreational users

1. Consistency with the Woodward Place Masterplan

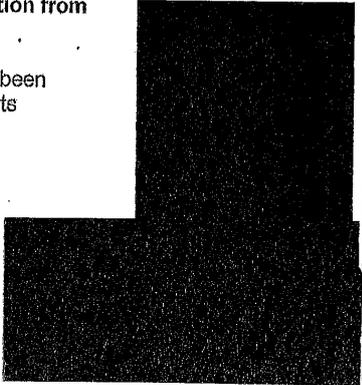
Future planning outcomes for Woodward Park should remain consistent with the previously developed Woodward Place Masterplan.

That work represented a long-term strategic vision informed by extensive consultation, technical analysis and considerable public investment. Significant effort and expense were committed to establishing a staged framework for the precinct's renewal over coming decades.

Any material departure from those established principles risks undermining both the investment already made and the expectations formed through earlier community engagement.

2. Preservation of Woodward Park as Public Open Space and Protection from Development

Woodward Park has longstanding historical and civic significance, having been dedicated as public parkland in 1893. It has served generations of residents



as an accessible place for recreation, organised sport and community gathering.

Open space of this scale and location, immediately adjoining a growing CBD, is increasingly rare. As Liverpool's population expands, protecting large, unencumbered parkland will become even more important.

For these reasons, Woodward Park should be preserved primarily for public recreation and community use. I do not support residential or major commercial development occurring within the park, as the long-term community value of the site lies in maintaining accessible green space rather than pursuing development outcomes that cannot be reversed once implemented.

3. Retention of Hillier Oval's Capacity for Major Sporting Events

I note proposals to introduce a synthetic playing surface at Hillier Oval and hold concerns regarding the potential implications for future use.

While synthetic fields may increase short-term capacity, they may also limit the oval's suitability for hosting major state or national sporting fixtures. Given the site's scale and strategic location, retaining flexibility to accommodate higher-level competition and significant regional events should remain a key consideration.

4. Planning Certainty for Existing Sporting and Recreational Users

The draft plan indicates the potential relocation of existing netball facilities; however, it does not clearly outline where or when such relocation would occur. Greater clarity is required to ensure that users understand how continuity of access will be maintained throughout any staged redevelopment.

Netball represents a significant participation sport within the Liverpool community, particularly for women and girls, and provides an important pathway for grassroots participation and community connection.

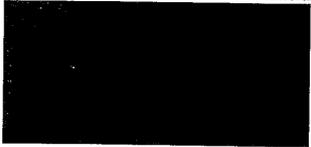
Similar certainty should also be provided to other sporting and recreational users who may be displaced or impacted by future works.

Future planning should clearly address staging arrangements, replacement infrastructure and transition timeframes to ensure that existing participation across all affected users is not disrupted.

I encourage Council to continue engaging closely with local residents, sporting organisations and community stakeholders as the Master Plan progresses, to ensure outcomes reflect the long-term needs of Liverpool's growing and diverse community.

Yours sincerely



27 February 2026

Jason Breton
CEO
Liverpool City Council
Locked Bag 7064
Liverpool BC NSW 1871

Cc Tina Bono, Director Community and Lifestyle

Dear Jason,

Liverpool City Council's draft Woodward Park Master Plan

We write on behalf of 

We refer to Liverpool City Council's public exhibition of the draft Woodward Park Master Plan, and to Council's letter dated 27 January 2026 sent to  email regarding the Master Plan. That letter and Council's website for the Master Plan say that the public exhibition ends on 28 February 2026.

Woodward Park subject to Aboriginal land claim

In case Council was not aware, certain Crown land within Woodward Park, including the location of the proposed multifunction event space, is subject to Aboriginal land claims 18190 and 18191, please refer to Figure 1 below.

 is still investigating the implications of this land being under claim, and we will be in contact once we have formed a view. In any case,  notes again what it has communicated to Council before, that it is Crown Lands' policy not to authorise any action on Crown land under claim which may physically impact the land or affect the land claim without the consent of the claimant Aboriginal Land Council. The current proposals in the Master Plan do both.

Partnership Agreement

As Council knows,  and Council entered a Partnership Agreement on 2 June 2023. That Agreement came about as a way for the parties to improve their working relationship following some issues which arose with the redevelopment of Apex and Phillips Parks, which were subject to Aboriginal land claims.





Under the Agreement, Council agreed to involve ██████████ in land use planning decisions which may affect Aboriginal interests within ██████████'s area, including "master planning activities", within a reasonable timeframe. The Agreement also established a Working Group to discuss, action and monitor various matters, including "master planning activities".

In ██████████'s view, the Master Plan falls squarely within the remit of the Agreement and the Working Group.

██████████ comments on the Master Plan

Because this Master Plan was not raised at the Working Group, and ██████████ only received notice of the public exhibition at the end of January, ██████████ cannot comment on the contents of the Master Plan at this stage.

As Council knows, ██████████ seeks the views of its members on proposals which affect its interests, which include the Master Plan, and to seek those views, ██████████ must call a meeting of its members for which ██████████ must comply with minimum statutory notice periods. ██████████ is also mindful of its members' time and tries not to overload them with meetings to discuss requests for comment, which ██████████ receives from Council and others every day.

A schedule of members meetings for 2026 has been provided to Council, and it would be appreciated if Council considered this schedule when seeking ██████████ input, as this broadly stipulates the reasonable timeframes ██████████ requires to provide its comments.

The way forward

The purpose and spirit of the Agreement is not merely to ensure that Council's and ██████████'s stakeholder engagement calendars are aligned, but to work collaboratively to co-develop and co-design the matters the parties agreed to work together on for mutual benefit, which would include the Master Plan itself. ██████████ would like to be involved more fully in the design of the Master Plan and asks Council to reflect on this can be achieved so that ██████████ could become a vocal advocate and supporter of the Master Plan when it goes on public exhibition.



[Redacted]

[Redacted]

Given that the Agreement expires on 2 June this year, [Redacted] also thinks that now is a good time for Council and [Redacted] Team's to meet to reflect on the outcomes of the Agreement and to plan for how we wish to document our working relationship going forward. There are learnings for both sides, and [Redacted] would be pleased if you could please nominate some dates in March or April to hold this meeting.

Finally, [Redacted] still needs time to seek the views of its members on the Master Plan, and so requests that Council extends its time for [Redacted] to provide its comments until 20 March 2026.

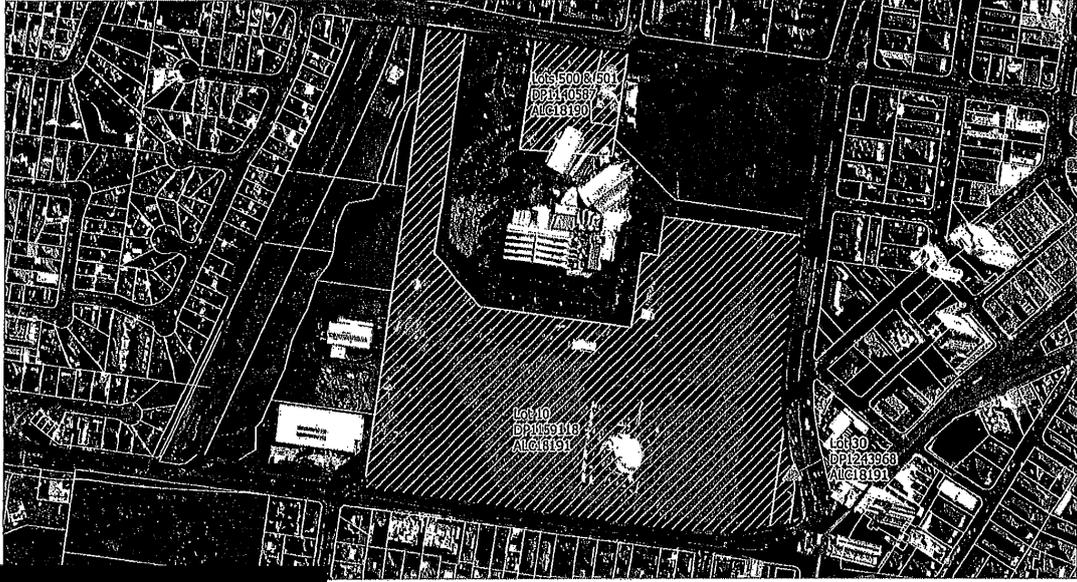
Please call [Redacted] if you wish to discuss this letter.

Yours sincerely,

[Redacted]

[Redacted]

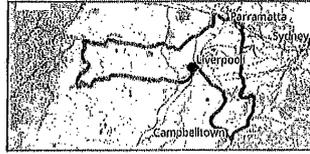
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Woodward Park Aboriginal Land Claims

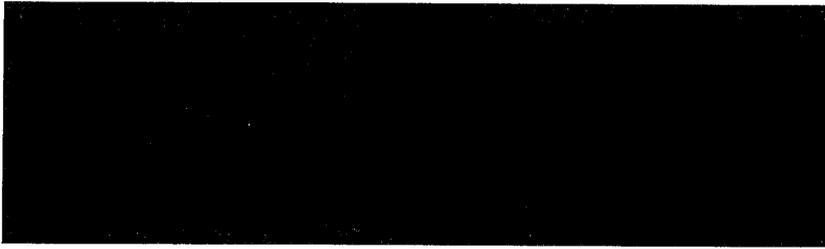
Legend

-  Gandangara LALC Boundary
-  Woodward Park Masterplan Area
-  Active (undetermined) ALC
-  Cadastral Lot Boundaries



Planning and Environment 2020

Figure 1. Woodward Park, Liverpool – Aboriginal Land Claims 18190 and 18191.



28 February 2026

Mr Jason Breton
Chief Executive Officer
Liverpool City Council

Via email: lcc@liverpool.nsw.gov.au

Dear Mr Breton

I write to make a submission in relation to the draft Woodward Park Master Plan that is currently on exhibition. The note that the current draft Master Plan contains several significant changes to the 2021 draft Woodward Park Master Plan, which I have referenced in my submission.

My response to the draft Master Plan is guided by the following points:

Improving Public Amenity Through Strategic Renewal

Woodward Park is a cornerstone of civic recreation in Liverpool, offering a vital and conveniently located space where residents can gather, play, and stay active. It's close proximity to Liverpool's growing neighbourhoods makes it an essential asset, ensuring that open space remains accessible as the population expands. It is important that future planning protects the community's interests and allows access to open space for community use and sporting participation. This is especially true as the increasing density of dwellings in the Liverpool CBD, reduces access to green space in the sense of traditional backyards.

Any increase in the scale or intensity of the use of Woodward Park must align with the public interest and the community's long-term needs. The current draft Master Plan represents a significant reduction in public amenity and vision from the previous draft Master Plan that was exhibited by Liverpool Council in 2021. In particular, the current draft Master Plan removes plans for indoor sporting facilities, outdoor fields for public and school use, and any reference to utilisation of the area by local schools.

Liverpool LGA, unlike all neighbouring LGAs, has a very limited number of facilities capable of holding indoor sporting activities and no dedicated indoor sporting facilities. Most of these facilities are several decades old and require investment to improve public amenity and community benefit. The review of the draft Woodward Park Masterplan represented an opportunity to consider any demographic changes and better incorporate the strategic needs of Liverpool in relation to public amenity. In an area with significant demand for



investment in sporting and recreational facilities, and a young population, this is a significant and unfortunate oversight.

Of particular concern is the complete removal of local and regional netball facilities in the current draft Master Plan. Netball is one of the most popularly played sports in Australia, with the Liverpool City Netball Association having a history that stretches back almost 60 years across Woodward Park and Collimore Park. Woodward Park currently hosts local, regional and state level competitions, which represents a revenue stream for Liverpool Council. The current draft Master Plan does not propose alternative opportunities or pathways to ensure the preservation of netball facilities and infrastructure in the Liverpool CBD, or indeed in the LGA.

Maximising Community Benefit Through Targeted Investment

Addressing open space and recreation gaps in Liverpool's growing CBD is a necessary focus of the Master Plan. Currently, the Whitlam Centre provides a multi-purpose and heavily used facility of regional significance for cultural, sporting, community, recreational and educational activities. However, the Whitlam Centre is now over 30 years old and requires significant investment to ensure that the value it provides to communities across south-west Sydney continues. The emphasis on green space, shade and new play, sport and leisure areas will support healthier, more active lifestyles.

The draft Master Plan prioritises large-scale events, commercialisation and potential high-density residential development over Woodward Park's fundamental role as an accessible and well-maintained green space for community recreation.

As previously mentioned, the current draft Master Plan indicates that the existing netball facilities will be relocated but makes no mention of timeframes or alternative locations. Netball plays a crucial role in supporting the health, confidence, and social connection of all players in Liverpool. It provides a grassroots and accessible pathway into organised sport, helping people build skills, resilience, and lifelong habits of physical activity. Liverpool Council must clearly outline staging arrangements, replacement facilities, and transition timeframes to ensure that participation for all affected users can continue without interruption.

Managing Environmental Risk and Ensuring Long-Term Sustainability

The environmental focus through creek restoration, tree planting, and sustainable water management practices offers clear benefits for biodiversity and reducing urban heat-island impacts. The commitment to creating an inclusive, multicultural community space is also positive, with designs that support multi-generational use and provide welcoming spaces for gathering, events and cultural expression. The value of this aspect of the draft Master Plan is borne out by the endorsement of the Brickmakers Creek, Woodward Park project, funded under the Western Sydney Infrastructure Grants Program.

However, the scale of the proposed 30,000-capacity event space adds significant pressure to the flood-prone nature of Brickmakers Creek. Damage to water features, the impact of stagnant water, mosquitoes and debris also raises questions about long-term maintenance costs and programming. If the area is not maintained appropriately and consistently to address such issues, it would significantly affect the long-term sustainability of the proposal contained within the draft Master Plan.

Associated problems such as noise, disruption and strain on local infrastructure, as well as the fear that increased activation to such a scale could reduce passive green space, and definitely reduces recreational space, adds to concerns that the proposal would alter Woodward Park's established character.

Given the vision within the draft Master Plan to significantly intensify visitation, there is limited reference to how it will manage traffic and parking pressures. With past development proposals reflecting community sensitivity to protecting public open and recreational space, the need for more substantial consideration of these issues is clear.

I welcome Liverpool Council's identification of Woodward Park as a key piece of community infrastructure that requires investment and improvement. However, I believe there are several critical issues that require further consideration and detail to be provided before this draft Master Plan can be finalised. I encourage Council to continue working with local residents, sporting groups, and community stakeholders to further develop the Master Plan. This will ensure that the final outcomes genuinely reflect the long term needs of Liverpool's growing and diverse community.

Yours sincerely



[REDACTED]

From: [REDACTED]
Sent: Sunday, 1 March 2026 12:21 AM
To: LCC
Subject: 2025/6292

Dear LCC,

Due to time this is a limited preliminary submission of in principle support for activating Woodward Park; with a significant and urgent caveat.

LCC must seek access to all MITRA Strategy documents and or obtain a confidential briefing on the Brickmakers Creek [West Liverpool] Bypass. This is to ensure that LCC does not generate any expense in developing the Park; the Creek; or their interface only to have ripped up by TfNSW.

The road in question has been part of the Moorebank Intermodal Terminal Road Assess [MITRA] Strategy since 2016-17. It is one of five plus upgrades required by consent conditions under a NSW VPA with the Moorebank Inland Port. It is also one of five plus upgrades required by consent conditions Moorebank Inland Port, under cl 7.36 of the LLEP requiring "satisfactory arrangements".

Which is to say the state must build it (and all other upgrades) or revoke consent. All five upgrades are 5-10 years overdue at this point. The Brickmakers Creek [West Liverpool] Bypass is also listed in the Liverpool Collaboration Area - Strategic Transport Infrastructure Assessment alongside some of the other MITRA upgrades—including those intersections into which the Moore Point overdevelopment will put 70-90,000 vehicle movements per previous submissions to LCC. Additionally the LCA-STIA presents an extension of Governor Macquarie Drive south to the M5 and linked to the Brickmakers Creek [West Liverpool] Bypass as a part of an 'Orbital Road' proposal.

LCC ought to obtain a briefing on the full Orbital Road proposal as a matter of urgency. As this relates to Woodward Park, I am gravely concerned that Council could outlay wasted expense if the Brickmakers Creek [West Liverpool] Bypass is not added into or factored into the staging of and finished Woodward Park.

More detail can be provided.

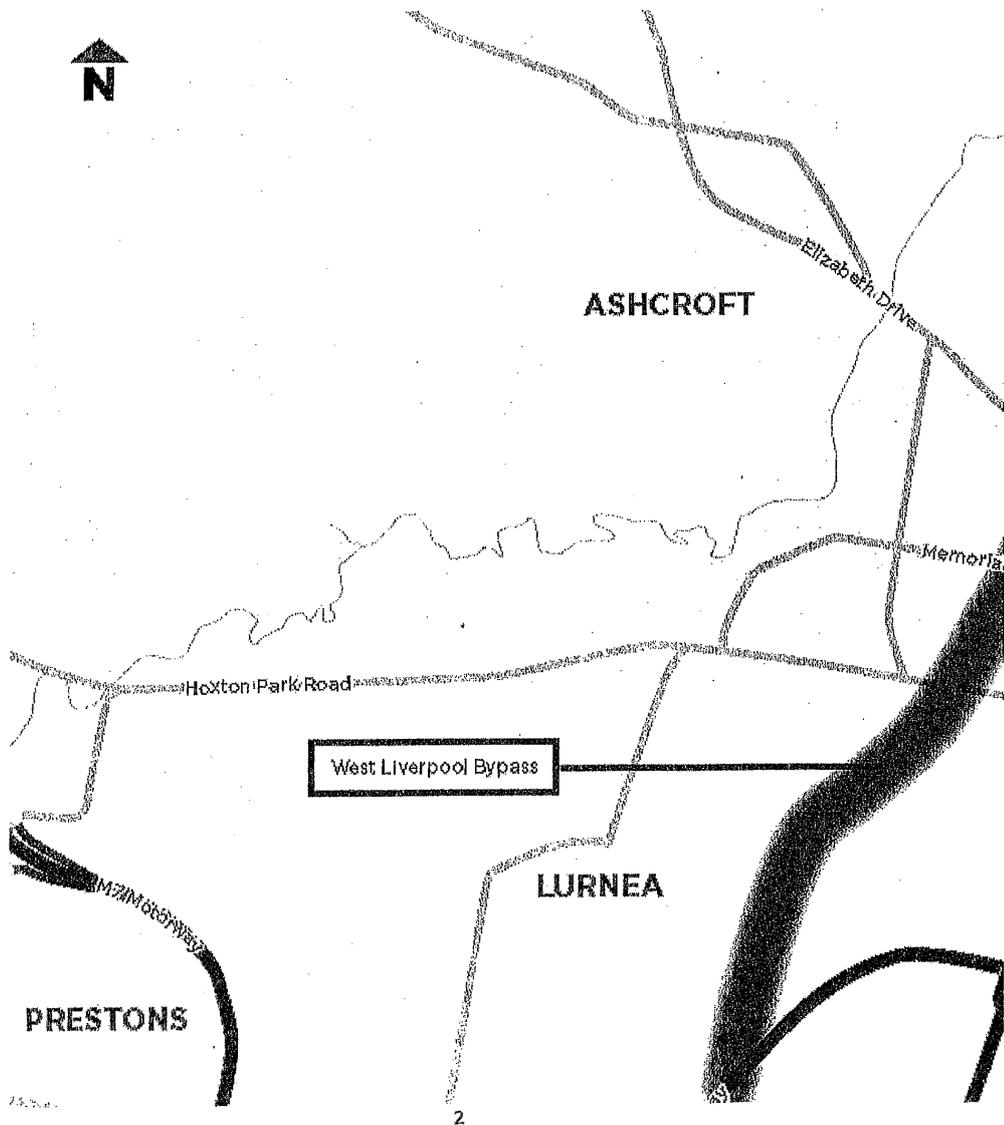
Sincerely
[REDACTED]

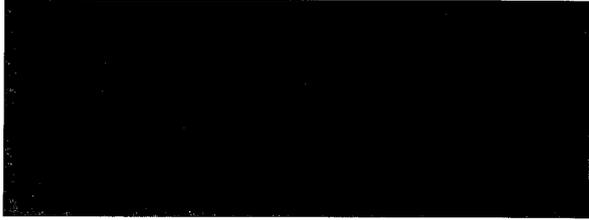
See Bypass as part of minimum required upgrades

Moorebank Intermodal Terminal Road Acces.

Transport for NSW developed the Moorebank Intermodal Terminal Road traffic and freight movements in the Liverpool-Moorebank area over t identified road infrastructure improvements to meet the forecast gro together with construction of the Moorebank Logistics Park. The Park trips and 10,000 light vehicle trips per day.

The M5 Motorway westbound traffic upgrade is one of the road infrastruc





27th February, 2026

Liverpool City Council
Via email: lcc@liverpool.nsw.gov.au

Dear Liverpool City Council,

RE: Public Exhibition - Draft Woodward Park Master Plan - File No 2025/6292

We welcome the opportunity to provide feedback on the Draft Woodward Park Master Plan and acknowledge Council's long-term vision to transform Woodward Park into a vibrant destination for sport, recreation, community use and major events.

We support the intent of the Draft Master Plan, particularly the objectives to better integrate existing facilities, improve access and safety, enhance green spaces, support future community and sporting needs, and embed Connection to Country through landscape and storytelling. Thoughtful planning is essential as Liverpool continues to grow, and Woodward Park plays an important role within that growth.

However, as an essential community service operating from this precinct, we ask that the Master Plan carefully consider the operational realities of organisations delivering daily services on site.

Access, Movement and Safety

While we support improved access and movement across the park, parking availability and traffic management are critical to the sustainability of our service.

As our service continues to expand in response to increasing demand associated with Australia's aging population, our current facilities require upgrading to remain sustainable.

Our organisation operates every day and relies heavily on volunteers, many of whom are older members of the community. Safe, direct and convenient access to our facility is essential. Increased congestion from major events, changes to traffic flow, or any reduction in available parking would significantly disrupt meal production and delivery schedules.

In the last financial year alone, we produced **93,910 meals** for vulnerable people. Any barriers to volunteer access or service vehicle movement place this level of output at risk.

 is supported by financial assistance from the Australian Government

We strongly request that the final Master Plan:

- Guarantees dedicated parking for essential community services
- Maintains uninterrupted access for service and delivery vehicles at all times
- Includes clear and enforceable traffic management strategies, particularly during events

Improvements to movement and safety must enhance, not restrict, the operations of critical services located within the park.

Supporting Community Use – Facility Upgrades

The Draft Master Plan aims to support future community needs. As our service continues to expand in response to increasing demand, our current facilities require upgrading to remain sustainable.

Specifically, our:

- **Kitchen facilities** require enhancement to improve workflow, maintain food safety compliance, and increase production capacity
- **Storage areas** need expansion to safely accommodate growing supply volumes and equipment
- **Office spaces** require improvement to support administration, care coordination, volunteer management and compliance obligations

If Woodward Park is to become a strengthened community hub, investment must also extend to the essential services that operate within it. Our capacity to meet rising demand, particularly within aged care and community support sectors, depends on functional, modern and adequately sized facilities.

We support Council's vision for a vibrant and integrated precinct and appreciate the emphasis on green space, cooling features and Connection to Country.

We respectfully request ongoing consultation to ensure that the final Master Plan balances event activation and recreational growth with the operational needs of long-standing community services that directly support Liverpool's most vulnerable residents.

Thank you for the opportunity to contribute to this important planning process.

Yours sincerely





Liverpool City Council
Locked Bag 7064
Liverpool BC, NSW 1871
Sent via email to: lcc@liverpool.nsw.gov.au

Re: Submission on Woodward Park Master Plan

Dear Liverpool City Council,

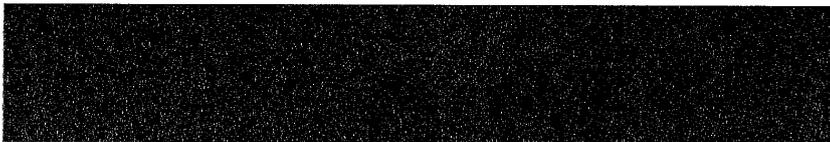
Thank you for the opportunity to provide feedback on the Woodward Park Master Plan. We look forward to working with Liverpool City Council to ensure the redevelopment maximises community health and wellbeing.

We understand Council's vision for Woodward Park is to upgrade its facilities and create capacity for up to 30,000 people. While we support Council's ambition to activate a large public open space for events, we encourage prioritisation of more frequent community uses. Woodward Park should be connected to the surrounding area through high-quality active transport networks. We recommend facilities inside the park be well-connected by walking and cycling pathways. Decisions around upgrading or relocating facilities should be made through ongoing consultation with impacted community groups.

Upgrades to the park also present an opportunity to address urban heat, greening and sustainability in Liverpool. As such, we recommend developing alternative options to a synthetic oval as it does not support these goals. Preservation of mature trees and increasing canopy cover will protect from heat and encourage walking.

We have made further recommendations in Appendix A. Our recommendations are based on evidence-based principles of the [SWSLHD Position statement](#) and the [NSW Healthy Built Environment Checklist](#).

Should you require any further information, please contact



Appendix A - Recommendations

Active transport

The 'Local Circulation Plan', contained on page 4 of the Master Plan, includes a map with a proposed shared and/or cycleway network. We make the following recommendations to improve the active transport network around Woodward Park.

1. To maximise pedestrian safety, we recommend constructing separated cycleways and pedestrian footpaths to reduce collisions between bike riders and pedestrians.
2. Ensure the new and upgraded shared and/or cycleway are completed before the opening of the upgraded event spaces to encourage active transport use from the opening of the precinct.
3. The proposed shared and/or cycleway should extend along the Hume Highway to the south to connect in with the existing shared path adjacent to Reilly Street. This is currently a major gap in the bike network.
4. The minimum width of the internal and external shared paths should be 4 metres according to Transport for NSW's [Cycleway Design Toolbox](#).
5. We strongly support the inclusion of a pedestrian bridge over the Hume Highway. A pedestrian bridge should be considered near the intersection with Hoxton Park Road and the Hume Highway given the large number of high-density residential apartments in this location.

Public transport

During large events, there are many safety and efficiency considerations for moving up to 30,000 people around the precinct and there is a lack of nearby mass public transit infrastructure to support pedestrian movement of this scale.

1. Consultation needs to be undertaken with Transport for NSW to plan bus routes and increase bus frequency during high-capacity events. Marketing of public transport options should include advice on how to travel to and from an event at Woodward Park via public transport.
2. We recommend planning provisions to support community members with mobility issues such as shuttle buses between Liverpool Station and Memorial Avenue.

Urban heat and tree canopy

The Master Plan identifies locations where existing trees will be retained, and new trees planted. It is not clear whether any trees will be removed. It is also unclear how reducing urban heat is being considered within the design. We make the following recommendations to improve how urban heat is mitigated within Woodward Park.

1. We recommend that as many large, mature trees within the precinct are preserved as possible to reduce urban heat and maintain habitats for local fauna.
2. We encourage more tree planting to ensure all walkways and cycleways are fully shaded by trees. This can improve biodiversity and encourage natural cooling and shade during hot days which will encourage use.
3. We recommend other options are explored before selecting synthetic turf for the sports oval, such as improved pitch drainage. While use of synthetic turf may reduce the number of days that sport is postponed due to wet weather events, it has potential to result in closures during hotter weather. Synthetic turf has many

potential negative impacts including poor sustainability value, contributions to local water and soil pollution and increasing urban heat.

Facilities

The proposal aims to upgrade and install several facilities within the park which are currently used by community groups. While we support these upgrades, we recommend improving how these facilities are connected to each other and ensuring facilities for women's sport and emergency services are prioritised.

1. We recommend that Master Planning for the internal circulation and connection of facilities on the site be planned now. It is currently unclear how users will circulate in between the upgraded event spaces and the existing Whitlam Centre, and the other existing facilities (i.e. Liverpool Girl Guides, Meals on Wheels, Liverpool Brass Band Hall, and KU Preschool).
2. We recommend additional crossings and footpaths to connect the above facilities to each other. These paths should be shaded and follow good crime prevention through environmental design (CPTED) practices to encourage their use and provide passive surveillance.
3. Consideration should be given to removing the parking between the Whitlam Centre and the 'covered outdoor multipurpose facility' to create a car-free zone and improve walkability and amenity, particularly during events that may require use of both spaces.
4. We strongly support upgrading the Whitlam Centre and recommend it be prioritised for an upgrade early in development. This centre is a key piece of infrastructure and has health benefits including a place to keep cool on hot days, providing space for exercise and teaching swimming for water safety. Access to the facility should be maintained during construction within the park, and any proposed upgrades should be staged to minimise disruption for the community.
5. We recommend reviewing the need for relocating the netball courts with the community. Women's sport continues to have lower participation rates than men's sport and removing 50% of the available facilities for netball may lead to lower levels of female participation in sport in Liverpool.
6. If netball courts are relocated, Council should ensure the new site is comparable in its accessibility and amenity for users through ongoing consultation with the local netball association. The new netball courts need to be established before the existing ones are removed to prevent disruption to the netball season.
7. Clear wayfinding and traffic management will need to be established during events to prevent cars and trucks blocking the entrance to NSW Ambulance and the SES. Ensuring clear entrance and exit for emergency service vehicles needs to be prioritised in the design.
8. Additional community facilities should be considered, such as a community garden, chess sets or interactive installations, to maximise the day-to-day use of the site and support social inclusion and interactions.

Community Participation

The upgrade to Woodward Park provides an exciting opportunity for community events. We recommend ensuring adoption of the Connecting with Country framework with the precinct design, and ongoing consultation with residents and current community users, to ensure negative impacts are mitigated.

1. Public spaces should be designed using the Connecting with Country framework to ensure spaces are culturally safe and welcoming for Aboriginal Communities. This also ensures public spaces move away from a human-centred approach and consider a Country-centred approach.
2. Community groups who use the site to celebrate cultural events, such as the Diwali celebrations, Fiji Independence Day and Sydney Eid Festival should continue to be supported to run their events at Woodward Park without additional prohibitive hire charges due to the upgraded facilities.
3. A noise assessment should be undertaken to ensure large events do not impact negatively on nearby residents.

Proposed private high density residential development

We note that the plan proposes a potential for private high density residential development. While we support well located high density residential development, we have the following feedback:

1. Developing high density residential development within an event precinct may lead to a conflict of uses. As experienced by residents living near the Sydney Cricket Ground, large crowds entering and exiting a precinct can cause disrupted sleep from noise, feelings of a lack of safety due to antisocial behaviour, and traffic and public transport delays. We suggest reconsidering the location of this residential development or developing strong noise mitigation measures and using CPTED techniques to ensure areas close to residential areas are safe.

21 February 2026

The CEO
Liverpool City Council

Objection – Draft Woodward Park Master Plan

Dear Council,

I am writing to formally object to the Draft Woodward Park Master Plan currently on public exhibition. While the stated goal of improving facilities and planning for future growth is acknowledged, the plan in its current form represents a dramatic and inappropriate shift in the use of a significant community asset. Woodward Park is one of Liverpool's largest and most valued public open spaces, providing essential recreational, sporting, and social opportunities for the community. The Draft Master Plan prioritises large-scale events, commercialisation, and potential residential development over the park's core role as accessible, well-maintained open space.

The proposal raises serious and unresolved concerns across multiple areas, including traffic and parking, noise and amenity, loss of community sporting facilities, environmental impacts, maintenance and management, and financial feasibility. It also undermines the integrity of community consultation, presenting differing plans online and at engagement events with no clear explanation. Without robust evidence, clear planning, and firm commitments to maintain the park for everyday community use, the Master Plan would fundamentally compromise the value of Woodward Park for current and future generations.

This submission outlines the key reasons why the Draft Master Plan should not be supported and why Woodward Park should be preserved as a public open space, not converted into a large-scale entertainment precinct or residential development site.

Strategic Role and Public Interest

Woodward Park is a major Crown reserve adjacent to the Liverpool CBD and serves a vital role as accessible public open space for both the local community and the wider Liverpool area. Any increase in the scale or intensity of its use must clearly align with the public interest and the community's long-term needs. The Draft Master Plan, however, shifts the focus of the park toward large-scale events and entertainment functions, prioritising occasional commercial use over every day recreational and sporting activities. This shift has not been adequately justified and does not demonstrate that it would serve the long-term interests of the community.

Objection – Draft Woodward Park Master Plan

Traffic, Transport and Crowd Management

The proposal for a multifunctional event space accommodating up to approximately 30,000 people represents a significant intensification of use. However, the exhibited material is not supported by detailed traffic modelling, intersection capacity analysis, public transport load assessment, crowd dispersal modelling or parking demand analysis.

In particular, the surrounding road network – including Hoxton Park Road, the Hume Highway, Flowerdale Road and Memorial Avenue – already experiences substantial congestion during peak periods and remains heavily trafficked throughout both daytime and evening hours. The network currently operates under pressure, and the proposed increase in event activity, together with foreshadowed increases in residential density and visitation, is likely to materially worsen existing traffic and access issues.

There is insufficient evidence in the exhibited material demonstrating how the cumulative impacts on these key corridors will be managed. Council has not adequately explained how these matters will be addressed or what infrastructure upgrades, transport demand measures, or event management controls would be implemented to mitigate impacts.

Parking and Event Infrastructure

The Draft Master Plan proposes a multifunctional event space with a capacity of approximately 30,000 people yet provides no realistic strategy for parking to accommodate this scale of attendance. The current and surrounding parking infrastructure is already limited, and there is no evidence that the park or nearby streets could safely and efficiently manage the vehicle demand generated by events of this magnitude.

Of particular concern is the proposal to convert the Whitlam Leisure Centre car park into paid parking to support event use. This is not supported, as the Whitlam Leisure Centre serves as an essential facility for community use, including access to the pools, recreation programs, and other community infrastructure. Charging for parking or restricting access would directly affect everyday visitors who rely on the centre for fitness, recreation, and social activities.

Protection of Public Open Space

The Master Plan risks over-programming an important public open space asset. The introduction of major event infrastructure and additional built form is likely to reduce areas available for passive recreation, limit everyday community access, and lead to extended park closures during event setup and pack-down.

Public open space in strategic centres such as Liverpool is limited and becoming increasingly valuable as the population grows. Woodward Park should continue to

function primarily as an accessible community park for daily use, rather than being dominated by occasional large-scale events. A precautionary approach is therefore warranted to avoid the gradual loss of usable recreational space and to protect the park's long-term community value.

Residential and Commercial Intensification

Concern is raised regarding the reference to potential increases in residential and commercial density within the precinct. This direction is not supported. Introducing additional population and built form in and around Woodward Park would further exacerbate existing traffic pressures, increase demand on already constrained infrastructure, and create land use conflicts between future residents and major event activities.

Importantly, the current zoning framework does not support the level of intensification being foreshadowed. The land is zoned RE2 Private Recreation, as shown in the figure below, which is not intended to accommodate residential housing. The park should be retained primarily as public open space for the benefit of the community and used in a manner consistent with the objectives of the RE2 zone. As Liverpool continues to experience strong population growth, the need to protect and preserve accessible green open spaces will only become more critical over time.

Any future proposal to increase density should occur through a separate statutory planning process supported by a full strategic merit assessment and genuine community consultation, rather than being introduced indirectly through a high-level master planning exercise.

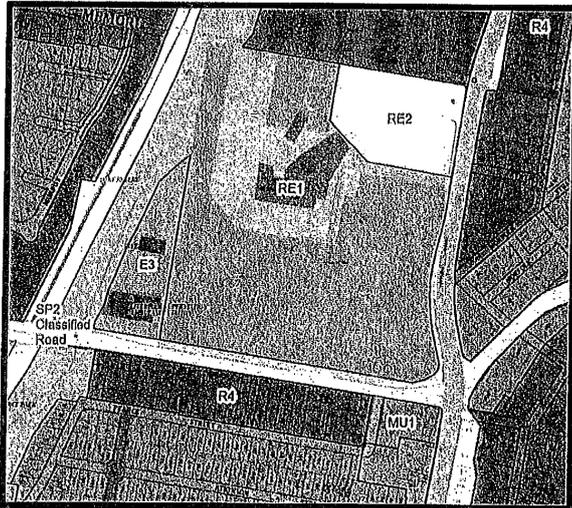


Figure 1: Zoning Map.

Loss of Netball Facilities and Impact on Community Sport

Of particular concern is the proposed relocation of the existing netball courts. Community netball is a high-participation grassroots sport that delivers important social, health and community cohesion benefits. Importantly, this is one of the only netball facilities owned by Council and it plays a critical role in supporting local participation.

The Master Plan proposes to remove or reduce these established and centrally located courts without identifying a fully funded and operational replacement. This creates significant uncertainty for existing user groups and appears to prioritise occasional major event use over regular community sport. The local netball association that operates from this site is a major and valued part of the community, and any loss or downsizing of the facility would have a meaningful negative impact on participation and community connection.

Given the strategic importance of this Council-owned facility, the netball courts should be retained in their current location and capacity.

Noise, Residential Amenity and Anti-Social Behaviour

The introduction of a permanent large-scale events precinct in close proximity to established residential areas is likely to generate ongoing amenity impacts. These include amplified music noise, crowd noise, late-night activity, increased litter, and the potential for anti-social behaviour associated with large gatherings. The Master Plan does not include a detailed acoustic assessment, event curfew framework or operational management strategy demonstrating how surrounding residential amenity will be protected. This represents a significant gap in the exhibited material.

Environmental Impacts

The proposed Master Plan is likely to have significant environmental impacts. Large-scale event infrastructure, increased hardstand areas, and intensified use of the park will threaten tree canopy, local biodiversity, and the ecological health of Brickmakers Creek. Without a detailed environmental assessment, these potential impacts remain unquantified, and the plan risks causing long-term damage to the park's natural values.

Maintenance and Long-Term Management

The Draft Master Plan provides no clarity on who will be responsible for the ongoing maintenance and management of Woodward Park, particularly if large-scale event infrastructure and additional built form are introduced. Council has a concerning record of taking public assets that are functional and well-used and, through poor planning and management, making them worse. Parks, recreational areas, and other community

facilities that were previously working well often end up neglected, with overgrown grass, degraded landscaping, and falling infrastructure.

A recent example is Macquarie Mall, which, a few years ago been renovations, is already deteriorating due to inadequate ongoing care. This demonstrates a consistent pattern: Council alters facilities that are serving the community effectively, only for them to decline. Woodward Park is a highly valued community space that is functioning well for recreation, sport, and everyday use. It should be left as it is, preserved for the community, and not burdened with oversized event infrastructure or changes that risk undermining what already works. The focus should be on protecting and maintaining the park, not introducing proposals that are likely to reduce its usability, accessibility, and amenity.

Upgrade of the Whitlam Leisure Centre

The Whitlam Leisure Centre is widely recognised as requiring modernisation; however, the Master Plan only identifies a potential upgrade with no defined scope, funding commitment, delivery timeframe or staging certainty. Priority should be given to upgrading existing community recreation infrastructure. The current approach appears misaligned with demonstrated community needs.

Financial Capacity and Responsibility

It is also unclear whether Council has the financial capacity to deliver and maintain the Master Plan as proposed. Council has a history of financial mismanagement, including costly legal disputes, inquiries, and inefficient allocation of resources. Given these concerns, it is reasonable to question whether Council can afford the ongoing maintenance, upgrades, and operational requirements of large-scale event infrastructure at Woodward Park.

Funding for this plan could arguably be better spent on existing community assets and services that are already well-used and in need of improvement. Without clear financial planning and evidence of capacity, the Draft Master Plan risks creating expensive infrastructure that may not be properly delivered or maintained, ultimately failing the community it is intended to serve.

Consultation Integrity

Serious concerns have been raised regarding inconsistencies between the concept material presented online and the plans shown during community engagement activities. These discrepancies were highlighted at two separate community events, yet Council has provided no clear explanation as to why different plans were presented.

As illustrated in the material referenced below, the exhibited documentation suggests that residential housing could be built on the current Whitlam Leisure Centre site, whereas the plans shown to the community during engagement events did not include this. This significant inconsistency undermines confidence in the integrity of the

consultation process. For consultation to meet accepted planning practice and procedural fairness, the exhibited material must accurately and consistently reflect what has been presented to stakeholders, ensuring the community can provide informed feedback on the actual proposal.

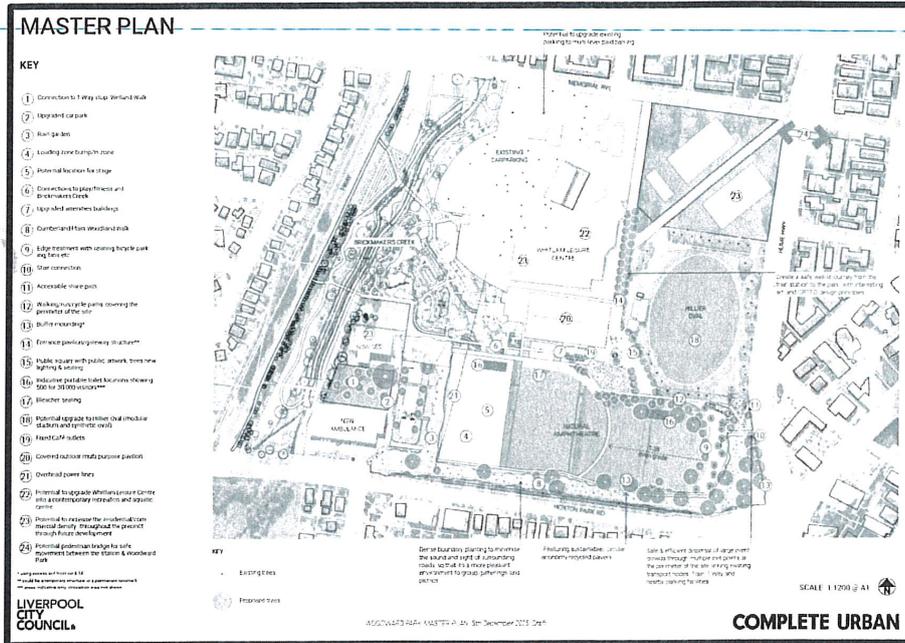


Figure 2: online version of the Draft Master Plan

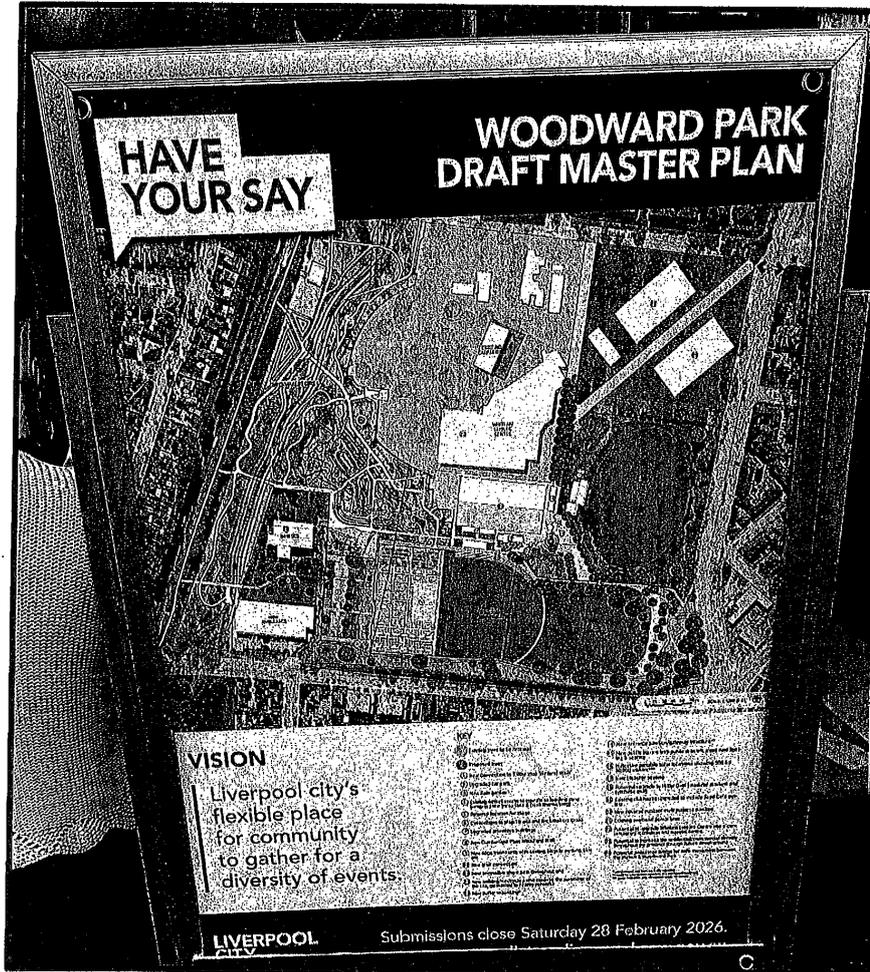


Figure 3: Plan show at community events

Conclusion

The Draft Woodward Park Master Plan, in its current form, is not supported. The proposal prioritises large-scale event infrastructure, potential residential and commercial intensification, and changes to well-functioning community facilities, while providing insufficient evidence to address traffic, parking, environmental, and amenity impacts. The plan fails to guarantee the protection of existing open space, biodiversity, or community sporting facilities, and offers no clear or funded strategy for ongoing maintenance and management.

Council has a demonstrated history of mismanaging public assets and finances, taking what works well and allowing it to deteriorate after they do major updates. Woodward Park is a highly valued, functioning community space that should be preserved, maintained, and enhanced for everyday recreational use, not overburdened with oversized, commercially driven proposals that risk undermining its existing value.

It is imperative that Council reconsider this Master Plan, prioritise the protection of public open space and community facilities, ensure transparent and consistent consultation, and provide clear, funded strategies for maintenance and delivery before any changes are pursued. Woodward Park must be left to serve the community as it is, safeguarded for current and future generations, and must not be converted into a large entertainment facility or repurposed for residential housing.

Yours sincerely,





Liverpool City Council
Locked Bag 7064
Liverpool BC NSW 1871

25 February 2026

Re: Submission to the Draft Woodward Park Master Plan Stage 1 (2025/6292)

To whom this may concern,

We act on behalf of the [Redacted],
Liverpool.

Specifically, we write to confirm our general support of the Draft master plan subject to further refinement of the north-eastern portion of Woodward Park, known as 'Bulldog Park'.

Refer to further discussion below.

Land ownership

[Redacted] own a 2.97ha land parcel in the north-eastern portion of Woodward Park at 84 Memorial Avenue, also known as 'Bulldog Park'. In addition, [Redacted] own a vacant parcel of land directly to the east at 82 Memorial Avenue.

The south-western corner of Bulldog Park is burdened by easements that allow the Whitlam Leisure Centre and associated electrical infrastructure to encroach on [Redacted] owned land.

Draft master plan

[Redacted] is supportive of the Draft master plan, including item 2.3 which identifies Bulldog Park for the "potential to increase the residential / commercial density throughout the precinct through future development".

However, the western portion of 84 Memorial Avenue is not identified on the Draft master plan for residential and commercial use. It is considered that this may be an oversight given the entire allotment is in private ownership.

The Draft master plan incorporates through-site links and indicative building layouts relative to 84 Memorial Avenue.

Within this context, [Redacted] has engaged both [Redacted] to assist with reviewing the practicality of the indicative layouts and associated through-site links for the site,



The outcome of this review is identified in the proposed structure plan as outlined below and at Attachment 1 of this submission.

Preferred structure plan - 82 & 84 Memorial Avenue

A preferred structure plan prepared by [REDACTED] s incorporates the following refinements to the Draft master plan:

- Inclusion of the entire extent of 84 Memorial Avenue (i.e. Bulldog Park)
- Inclusion of 82 Memorial Avenue to the east to help facilitate a future pedestrian link over Hume Highway.
- Indicative site planning and building layouts comprising residential and commercial / retail land uses. A portion of the residential component may comprise seniors living / aged care facilities.
- The indicative built form consists of podiums and towers ranging between 5 and 30 storeys,
- The preferred structure plan incorporates both the north / south and north-east / south-west through-site links, consistent with the Draft master plan. However, to facilitate practical and efficient vehicular access, the southern extent of the north / south link requires a shared pedestrian / vehicular access.
- Retention of existing vehicle access points to the perimeter of 84 Memorial Avenue.

Future planning proposal

Noting Bulldog Park is zoned RE2 Private Recreation, a Planning Proposal will be required to facilitate the intent of the Draft master plan.

In this regard, the further discussion will be undertaken separately with Council strategic planning staff.

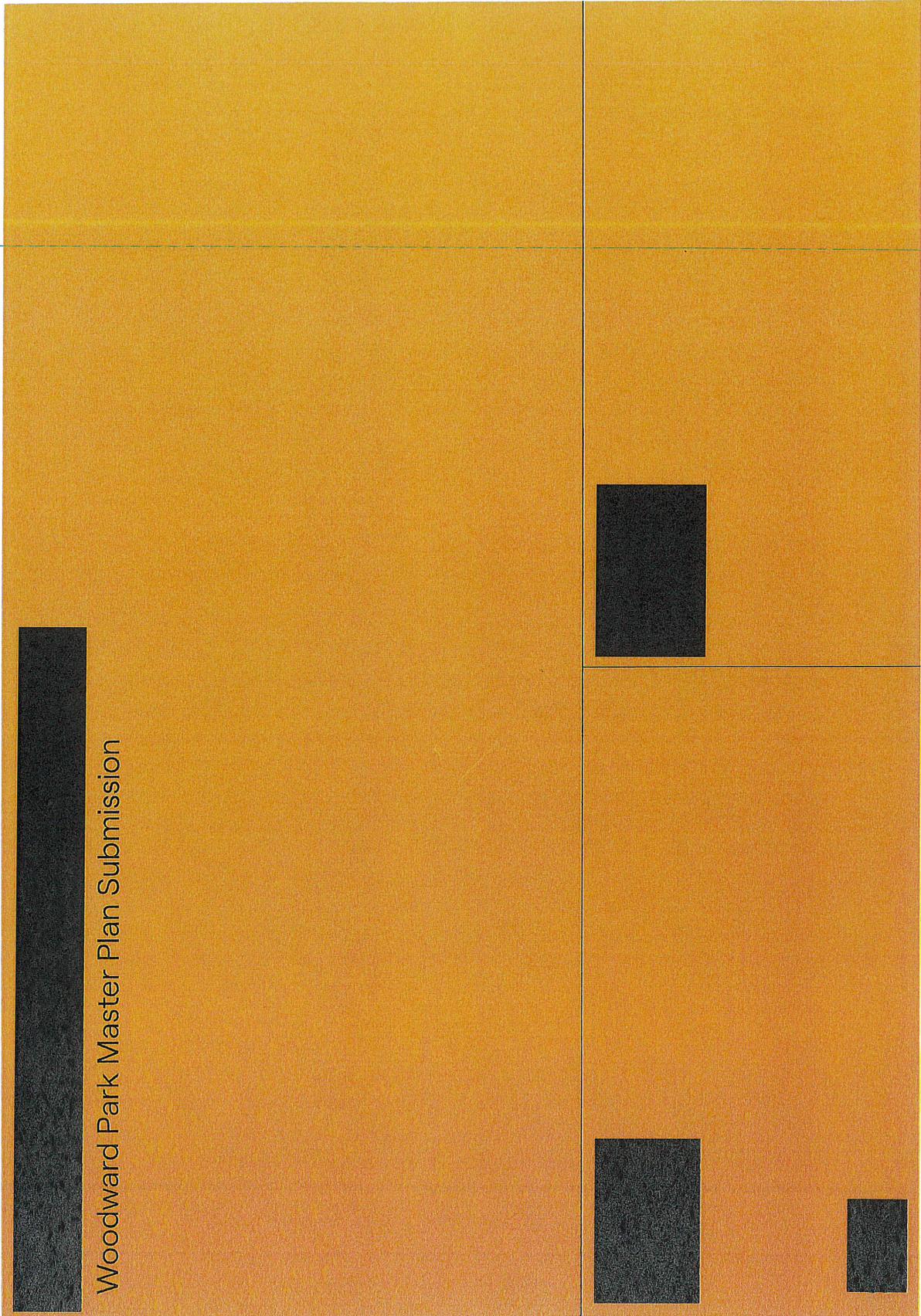
As such, further refinements of the Draft master plan may be required relative to the outcome of a detailed planning proposal.

Should you require any further information, please do not hesitate to contact [REDACTED]

Yours sincerely,

[REDACTED]

Attachment 1: Woodward Park Draft
Master Plan –
Submission



██████████ acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people towards a better future.

We believe that inequity enshrined in our society continues to significantly disadvantage First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.



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1.1 Woodward Park Master Plan, 2025: Spatial Parameters

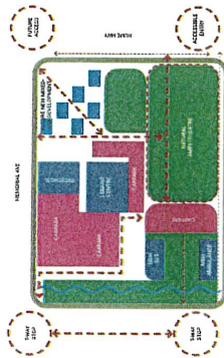
A revised version of the Woodward Park Master Plan was published in December 2025, illustrating the future development intent for Woodward Park. While much of the park is characterised by uses associated with events and recreational activities, the northern portion is envisaged for residential and commercial development.

Key aspects of the plan include:

- Two future access links: North - South (1) & North East - South West (2)
- Potential pedestrian connection over Hume Highway (3)
- Indicative building layouts (4)

For reference purposes, we note the following:

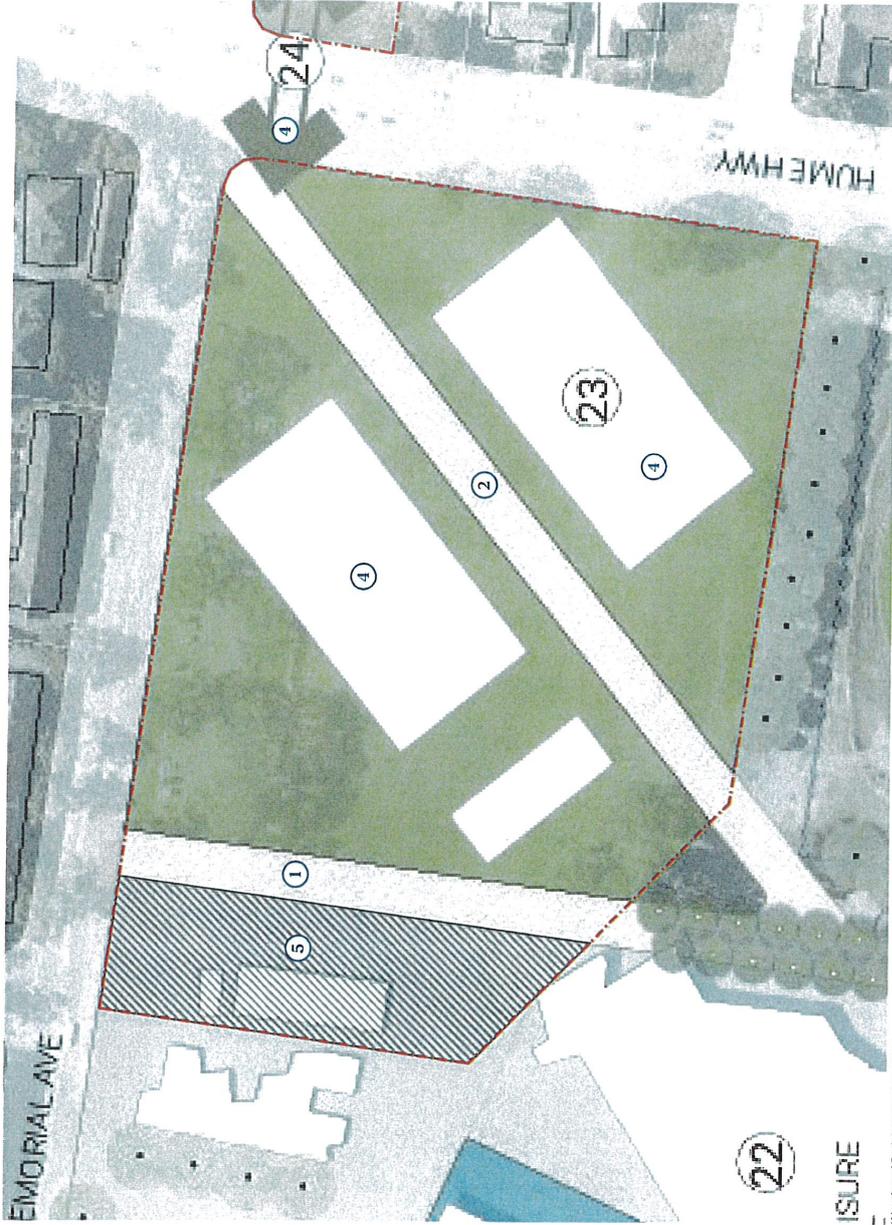
- Land at 84 Memorial Avenue (known as Bulldog Park) is owned by [redacted] and is zoned [redacted].
- [redacted] also own 82 Memorial Avenue to east of the site.
- [redacted] western portion of 84 Memorial Avenue is not identified for rezoning in the draft Master Plan - see hatched area (5)
- Part of the existing Leisure Centre is located on 84 Memorial Avenue.



Functional Circulation, Woodward Park Master Plan, 2025.

KEY

- Site boundary
- Land not intended for rezoning



Woodward Park Master Plan, 2025.

Woodward Park Master Plan - Submission

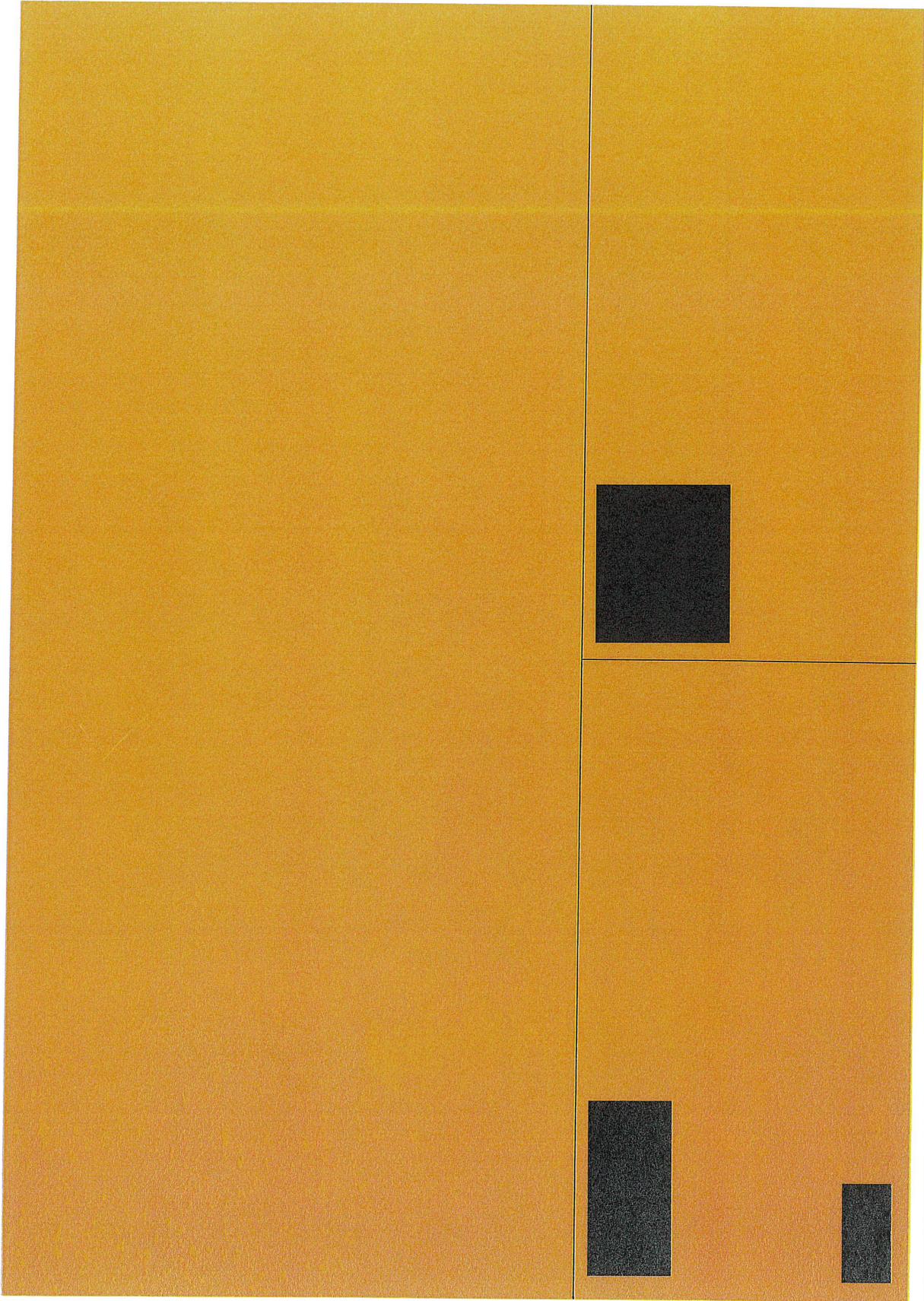
1.2 Structure Plan

Proposed [redacted] elements to the [redacted] portion of Woodward Park (i.e. [redacted]) is identified in the proposed Structure Plan. 84 Memorial Avenue incorporates a proposed mixed use residential and retail precinct.
The plan also references 82 Memorial Avenue to facilitate a future pedestrian link over Hume Highway.
Refer to key below.

- KEY**
- Site boundary
 - Key points annotations
 - Residential lower footprint
 - Podium residential footprint
 - Podium parking footprint
 - Top of podium communal open space
 - Public open space
 - Pedestrian movement only
 - Pedestrian and vehicle movement
 - Active edge
 - Connector street
 - Shared street
 - Woodward Park Master Plan link
 - Future pedestrian link over Hume Highway
 - Pedestrian access point
 - Vehicle access point
 - Existing tree



Structure plan.
Woodward Park Master Plan - Submission



From: [REDACTED]
Sent: Sunday, 22 February 2026 3:54 PM
To: LCC
Subject: File No 2025/6292 - Feedback on the Draft Woodward Park Master Plan Stage 1

To Whom It May Concern,

I am writing as a resident directly across the road from Woodward Park on Hoxton Park Road Liverpool to provide feedback on the Draft Woodward Park Master Plan Stage 1.

While I recognize the potential net positive impact this development could have on the broader community—such as enhancing recreational spaces, supporting major events, and improving connectivity—I must strongly object to the plans in their current form due to the significant adverse effects they would have on my property and quality of life.

As a local resident, I am particularly concerned about the proposed location of the multifunctional event space and stage (labelled as item 5 in the site plan), which appears positioned in a central area that could exacerbate issues for properties along Hoxton Park Road.

Reasons for Rejection of the Current Plans

The master plan proposes a large event space capable of accommodating up to 30,000 people, with wide pathways for dispersal, upgraded parking, and truck access points. Although the plan includes some mitigating features like dense Cumberland Plain Woodland boundary planting to reduce road noise into the park, these do not adequately address the outbound impacts from events on nearby residences. My specific concerns include:

- **Increased Traffic and Access Difficulties:** The plan's emphasis on multiple exit points linking to existing transport nodes, including Hoxton Park Road, would likely funnel large volumes of vehicles and pedestrians onto this already busy thoroughfare. As a resident along Hoxton Park Road, exiting

my driveway is already challenging during peak times; post-event surges could create gridlock, pose safety risks and delay emergency access. The upgraded car parks and road expansions (e.g., from 5.5m to 7.0m for truck circulation) may improve internal flow but would amplify external congestion without dedicated traffic management studies or signals tailored to residential interfaces. This would be particularly acute if the venue attracts major soccer events, such as Sydney FC games, as subtly suggested in the Daily Telegraph coverage of the master plan's state-of-the-art sporting facilities.

- **Noise Pollution:** The proposed stage location risks directing amplified sound toward southern boundaries, including Hoxton Park Road residences. Outdoor events, especially concerts or gatherings with sound levels potentially reaching 100-110 dB at the source, could result in intrusive noise penetrating homes. Using a basic inverse square law for sound propagation (where sound intensity decreases with distance squared), a 100 dB source at approximately 200-250 meters (a conservative estimate from the central stage to my property) would yield around 52-54 dB at the receiver—exceeding typical residential nighttime limits of 45-55 dB in many jurisdictions. This does not account for wind direction or low-frequency bass, which travels farther. Even with the proposed woodland buffer, which primarily aims to "minimise the sound and sight of surrounding roads" for park users (as per the plan), reductions might only be 10-20 dB, leaving levels disruptive for sleep and daily living. References supporting this include studies on outdoor amphitheatre acoustics, such as measurements showing music levels impacting residences up to 1.25 miles away. Additionally, research on outdoor music festivals indicates that unregulated events often exceed guidelines, leading to community complaints about noise exposure. Managing such impacts requires comprehensive strategies beyond basic limits, including barriers and acoustic modelling.
- **Increased Rubbish and Litter:** Large events for 30,000 attendees would generate substantial waste, with dispersal paths leading toward Hoxton Park Road likely resulting in litter spillover onto adjacent properties and

streets. While the plan indicates bins at edge treatments and portable toilets, it lacks comprehensive waste management strategies, such as enclosed collection zones or post-event cleanup protocols, which could lead to vermin attraction and visual degradation in residential areas.

- **Other Potential Issues:** Beyond the above, I anticipate heightened safety concerns from crowds (e.g., pedestrian overflow onto roads), light pollution from event lighting and pathways, reduced property values due to perceived nuisances, and environmental strain on local ecosystems from increased foot traffic. The plan's urban planning considerations, like CPTED principles and active transport links, are commendable but prioritize park users over mitigating externalities for residents.

In summary, while the vision for a "vibrant destination for sport, recreation, community use and major events" (as stated in the plan) is appealing, the current configuration, particularly the stage placement, fails to balance community benefits with resident protections. I reject the plans as they stand and urge revisions before progression.

Proposed Amendments

To address these concerns while preserving the plan's overall intent, I propose the following amendments, informed by urban planning best practices such as buffer zones, site orientation, and sustainable design:

1. **Relocation of the Amphitheatre/Stage:** Reposition the stage northward from the central area near the Covered Outdoor Multi-Purpose Pavilion (Item 20), toward the Hume Highway boundary (near the northern sports fields or netball courts), away from Hoxton Park Road residences. This would leverage the park's natural contours and existing buffers, directing sound toward less residential areas (e.g., the highway, which already has higher ambient noise). An alternative northern placement maintains multifunctional capacity, preserves sight lines, and integrates with pathways, while minimizing noise propagation southward. Acoustic modelling supports this: at 316-400 meters from southern residences, sound levels could drop to 50 dB or below (pre-barrier) from a 100 dB source, well within limits, compared to 52-54 dB at closer ranges, as

detailed in propagation studies considering atmospheric and terrain effects. Techniques like strategic loudspeaker placement and noise barriers (e.g., earth mounding or acoustic walls) could further reduce impacts by 10-20 dB, as recommended in amphitheatre design guides.

2. Noise Mitigation Measures: Incorporate mandatory acoustic barriers (e.g., 3-5m high sound-absorbing walls or enhanced woodland buffers) along the southern perimeter, oriented to deflect event noise. Require pre-event sound modeling using tools like computer simulations to ensure compliance with noise regulations (e.g., below 50 dB at residential boundaries). Stage orientation should face north or east, away from Hoxton Park Road, to limit direct sound paths.

3. Rubbish and Waste Management: Expand waste strategies to include enclosed rubbish enclosures at dispersal points, mandatory event organizer cleanup bonds, and increased bin density along southern edges. Integrate urban planning elements like swales for litter capture in rain gardens.

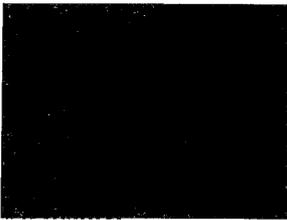
4. Traffic and Access Improvements: Conduct a dedicated traffic impact assessment for Hoxton Park Road, including timed signals or resident-priority lanes during events. Limit southern exits for large events, favouring northern dispersals. For truck access, re-route to prioritize northern entry/exit via the Hume Highway: Trucks enter and exit primarily through the upgraded car park (Item 2) at the northern boundary, using widened roads (7.0m) and truck loops for internal circulation to the relocated stage. Add a dedicated service lane along the eastern edge (near Memorial Avenue) for secondary access, prohibiting southern truck entry/exit from Hoxton Park Road to avoid residential congestion.

These amendments align with the plan's goals of accessibility, sustainability, and community integration while protecting residents. For visual reference, below is a conceptual diagram of the proposed stage relocation (based on the park's approximate layout: north bounded by Hume Highway, south by Hoxton Park Road, east by Memorial Avenue, west by Brickmakers Creek). The current

central stage (approx. position) is marked, with my suggested northern alternative.

I appreciate the opportunity for community input and request that these concerns and proposals be seriously considered. Please confirm receipt and provide updates on how feedback will influence revisions.

Regards,



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[REDACTED]

From:

Sent:

[REDACTED]
Monday, 16 February 2026 1:40 PM

To:

LCC

Subject:

2025/6292 [REDACTED]

Dear Liverpool City Council,

[REDACTED] thanks Liverpool City Council for the opportunity to provide feedback on the Draft Master Plan for Woodward Park.

[REDACTED] have been meeting in the hall adjacent to the Whitlam Leisure Centre for over 50 years. During this time, we have witnessed significant growth and change within the surrounding area and welcome Council's vision to reinvigorate the Woodward Park precinct.

While we are supportive of the proposed improvements, we are concerned that our hall does not appear to be shown or depicted within the Draft Master Plan. This omission raises uncertainty for our organisation regarding our ongoing presence within the park. We do not assume that this indicates removal, however, it is important to note that over a number of years we have periodically been advised that our tenure may be at risk. This uncertainty has, at times, limited our capacity to invest in long-term maintenance of the hall.

[REDACTED] would appreciate formal acknowledgement of our existing facility and confirmation that we will continue to be recognised as part of the Woodward Park precinct moving forward. Our Guides actively use the surrounding parkland, regularly traverse the creek area for STEM activities, and participate in activities throughout the precinct, fostering strong connections to the natural environment and the local community.

We respectfully request that Council recognise and celebrate the long-standing presence of [REDACTED] within Woodward Park. Our organisation has contributed positively to the community for many years, providing safe, inclusive programs for girls and young women, and we hope to continue doing so as part of the future vision for Woodward Park.

Best regards,

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Friday, 30 January 2026 10:49 AM
To: LCC
Subject: File No 2025/6292

Hi

I strongly agree on the full plan provided

Mainly

the bigger park plans and the stage

Rellocation of netball court

Considering Whitlam centre plans for being better recreational centre and more kids water games and slides like olympic park

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Tuesday, 27 January 2026 9:34 AM
To: LCC
Subject: 2025/6292

Dear Sir/Madam

With regard to the Draft Woodpark park development, what would be the impact for the people living around the development.

We are already impacted by extra traffic and noise when events are held at the netball courts, and the park also when events are held the Whittam leisure centre.

Also, what affects will the building on the development have on the surrounding residents? Construction noise?

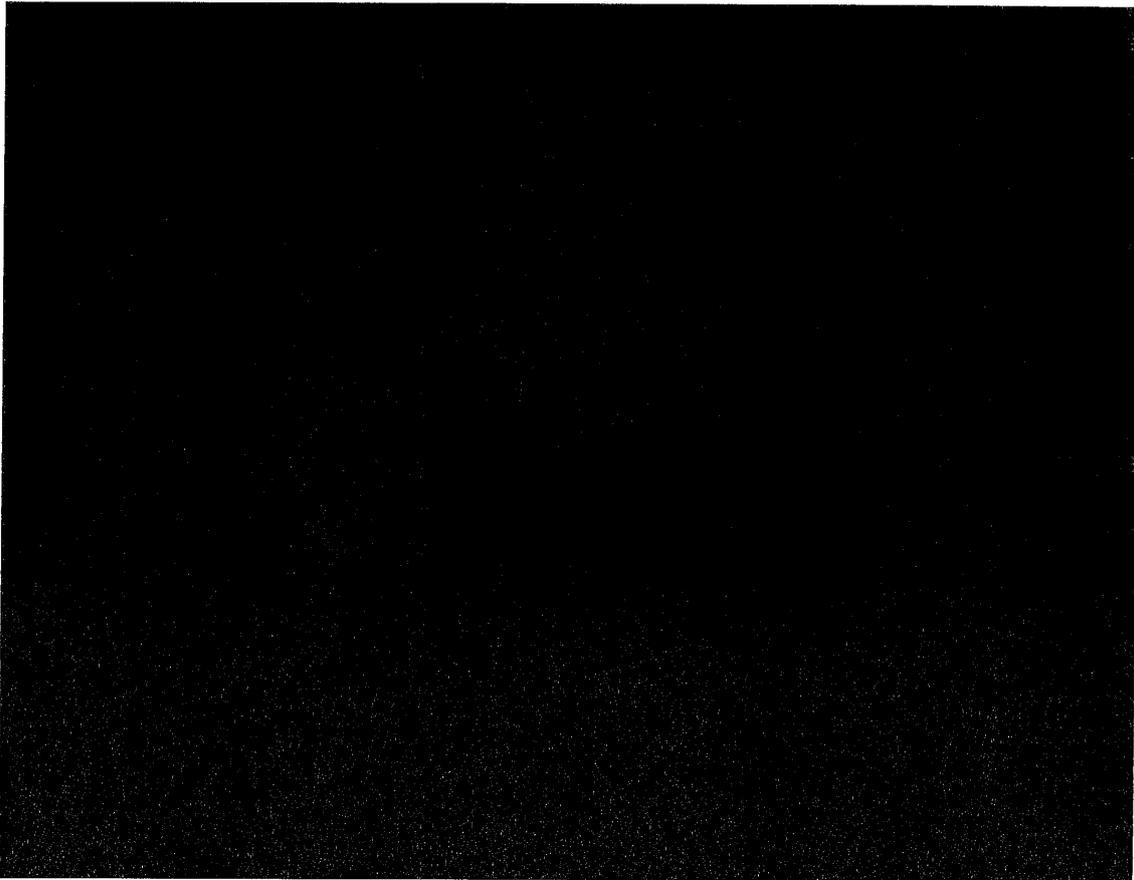
Will there be any street closures while this is happening?

Also, what is happening with the old bulldog park site? Is this being developed too?

One of my main concerns is the amount of rubbish that may get left behind during events, or that people might start to dump rubbish during the constructions.

It would be nice to see more trees and more play areas for families in the area.

Kind regards



Liability limited by a scheme approved under Professional Standards Legislation.

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[REDACTED]

From: [REDACTED]
Sent: Sunday, 21 December 2025 9:53 PM
To: LCC
Subject: Woodward Park Proposal Response.

Where will the netball courts be moved to?

What measures will be implemented to manage additional traffic from the proposed additional residential blocks?

What measures will be in place to manage safety of the community, drug use, anti-semitism?

How will you keep this area clean?

What measures will be implemented to protect the area from vandalism (and spending rate payer funds to constantly cleanup?)

What will happen to the existing Whitlam Centre?

Why not focus on cleaning up the LGA and making the area more presentable and inviting before wasting rate payer funds on a project that doesn't really benefit the wider community?

[REDACTED]

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[Redacted]
[Redacted]
From: [Redacted]
Sent: Wednesday, 24 December 2025 3:42 PM
To: LCC
Subject: File 2025/6292

Hi LCC

My only request for Woodward Park is please please keep [Redacted]
[Redacted] They drive through gardens, park on the oval, let off fireworks,
loud music, screaming, honking horns for 6 hours NON STOP. They run onto Hoxton Park Rd and put
their flags in front of cars, crowd around cars, including police cars. [Redacted]

[Redacted]
[Redacted]
[Redacted]
[Redacted]

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[REDACTED]

From: [REDACTED]
Sent: Wednesday, 24 December 2025 1:09 PM
To: LCC
Subject: woodpark

file no. 2025/6292

we need 3 swimming pools not 1

the population of Liverpool is the size of Darwin

we need at least 3 additional pools in Woodpark

the existing netball fields need to stay

we need netball fields, places to park and places to sit

[REDACTED]

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From: [REDACTED]
Sent: Friday, 19 December 2025 3:04 AM
To: LCC
Subject: Re: Woodward park master plane. File no. 2024/2890

No to the intended commercialisation of the former Liverpool Memorial Olympic Pool site.

It was the community's intention that the site remain a permanent memorial to those who served in WWII.

It was funded with Council and private money together with voluntary labor being gifted as a clear sign of strong community support for the memorial.

I was appalled when the swimming pool was demolished and nothing done to show the original intention of the site. Not even a bench with a plaque.

This master plan is a continuation of the insult to the memory of those who served and will be final if the plan in its current form is approved.

The whole site of the former Liverpool Memorial Olympic Pool should become a war memorial to those who served and to remind people that we should work tirelessly to ensure the futility of war never happens again.

A city is a much nicer place when its constant focus is not towards commercial aims as this plan is focused...on....making money by allowing commercial activities to take place on the site of the Liverpool Memorial Olympic Pool.

Every project does not need to be a money making venture.

In the same way as we take a break from work on the weekends. There should be areas in a city for people to relax and in the case of a war memorial, contemplate life beyond their career, their family and friends.

To escape the constant bombardment of the sales pitch.

To consider how they can make the world a better place and with each action, a step to ensuring peace becomes so highly valued that it becomes impossible to think of a world without it.

Such a place is part of nation building.

A place that says, remember this, so you never go down that path again.

A place that defines our nature, our culture, our desires as to what we want the world to be. How we'd like to be seen. A model to the world of what it can and what it should be.

Sincerely



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[REDACTED]

From: [REDACTED]
Sent: Thursday, 18 December 2025 11:29 PM
To: LCC
Subject: Woodward park master plan

Hi council

As a keen netballer who has seen us moved from our previous venue to where we are now I am wondering where Liverpool city netball fits in with this master plan as there is no mention of it at all in the diagrams shown.

Are we going to be forced to move again and if so where to?

Regards

[REDACTED]

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From: [REDACTED]
Sent: Thursday, 18 December 2025 3:19 PM
To: LCC; Mayor
Subject: Proposal File no. 2024/2890

Dear Liverpool City Council,

I am writing to express my strong support for the enhancement of Woodward Park, adjacent to the Whitlam Leisure Centre and to encourage the development of a vibrant, multifunctional precinct that benefits the entire Liverpool community. The vision outlined in the draft master plan is commendable and I urge the Council to build upon it to create a true hub for culture, recreation and economic growth for our community.

I strongly encourage the Council to consider the following priorities:

1. Creation of a Health, Education and Entertainment Precinct
 - o Develop Woodward Park into a dynamic precinct that combines leisure, health, education and entertainment opportunities (e.g. advocating for a stadium), making it a destination for people of all ages.
 - o Include spaces for local artists to display and create public artworks, incorporating Indigenous art and local culture to celebrate the community's identity.
 - o Consider long-term infrastructure investment, including the potential for a stadium, to host large-scale events and complement existing facilities like the Whitlam Leisure Centre.
2. Accessibility and Public Transport
 - o Advocate to NSW government to upgrade the Parramatta–Liverpool T-way and surrounding bus stops with improved shelters, seating, lighting and clear wayfinding. Upgrade CCTV as current surveillance is faulty.
 - o Ensure safe, accessible pathways connecting the park to public transport nodes, bicycle paths and pedestrian networks.
 - o Advocate for the NSW Government to support the conversion of the Parramatta–Liverpool T-way into a rapid transport (light rail) corridor to enhance access and elevate the Woodward Park's image and Liverpool as a whole.
3. Supporting the Night-Time Economy and Local Jobs
 - o Install high-quality lighting throughout the precinct to ensure safe, vibrant and welcoming spaces 24/7.
 - o Maintain cleanliness and public safety to encourage evening and night-time activities, boosting the night-time economy.

Create jobs within this precinct such as a weekly market stands.

 - o Prioritise initiatives that create local jobs, support small businesses and strengthen community engagement.
4. Infrastructure for Events and Community Gatherings

- Provide wide, accessible pathways to safely accommodate large crowds for events, alongside permanent and temporary amenities such as seating, toilets and shaded areas.
 - Ensure multifunctional park furniture and spaces that support both formal and informal gatherings, sporting events, and cultural performances.
 - Integrate endemic landscaping, dense woodland buffers, and aesthetically pleasing public spaces to improve the environment for recreation and gatherings.
-

5. Recreational Water Feature: Such as introducing a man-made lake or beach-style area, similar to Brisbane's South Bank, to provide a unique recreational and leisure space. This would not only create a landmark attraction for Liverpool and western Sydney but also encourage tourism, outdoor activities and community interaction.

By combining these initiatives, Woodward Park and the Whitlam Leisure Centre precinct could become a regional landmark a vibrant hub for arts, culture, sport and community connection.

I also urge Liverpool City Council to advocate to the NSW Government for investment in both the T-way conversion to light rail and long-term development in Liverpool ensuring Liverpool continues to grow as the airport grows close to opening

Thank you for considering this submission. I look forward to seeing these proposals help Woodward Park evolve into a safe, welcoming and culturally rich destination that supports local artists, local jobs and the wider community.

Kind regards,



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ITEM 01	Warwick Farm Precinct Plan: Issue and Option Paper
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Strategic Objective	Evolving, Prosperous, Innovative Implement planning controls and best practice urban design to create high-quality, inclusive urban environments
File Ref	020367.2024
Report By	Brianna Van Zyl - Senior Strategic Planner
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

The Warwick Farm Structure Plan (**Attachment 1**), developed by Council in 2020 and 2021 for the Warwick Farm horse training area, has been on hold since 24 November 2021 when Council resolved that:

- *'Council is provided with the information that allows Council to make a fully informed and fully educated decision on this matter, including the finalised regional flood evacuation study'.*

Council completed a Flood Evacuation Study for the Liverpool Collaboration Area and Moorebank, by Molino Stewart, in 2022 (**Attachment 2**). Since then, following various significant flood events across NSW, the NSW Government published the NSW Flood Inquiry. The NSW Flood Inquiry findings included recommendations that affected the Georges River Catchment (which includes the Warwick Farm Precinct), which was considered one of the high-risk catchments.

As a result, Council sent a letter to the Hon. Paul Scully, Minister for Planning and Public Spaces, on 5 June 2023 (**Attachment 3**). This letter sought further clarity around how Council should proceed with the assessment of Planning Proposals and land use policies within the Georges River catchment.

Council received a response on 22 September 2023 (**Attachment 4**) which reiterated the need for a risk-based approach to managing potential floods, stating the level of assessment undertaken for Planning Proposals and Development Applications must include a balanced consideration of all the risks and impacts. This response has acted as a catalyst for the Precinct Plan being re-presented to Council.

This Report outlines the issues associated with the Warwick Fam Precinct, as well as the latest Precinct Plan, including flooding, traffic, feasibility, and land fragmentation. This Report also

aims to provide further clarity to the community, and to establish clear next steps for the Precinct.

Council staff have identified three options on how to proceed, with these options detailed within this Report:

- Option 1 – Proceed with the existing Precinct Plan (November 2021);
- Option 2 – Conduct further investigations to rezone the Precinct to an industrial / innovation Precinct; or
- Option 3 – Retain existing zoning and development standards.

Due to existing constraints within the Precinct, and logistical issues proceeding with Option 1, Council staff are recommending proceeding with Option 2. This would provide opportunity for the rejuvenation of the Precinct, in a way that complements the Liverpool City Centre, whilst still addressing the environmental constraints. An industrial / innovation Precinct would also allow for the existing animal and training establishments to remain which supports the Warwick Farm Racecourse.

The next steps will involve a Council report to the next available Council meeting which will outline the options presented below.

RECOMMENDATION

That the Committee receives and notes this Report, and the proposed options on how to proceed with the Warwick Farm Precinct Plan.

REPORT

Background Information

The Study Area

The study area comprises approximately 25.5ha (including roads) and is bounded by the Hume Highway, Shore Street, Warwick Farm Sewage Treatment Plant land, Priddle Street, the Main South Railway Line, and Governor Macquarie Drive within Warwick Farm. It is located approximately 1-1.5km north-east of the Liverpool City Centre and 13.5km south-west of Parramatta. **Figure 1** shows the location of the study area.



Figure 1: Precinct Boundaries shown in red (Source: CM+)

History

On 11 December 2019, Council resolved to direct the CEO to engage Consultants to prepare a Precinct Plan for the rezoning of the Warwick Farm Precinct for a mix of uses. Council appointed a multi-disciplinary team led by Conybeare Morrison to prepare the supporting investigations to inform a Precinct Plan, including a Draft Contribution Framework for the provision of new infrastructure to support the Precinct.

Following the initial Council Resolution, the following has occurred:

- **25 March 2020:** Council endorsed (EGROW11) the Local Strategic Planning Statement (LSPS) which included 'Action 10.2' which commits to developing a Precinct Plan and Planning Proposal for the Warwick Farm Racing Precinct.
- **27 July 2020:** The draft Precinct Plan, Planning Proposal and associated studies were presented to the Liverpool Local Planning Panel. The Panel did not support the Planning Proposal proceeding to a Gateway determination, requiring updates to the flood impact assessment, further analysis on the potential environmental impact of the truck bypass and a report in relation to the cap of 18,800 additional dwellings for the Liverpool Collaboration Area.

- **26 August 2020:** Council considered the advice from the Panel and resolved that the draft Precinct Plan, Planning Proposal, and associated Contributions Plan be placed on public exhibition for 28 days.
- **14 September 2020 to 12 October 2020:** The Precinct Plan was placed on public exhibition.
- **28 April 2021:** The outcomes of the public exhibition were presented to Council (EGROW 04) where Council resolved for several changes to be made to the Structure Plan, Planning Proposal and Contributions Plan. Such amendments included: the inclusion of 240 Governor Macquarie Drive in the Precinct Plan, additional flooding considerations, and an Economic Review of the resultant gross floor areas achieved across the site to determine feasibility.
- **29 September 2021:** A Report detailing the changes to the draft package was tabled at Council. Council resolved (PLAN06) to place the Structure Plan, Planning Proposal and Local Contributions Plan on public exhibition.
- **8 October to 7 November 2021:** The Planning Package was placed on public exhibition.
- **24 November 2021:** The results of community consultation were reported to Council where the following was resolved: *“That Council defer this matter until Council is provided with information that allows Council to make fully informed and fully educated decisions on this matter, including the finalised regional flood evacuation study.”*

NSW Government Flood Inquiry

Since Council placed the Precinct Plan on hold, the NSW Government conducted the NSW Flood Inquiry in 2022. The Flood Inquiry made several recommendations that relate to the Georges River, which was considered a high-risk catchment along with the Hawkesbury-Nepean, Wilsons, and Tweed River catchments. This has added an additional layer of complexity to the Precinct.

Council staff have sought direction and clarity from the Department of Planning, Housing and Infrastructure (DPHI) on how to proceed with proposals in high and medium flood risk areas (**Attachment 3**). In September 2023, Council received a response from the DPHI on behalf of the Hon. Paul Scully, Minister for Planning and Public Spaces, which identified the need to move to a risk-based approach to managing potential floods (**Attachment 4**). The letter stated that the level of assessment undertaken for planning or development proposals are proportionate, and must include balanced consideration on the merits, risks and impacts.

Zoning under *Liverpool Local Environmental Plan 2008*

Under *Liverpool Local Environmental Plan 2008* (LEP 2008), the Precinct contains a variety of existing land use zones:

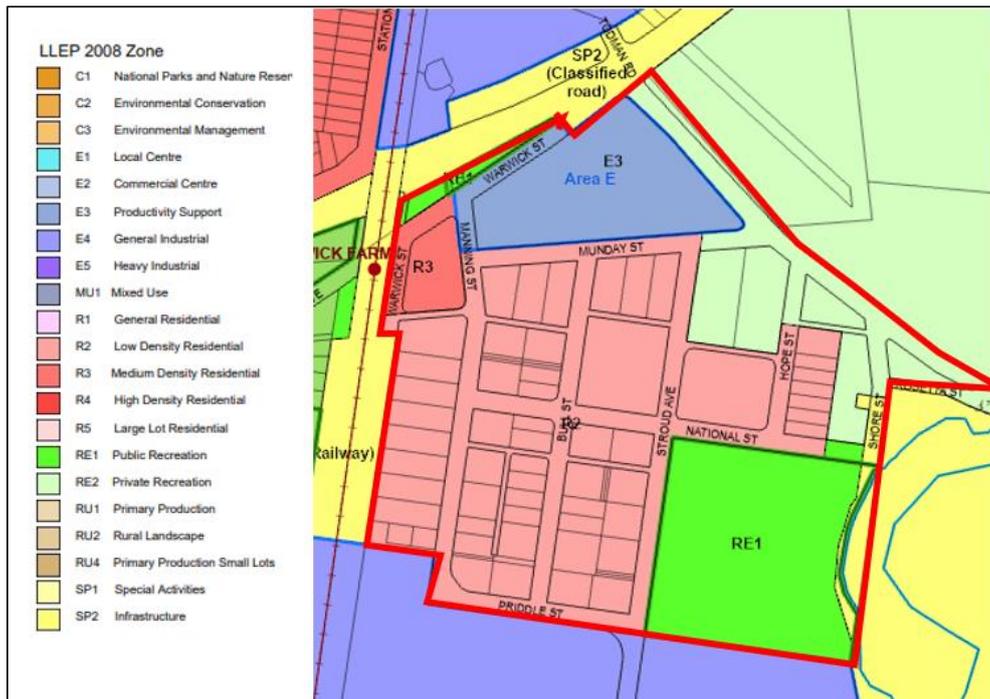


Figure 2: Existing Zoning map of Warwick Farm Precinct

E3 Productivity Support: This zone applies to 240 Governor Macquarie Drive between Munday Street, Warwick Street and Governor Macquarie Drive. The E3 Productivity support zone (formally B5 Business Development) permits offices, light industrial as well as warehouse or distribution uses (among others), however prohibits any residential uses. This land is currently vacant but was subject to a Planning Proposal to rezone to MU1 Mixed Use (formally B4 Mixed Use) and R4 High Density Residential. This detailed further below.

R2 Low Density Residential: This zone applies to the majority of the residential within the Precinct and permits dwellings houses which make up most development in this zone. Clause 16 of Schedule 1 of the LEP also permits animal boarding or training establishments, farm buildings and veterinary hospitals in the R2 zone which reflect several horse boarding and training establishments located in this area. Heights in this zone are limited to 8.5m with an FSR of 0.5:1.

R3 Medium Density Residential: This zone applies to a small pocket of land located opposite the station and developed with 2 storey townhouse style development. Heights in this zone are currently limited to 8.5m with an FSR of 0.5:1.

RE1 Public Recreation: This zone applies to Rosedale Oval and the embankment supporting the Hume Highway overpass.

SP2 Sewerage Systems: This zone applies to land immediately east of the Rosedale Oval playing surface and corresponds with the location of Horseshoe Pond and a small section of Shore Street within the Precinct.

RE2 Private Recreation: This zone applies to land fronting Governor Macquarie Drive and Shore Street in the northeast of the Precinct. It primarily accommodates horse boarding and training premises.

Draft Precinct Plan (September 2021)

The most recent Structure Plan (**Attachment 1**) (prepared by CM+ dated 26/09/2021, presented to Council on 24 November 2021) depicts the redevelopment of the Precinct for mixed use development including residential development.

Key features of the Precinct Plan include:

- A total of 294,162m² GFA, with:
 - 274,053m² of residential GFA
 - 20,109m² of commercial GFA
- Capacity for approximately 3,224 new residential dwellings (based on an average dwelling GFA of 85m²) and a population of approximately 7,383 (based on 2.29 persons per dwelling).
- An overall FSR of 1.04:1 across the entire Precinct (including open space) with an FSR of 3.35:1 on the Mixed-use Land and 2.20:1 on the R4 High Density Residential Zone.
- The tallest development near the station at 15 storeys generally stepping down to 12, 8, 6 and 4 storeys moving away from the station.
- Approximately 39,603m² of additional open space to supplement the existing Rosedale Oval that will be delivered as publicly owned land as well as privately owned, but publicly accessible.

The most recent Precinct Plan is shown in **Figure 3**.

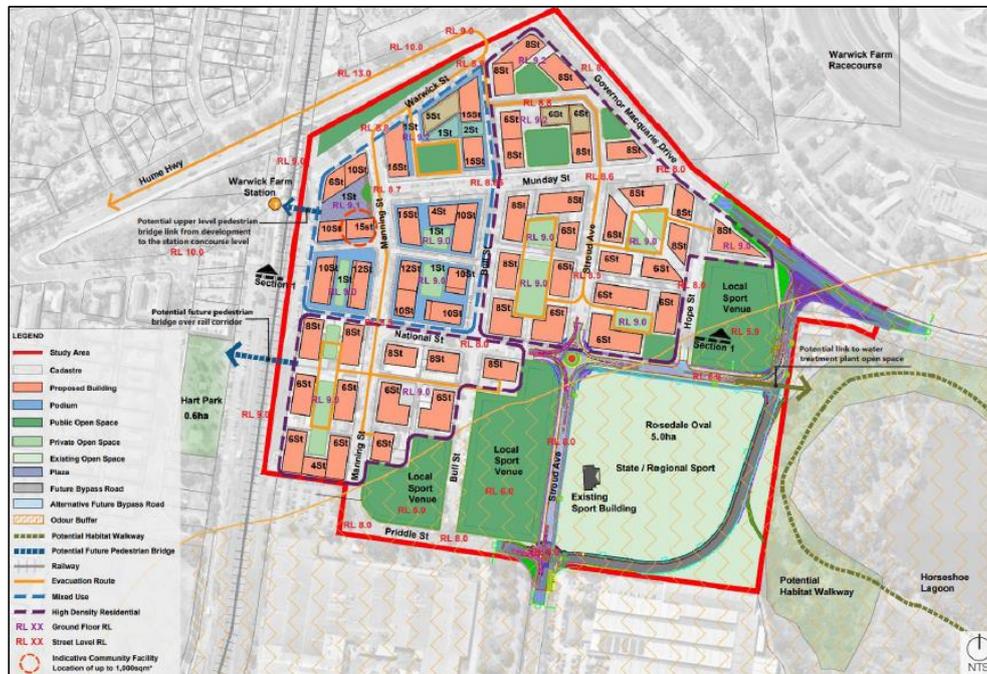


Figure 3: Precinct Plan (Source CM+)

240 Governor Macquarie Drive

On 10 July 2018, Council received a Planning Proposal request to rezone land at 240 Governor Macquarie Drive, Warwick Farm from B5 Business Development to part R4 High Density Residential. The Planning Proposal request also sought to increase the floor space (FSR) development standard from 0.75:1 to 3:1 (equating to approximately 87,900m² GFA) and the height of building (HOB) development standard from 15m to 50m and to reduce the minimum lot size from 2000m² to 1000m².

At the Ordinary Meeting of Council on 11 December 2019, Council resolved (EGROW 09), to endorse “in principle” a Planning Proposal request for 240 Governor Macquarie Drive, Warwick Farm, subject to the Applicant submitting an amended Planning Proposal Report with modified floor space ratio of 2:1 or 500 dwellings (with access to the bonus FSR provisions of up to 3:1), and height of building control of 50m.

On 27 February 2020, Council submitted the Planning Proposal to the DPHI (formerly Department of Planning and Environment) for Gateway assessment. On 22 September 2020, Council received notification that Council’s request for a Gateway determination had been refused. Them DPHI cited several reasons for this, noting that investigations to inform the Warwick Farm Structure Plan, in which the subject site is located, should be undertaken as a

Precinct-wide approach. As such, it was recommended that this standalone Precinct be rolled into a consolidated Planning Proposal for the Precinct. 240 Governor Macquarie Drive was included in the Precinct Plan by Council resolution on 28 April 2021.

More recently, the landowners of 240 Governor Macquarie Drive have met with Council staff and are seeking to progress the redevelopment of 240 Governor Macquarie Drive either as a part of the Precinct, or as a standalone Planning Proposal. It is understood that the landowners are currently undertaking further design testing, and traffic modelling to determine the evacuation capacity of the Precinct.

A Development Application (DA-1134/2021) was approved by the NSW Land and Environment Court on 5 January 2023. The DA proposed:

- *'Construction of a mixed-use development comprising specialised retail premises, food and drink premises, a centre-based child care facility, health services facilities and business identification signage with associated works including car parking, access, landscaping and civil work'.*



Figure 4: Photomontage of DA-1134/2021 (Leffler Simes Architects)

Part 1: Issues

This section of the Report details the issues with the draft Precinct Plan and the constraints of the Precinct, as background information for Part 2 of this Report which details future options.

A. Strategic Merit

Local Strategic Planning Statement

Council's Local Strategic Planning Statement was endorsed in 2020. Planning Priority 10, '*A world class health, education, research and innovation Precinct*' includes aims to support development of the Liverpool Innovation Precinct and ensure land use planning supports the operation and growth of the Precinct for all in the health, education and innovation ecosystem. Specifically, Action 10.2 within the LSPS states:

"Prepare structure plan and Planning Proposal to rezone the Warwick Farm reaching Precinct to a mix of uses including B4" (Updated to MU1 Mixed Use as per the Employment Zoning Reform).

Collaboration Area – Liverpool Place Strategy

Planning Priority W2 'Working through collaboration' of the Western City District Plan includes the Liverpool Collaboration Area, which established a vision for this area. Within this plan, the Warwick Farm area is identified as being Innovation / Research / Health / Advanced Manufacturing.

The intent of the vision for this area is to support the health and education Precinct of the Liverpool City Centre. Specifically, the vision for this area is for *"a high-tech, transit-oriented, advanced manufacturing business park that leverages the growth of the health, education and equine sectors, excluding residential development"* (p10).



Figure 5: Place Strategy Vision, Collaboration Area Liverpool Place Strategy

Liverpool Innovation Precinct

The Precinct is directly east of the Liverpool Innovation Precinct (pink below), which focuses on Health and Education delivery in Liverpool.



Figure 6: Liverpool Innovation Precinct (pink)

B. Site Specific Constraints

Flooding

The majority of the Precinct is mapped as high and medium risk flood prone land, with a small portion mapped as low risk (as shown in **Figure 7**, below). The site is identified as being prone to flooding from the Georges River catchment.

The site is not affected by the 20- year flood but would be inundated by the 100-year flood. Previous flood studies suggested the site would be classified as being a "medium flood risk" with inundation depth between 0.2m and 0.6m.

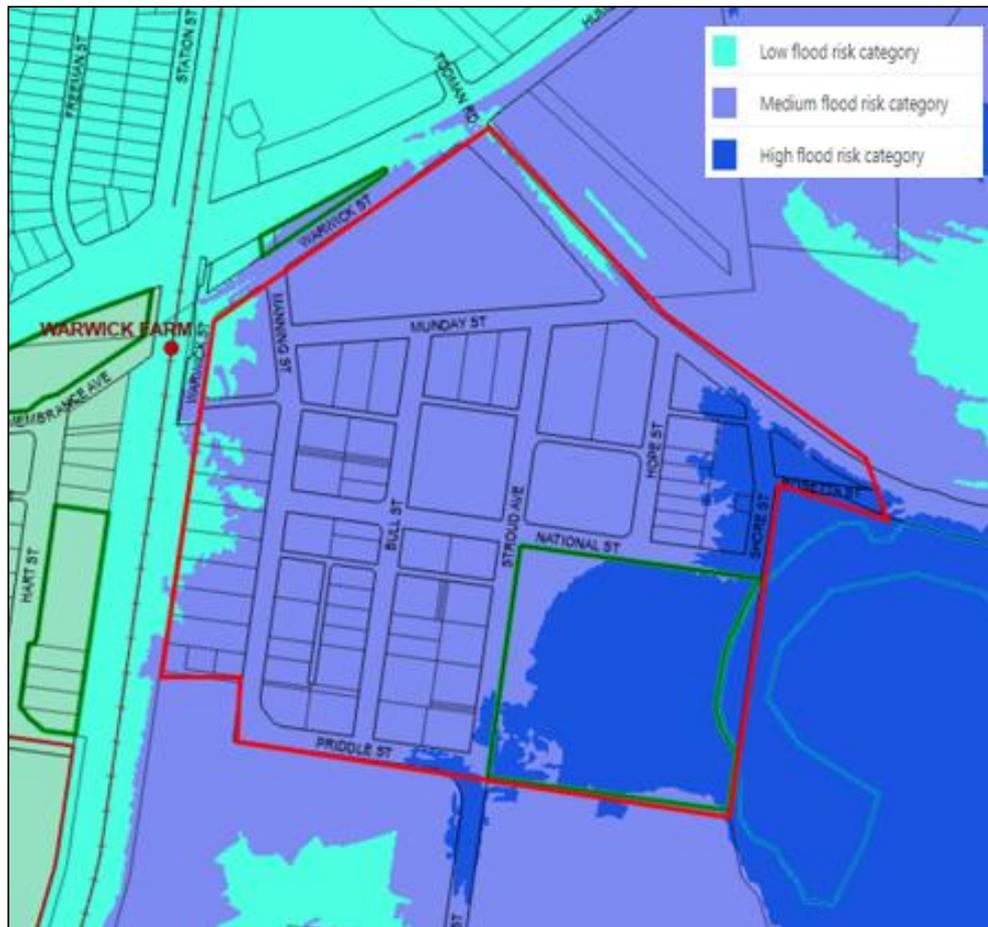


Figure 7: Council internal Flood Risk mapping

A Flood Evacuation Study for the Liverpool Collaboration Area and Moorebank was completed in 2022 by Molino Stewart on behalf of Council (**Attachment 2**). The study responded to the Liverpool Collaboration Area Place Strategy, which identified flooding and flood evacuation as potential constraints on growth in the area. It tested whether premises on the floodplain could evacuate safely when ordered to by the State Emergency Service (SES) in flooding events up to the probable maximum flood (PMF) level.

As such, the study models road capacity to determine whether development (existing and proposed) can evacuate within the available flood warning time given a 100% evacuation compliance rate as required by the SES. The study found that there is restricted capacity for additional development within the floodplain areas of the Liverpool Collaboration Area and Moorebank East.

“Spare” evacuation capacity was investigated at a high level for the large Planning Proposals. Specifically, the spare capacity for the subject Precinct was estimated at 864 vehicles. The most recent Precinct Plan for the Warwick Farm Precinct was estimated to generate 3,709 vehicles.

In addition, Shelter In Place was determined to be inappropriate for the area, and every building requires access above the 1% AEP. This is a significant design consideration and requires balancing significant cut and fill.

‘Ministerial Direction 4.1 Flooding’ states a list of considerations which the Planning Proposal must be meet or be justifiably inconsistent. Specifically, the Ministerial Direction states, a Planning Proposal must not contain provisions that apply to flood planning areas which includes (but not limited to):

- Permit developments in floodway areas;
- Permit development for the purpose of residential accommodation in high hazard areas;
- Permit a significant increase in the development and /or dwelling density of that land;
- Permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate; and
- Are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities.

The most recent Precinct Plan would be unable to demonstrate sufficient consistency with the above-mentioned Ministerial Direction.

Odour Buffer

The Precinct is affected by an odour buffer which is identified around the Warwick Farm sewerage treatment works. The buffer zone aims to reflect areas that may be subject to odour from plant based on distance, meteorological and topographic conditions. The full extent of the buffer area can be seen in **Figure 8** below.

Since at least the mid 1990’s Department of Urban Affairs and Planning (now DPHI) has released policy documents which seek to prevent residential and other sensitive uses from establishing in the odour buffers around sewerage treatment. As part of the previous exhibition for the Precinct Plan, Sydney Water raised concern about any proposals that would increase residential densities within the existing odour buffer zone. Council designed the subject Precinct Plan with this in mind.

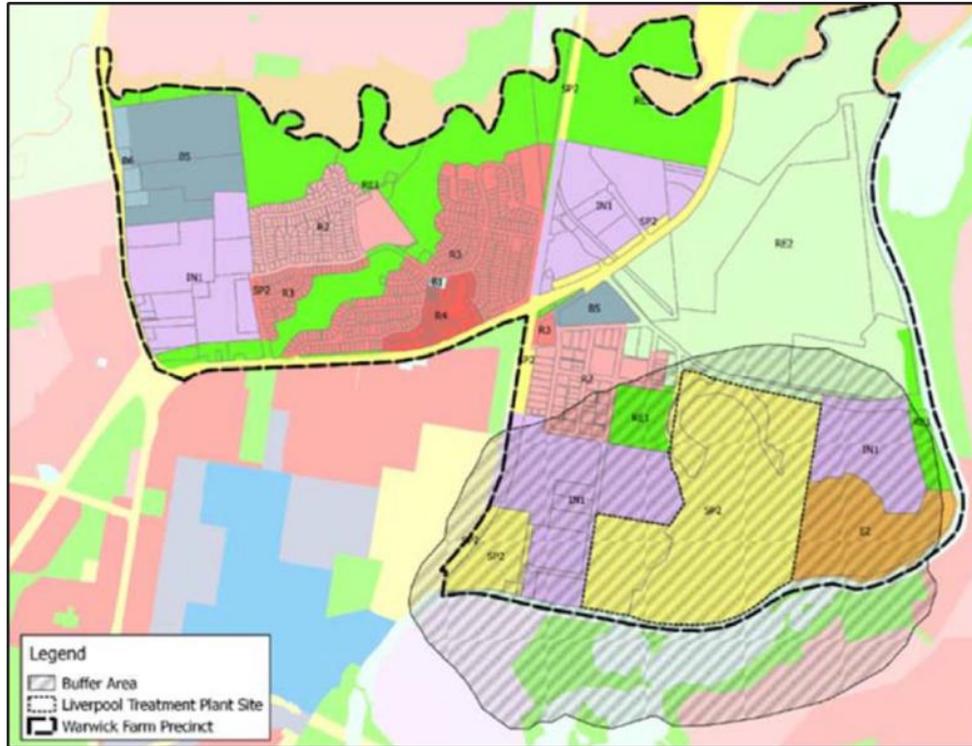


Figure 8: Odour buffer zone with associated sewerage treatments works.

C. Constraints of the Precinct Plan

Fragmented Land

Land within the Warwick Farm Precinct is generally in fragmented ownership, which further complicates the redevelopment of the Precinct. The most recent Precinct Plan seeks to encourage re-development by enabling the consolidation of various fragmented landholding for development, and the acquisition of land for open space and compensatory storage, however this increases the complexity of the proposal and negatively impacts the feasibility of redevelopment occurring.



Figure 9: Land ownership (Source: CM+)

Feasibility

The draft Precinct Plans had high costs associated with the Precinct due to requirements for consolidation of fragmented land and required infrastructure to support the development (raising of roads, flood mitigation works, open space acquisition, truck bypass, and pedestrian links across the railway).

Economic feasibility testing has been undertaken which found the financial feasibility tipping points of 3.35:1 for B4 Mixed Use zone and 2.2:1 for R4 High Density Residential zone. However, it's important to note that this feasibility testing was done in 2021, and there have been significant changes in the building industry since the study, such as increased material costs, trade shortages and higher interest rates. The Precinct is anticipated to have a higher tipping point now.

Contributions Plan

The Precinct Plan is supported by a draft Contributions Plan which aims to fund the solutions including flood evacuation route with flood free development as well as provision of new recreation and community facilities and address traffic related issues. This would have to be

revisited, and it is likely the contribution rates would increase. A summary of the proposed contributions rates is shown in the **Figure 10**.

Infrastructure category	Per resident or group home/hostel bed	Per 1 bedroom dwelling	Per 2 bedroom dwelling	Per 3 or more bedroom dwelling	Per m ² of non-residential GFA
Community facilities stratum land	\$630	\$1,135	\$1,450	\$1,954	-
Open space and recreation facilities	\$7,133	\$12,157	\$16,406	\$22,112	-
Roads and transport facilities	\$6,754	\$12,157	\$15,534	\$20,937	\$599
Drainage facilities	\$355	\$639	\$816	\$1,100	\$9
Plan administration and management	\$120	\$215	\$275	\$371	\$8
Total	\$14,992	\$26,985	\$34,481	\$46,474	\$616

Figure 10: Proposed Contribution Rates

Property Acquisition / Open Space

To facilitate future rezoning and redevelopment in the Warwick Farm Precinct as per the Structure Plan, there is a need to reserve some land for public purpose, including future open space and flood mitigation. The Precinct Plan provides for an increase of approximately 39,603m² of open space to meet the needs of the future population.

The larger areas of open space are proposed to be zoned RE1 Public Recreation and are included in the Contributions Plan for acquisition and embellishment. Specifically, the Precinct Plan provides the overall quantum of land for open space which is public or publicly accessible private open space is 1.25ha per 1,000 people which is slightly lower than the 1.5ha per 1,000 people identified in the Open Space Needs Analysis for the Liverpool Collaboration Area.

The additional open space is crucial to ensuring the redevelopment provides sufficient amenity for future residents, however, it does increase the cost to develop, and requires property acquisition of private land.

Staging of the Precinct Plan

Given the flood constraints within the Precinct, and to achieve a safe evacuation route, it will be necessary to raise key roads with the compensatory storage being provided within nominated open space areas. Specifically, the proposed development will need to ensure that the raising of the roads is included in the Draft Local Contributions Plan as each development site will need to complete full road construction. This will need to be undertaken in a staged manner, with sequencing from north to south in order to provide a continuous evacuation route

using the raised roads rising to the Warwick Street and Hume Highway intersection. The nominated future staging in the Precinct Plan attempts to minimise interface issues by including whole sections of raised road within the stage (see **Figure 11** below).



Figure 11: Draft Warwick Farm Precinct Plan - Staging Plan

Traffic

The road network throughout the Precinct is grid like with the only access points at Governor Macquarie Drive in the north and Scrivener Street in the south, and a minor left turn only at Warwick Street connecting to an elevated part of the Hume Highway overbridge of the rail line in the west. This means the Precinct carries a high volume of heavy vehicles traffic via

Manning and Priddle Streets. Council has resolved to investigate construction of a road around Rosedale oval to create a bypass for industrial traffic. A concept design has been prepared; however, it has not been funded.

The investigation informing the Precinct Plan have identified the following road intersection works for the Precinct:

- Delivery of a bypass for the industrial area between Governor Macquarie Drive and Scrivener Street, via Shore Street and a new road around the Rosedale Oval;
- Conversion of the Governor Macquarie Drive / Shore Street intersection to a signalised intersection, to connect with the bypass;
- Conversion of the Governor Macquarie Drive / Munday Street intersection back to a priority intersection due to the proximity to Shore Street;
- Dualling of Governor Macquarie Drive between Hume Highway and the Inglis Hotel access road; and
- Implementation of a dual lane right turn bay from Hume Highway eastbound into Governor Macquarie Drive southbound.

Community Consultation

The planning packages have been placed on public exhibition twice, with the initial public exhibition occurring between 14 September 2020 to 12 October 2020. During the public exhibition, Council received 20 submissions from the public. Most of these submissions supported rezoning the Precinct for high-density residential uses, however many raised concerns with various aspects of the Draft Plan.

The planning package was again placed on public exhibition from 8 October 2021 to 7 November 2021. Council received 26 submissions during the public exhibition. Of the 26 submissions received, 15 submissions were opposed to the plans and 11 were supportive of rezoning the Precinct in principle, however some raised issues with several elements of the planning packages and requested changes.

Since the Structure Plan has been placed on hold, Council staff have received ongoing calls and enquiries. The enquiries are generally from landowners within the Precinct seeking an update and/or clarification around the next steps. Questions in relation to flooding in the Precinct are also common.

Part 2: Options for the Warwick Farm Racecourse Precinct

The following options are presented to Council to consider how best to proceed with the Precinct Planning exercise.

Option 1: Proceed with the Precinct Plan prepared by CM+ September 2021 (Not recommended)

The most recent Structure Plan presented to Council in November 2021 depicts the redevelopment of the Precinct for mixed use development including residential development. As outlined previously, the key features of the Plan includes a total of 294,162m² of floor space (274,053m² of residential GFA, and 20,109m² of commercial GFA), creating capacity for approximately 3,224 new residential dwellings.

The proposed zoning map is shown in **Figure 12** below:

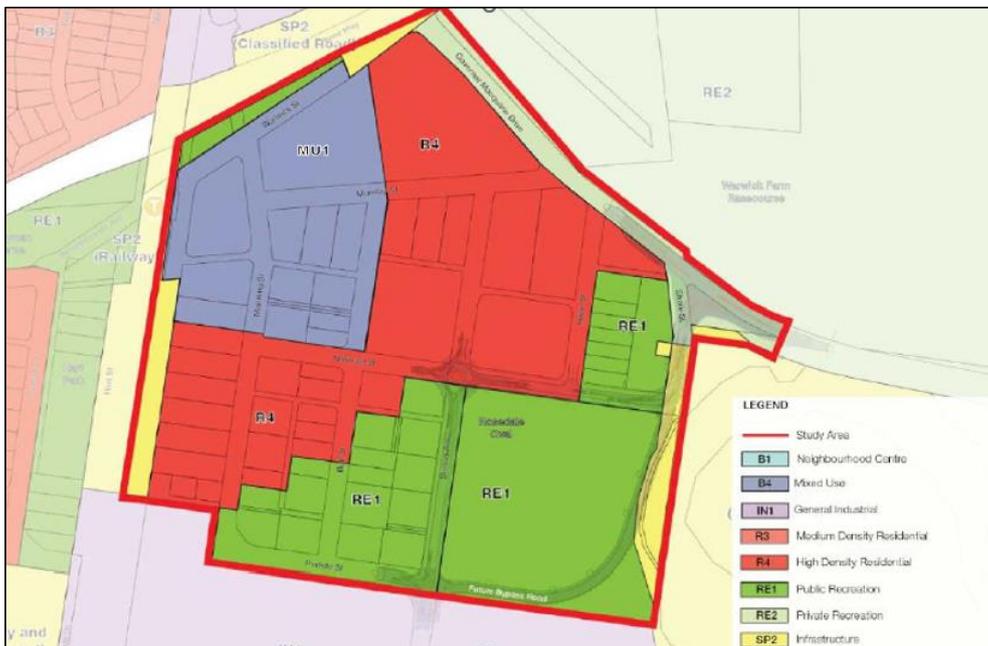


Figure 12: Proposed Zoning under Option #1 (Source: CM+)

Comment:

The area is significantly constrained in terms of flooding, evacuation, and the odour buffer. The subject Precinct Plan aimed to mitigate these constraints. However, this resulted in high costs to develop due to property acquisition and required significant infrastructure to mitigate the risks of flooding and evacuation.

In addition, the approach to addressing flooding in the Structure Plan will mean that the that increased densities can only be permitted on land which is raised above the 100-year flood level and that the flood storage will occur within sports fields and recreation areas required a

funded by the increased development in the draft Contributions Plan. The fragmented nature of the Precinct makes this extremely difficult.

The economic feasibility testing for the Precinct was done in 2021, however since then economic conditions for development have worsened and it is not expected to have the same feasibility tipping point as previously identified.

Given the constraints outlined above, and the density sought by the proposed Precinct Plan, it is considered unrealistic that it would be achieved in full. Flooding and evacuation are a significant hinderance on achieving the vision of the plan, and given the risk to life and property, is unlikely to be supported by the relevant NSW Government Agencies.

If the Structure Plan was to proceed as is, it would likely result in Council spending significantly more money to proceed with a plan which would be highly challenging to implement, and unlikely to be supported by the relevant NSW Government Agencies.

Option 2: Proceed with Industrial / Innovation Precinct (Recommended)

The subject Precinct is located approximately 1-1.5km northeast of the Liverpool City Centre, and located within the Liverpool Collaboration Area, and east of the Liverpool Innovation Precinct. The Collaboration area aims to target opportunities for growth in certain sectors including health and education.

This option would investigate the application of an industrial / business land use zoned for an innovation Precinct, as per the vision of the Liverpool Collaboration Area. This would complement the Liverpool Innovation Precinct, and encourage employment opportunities that support the hospital, and the Liverpool City Centre.

Options for this Precinct could include retaining the zoning on 240 Governor Macquarie Drive, and rezoning the remainder of the Precinct to E4 General Industrial. The proposed development standards will have to be further investigated.

The Precinct currently benefits from an additional permitted use under Schedule 1 of the LEP which permits the development of animal boarding or training establishment, farm buildings and veterinary hospital.

The E4 General Industrial permits both animal boarding or training and veterinary hospitals. Farm buildings are not listed as a permissible use but could be included under Schedule 1 of the LEP for continuity purposes. In addition, a bonus provision could be added to the Precinct for medical research and development. This would need to be further analysed.

Comment:

Flood planning controls are less stringent for industrial and business land uses, and given the flooding and evacuation constraints, non-residential uses may be better suited to the area. Whilst a large majority of the subject area is zoned R2 Low Density Residential, it is not of a general residential nature. The area is interspersed with several horse boarding and training facilities, which complements the Warwick Farm Racing Precinct on the northern side of Governor Macquarie Drive.

There has been previous studies and strategies that have looked to influence land changes in this area, with employment uses typically being regarded as being more compatible with the range of constraints that apply to the area. Specifically, the Liverpool Collaboration Area Place Strategy (2018) identifies the area as a high-tech, transit-orientated and advanced manufacturing business park that leverages from the health, education and equine sectors. The Place Strategy identifies the area as being in a high performance location which could make significant economic contributions.

By rezoning the majority of this area to non-residential use, the odour buffer would no longer be a significant constraint, because the zoning wouldn't permit residential and sensitive uses. This would provide additional flexibility to the Precinct.

In addition, rezoning this Precinct to a business / industrial Precinct will require less investment for infrastructure and would not result the same scale of open space acquisition. Further analysis would be required to establish if the staging plan is still required for evacuation purposes.

As an immediate next step, Council staff can conduct internal investigations and master-planning to scope the potential yield of the Precinct. This would include assessing the flood planning controls for industrial land in greater detail, and if the same amount of infrastructure investment is still required (staging plan, raising of the roads etc). It is estimated that this exercise would take approximately 9-12 months. Following further consultation and endorsement from Council, funding would be requested for further detailed testing.

It is anticipated that the final package would require the following documents to adequately justify the changes: Conceptual Design, Traffic Assessment, Economic Testing and Feasibility Studies, Detailed Flood Assessment, Open Space Needs Analysis Precinct Plan, and Contribution Plan. The proposal would also have to be reported to the Local Planning Panel.

This option would save Council from allocating significant funds for an outcome that would unlikely be supported by the NSW Government. It would also provide landowners with clarity on the future of the Precinct, and consultation would be required prior to a Planning Proposal endorsement, as per Council's Community Participation Plan.

If Option 2 is supported by Council, additional investigations would be required to support this option. Therefore, this option would have financial implications, and require future resourcing, however it is more likely to result in a positive way forward for the redevelopment of the Precinct. Additionally, there could be opportunity to partner with the DPHI to develop a plan that unlocks much needed industrial land to service the wider area.

Option 3: Retain Existing Zoning (Not recommended)

Given the environmental constraints and development challenges within the Precinct, Council could retain the existing zoning and development standards. The current uses complement the Warwick Farm Racecourse and are of local economic importance. This option would allow for development under the existing zoning, and not require the significant infrastructure investment to support it.

This would have no financial implications on Council, however, would not align with the actions outlined in the LSPS or vision of the Collaboration Area. Furthermore, existing flooding risks impacting the Precinct would remain.

Choosing this option may result in criticism from the community, who have participated in two previous public exhibitions. As previously noted, numerous emails and calls from residents are received by Strategic Planning, seeking clarification on how the Precinct will be developed in the future.

There are no financial implications relating to this recommendation.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the Report however Council should note the following indicative financial implications associated with the three proposed options:

- Option 1 would require various issues to be resolved, requiring further investigations. So far approximately \$300,000 has been spent. Due to the constraints of the Precinct, it is highly unlikely this option would be progressed to the point of practicable implementation, even with further funding allocated;
- Option 2 provides a new vision for the Precinct and requires new studies to ensure the vision is viable. As an immediate next step, Council staff could draft a high-level Master Plan which includes potential development standards, and associated infrastructure needs. Once this was completed and endorsed by Council, further investigations to support a Planning Proposal could occur (e.g. Precinct Plan, Traffic Assessment, Economic Testing, Feasibility Studies, Detailed Flood Assessment, Open Space Needs Analysis, Contributions Plan and site-specific Development Control Plan). This would be outside the existing budget allocations for City Planning, and therefore require further

funding. It is estimated approximately \$500,000 may be required to progress this option; and

- Option 3 would have no associated financial implications.

CONSIDERATIONS

Economic	Facilitate economic development.
Environment	There are no environmental and sustainability considerations.
Social	There are no social and cultural considerations.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	Section 3.31 to 3.37 of the <i>Environmental Planning and Assessment Act 1979</i> .
Risk	This project is currently at the investigation stage, so considered to be low risk, and within Councils appetite. There is a risk of growing community frustration if an option for the redevelopment of the Precinct is not progressed.

ATTACHMENTS

1. Attachment 1: Warwick Farm Structure Plan
2. Attachment 2: Georges River Flood Evacuation Modelling Report
3. Attachment 3: Letter to the Minister for Planning and Public Spaces
4. Attachment 4: Response from NSW Government- Deputy Secretary-OBO Minister - NSW Flood Inquiry 2022

The most recent Warwick Farm draft Precinct Plan, draft Planning Proposal, draft Contribution Plan, Summary Fact Sheet, Flood Assessment, Traffic Assessment and Fact Sheet on Property Acquisition can be found through this link:

https://liverpool.infocouncil.biz/Open/2021/11/CO_20211124_AGN_439_AT_SUP_WEB.htm



**MINUTES OF THE GOVERNANCE COMMITTEE MEETING
HELD ON 9 APRIL 2024**

PRESENT:

Mayor Ned Mannoun (Online/In-person)

Councillor Dr Green

Councillor Harle

Councillor Macnaught

Councillor Rhodes

Councillor Goodman (Online)

Hon John Ajaka, Chief Executive Officer

Mr Farooq Portelli, Director Corporate Support

Ms Tina Bono, Director Community & Lifestyle

Mr Mark Hannon, Acting Director Planning & Compliance

Ms Michelle Mcilvenny, Director Customer Experience & Business Performance

Mr Shayne Mallard, Director City Futures

Mr Jason Breton, Director Operations

Ms Betty Boustani, Senior Advisor (Online)

Mr Luke Oste, Coordinator Strategic Planning

Mr Thomas Wheeler, Acting Senior Project Manager

Ms Brianna Van Zly, Senior Strategic Planner

Mr Kweku Aikins, Senior Strategic Planner

Mr William Attard, Manager Development Assessment

Mr Vishwa Nadan, Chief Financial Officer

Mr Earl Paradeza, Senior Management Accountant

Ms M'Leigh Brunetta, Manager Civic and Executive Services

Ms Melissa Wray, Councillor Executive and Support Officer

The meeting commenced at 1.15pm

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Deputy Mayor assumed the chair at 1.15pm

Deputy Mayor retired as chair at 1.45pm.

Mayor Mannoun became Chair at 1.45pm.

INFRASTRUCTURE AND PLANNING COMMITTEE

ITEM NO: ITEM 01

FILE NO: 020367.2024

SUBJECT: Warwick Farm Precinct Plan: Issue and Option Paper

COMMITTEE DECISION

Motion: **Moved: Mayor Mannoun Seconded: Cllr Macnaught**

That the Governance Committee receives and notes this Report, and the proposed options on how to proceed with the Warwick Farm Precinct Plan.

On being put to the meeting the motion was declared CARRIED.

PLAN 03	Warwick Farm Precinct - Issues and Options Paper
Strategic Objective	Evolving, Prosperous, Innovative Implement planning controls and best practice urban design to create high-quality, inclusive urban environments
File Ref	185306.2024
Report By	Brianna Van Zyl - Senior Strategic Planner
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

The Warwick Farm Structure Plan (**Attachment 1**), developed by Council in 2020 and 2021 for the Warwick Farm horse training area, has been on hold since 24 November 2021 when Council deferred the matter until:

- *'Council is provided with the information that allows Council to make a fully informed and fully educated decision on this matter, including the finalised regional flood evacuation study'.*

Council worked with Molino Stewart to prepare the Georges River Regional Flood Evacuation Study that was finalised in March 2022 (**Attachment 2**). Additionally, the NSW Government published the NSW Flood Inquiry following various significant flood events across NSW. The NSW Flood Inquiry findings included recommendations that affected the Georges River Catchment (which includes the Warwick Farm Precinct), which was identified as one of four priority high-risk catchments.

On 9 April 2024, an Issues and Options Paper for the Warwick Farm Precinct was presented to Council for consideration at the April Governance Committee Meeting. A copy of the Paper is provided in **Attachment 3**. The Paper presented the following three (3) options as potential circuit breakers to revitalise the Precinct:

- **Option 1** – Proceed with the existing Precinct Plan (November 2021);
- **Option 2** – Conduct further investigations to rezone the Precinct to an Industrial / Innovation Precinct; or
- **Option 3** – Retain the existing zoning and development standards.

In addition, at the April Governance Committee there was significant discussions about flooding and the associated risk to life and property in the area. Consequently, this Report outlines additional information relating to flooding, and aims to establish clear next steps for the Precinct.

The Report also recommends Council proceed with Option 2 for the Precinct as it would provide the best balance between managing existing land uses and environmental constraints, as well as provides opportunity for renewal in a way that complements the nearby Liverpool City Centre. An Industrial / Innovation Precinct would also enable the existing horse training and stabling establishments to remain within the Precinct.

Should the recommendation to proceed with Option 2 be endorsed by Council, Council staff will commence work to further investigate how best to deliver an Industrial / Innovation Precinct for Warwick Farm. The investigation findings would then be subsequently reported to a future Ordinary Meeting of Council for Council consideration before proceeding further.

RECOMMENDATION

That Council:

1. Receives and notes this Report;
2. Endorses further investigation into how best to deliver an Industrial / Innovation Precinct for Warwick Farm (Option 2); and
3. Receives a Report at a future Ordinary Meeting of Council detailing how to deliver an Industrial / Innovation Precinct for Warwick Farm (Option 2) including associated budgetary needs and indicative timeframes.

REPORT

Background

At the Ordinary Meeting of Council on 11 December 2019, Council (Item EGROW 02) resolved to:

“...allocate funding from the general funds and to prepare a structure plan for the Warwick Farm Racing precinct and a planning proposal to support a rezoning of the Warwick Farm Precinct from Scrivener Street to Hume Highway to Governor Macquarie Drive relevant to B4 with mixed business noting that zoning is consistent with the State Governments planning advice to maximise densities close to rail stations...”

Following the Resolution, Council appointed a multi-disciplinary team led by Conybeare Morrison to prepare the supporting investigations to inform a Precinct Plan, including a Draft Contributions Framework for the provision of new infrastructure to support the Precinct.

The study area for the Precinct Plan, presented in **Figure 1**, comprises a total site area of approximately 25.5 hectares (including roads) and is bounded by the Hume Highway and Governor Macquarie Drive to the north, Shore Street and Rosedale Oval to the east, Priddle Street to the south, and the Cumberland Line rail corridor to the west.

The study area is located approximately 1-1.5km north-east of the Liverpool CBD, and is predominately residential in nature, interspersed with horse training and stabling establishments.



Figure 1 – Project Study Area (Source: CM+)

In July 2020, the draft Precinct Plan, Planning Proposal and associated studies were presented to the Liverpool Local Planning Panel (LPP) for consideration. The LPP did not support the Planning Proposal proceeding to a Gateway determination and requested:

- further updates to the flood impact assessment;
- further analysis on the potential environmental impact of the truck bypass; and
- a report in relation to the cap of 18,800 additional dwellings for the Liverpool Collaboration Area.

At the Ordinary Meeting of Council on 26 August 2020, Council noted the advice of the LPP and resolved to place the draft Precinct Plan, Planning Proposal and Local Contributions Plan on public exhibition for a period of 28 days (Item EGROW 01).

The draft Precinct Plan, Planning Proposal and Local Contributions Plan were publicly exhibited between 14 September 2020 and 12 October 2020, with the outcomes of the exhibition subsequently referred to Council for consideration at the Ordinary Meeting of Council on 28 April 2021 (Item EGROW 04).

At the Meeting, Council resolved for several changes to be made to the Precinct Plan, Planning Proposal and Contributions Plan including the inclusion of 240 Governor Macquarie Drive in the Precinct Plan, additional flooding considerations, and an Economic Review of the resultant Gross Floor Areas (GFAs) achieved across the site to determine feasibility.

The updated planning package for Warwick Farm was tabled at the Ordinary Meeting of Council on 29 September 2021 (Item PLAN 06) for Council consideration. At the Meeting, Council resolved to place the updated planning package on public exhibition for 28 days.

The updated planning package was subsequently placed on public exhibition between 8 October 2020 and 7 November 2021, with the outcomes of exhibition tabled for Council consideration at the Ordinary Meeting of Council on 24 November 2021 (Item PLAN 05). At the Meeting, Council resolved to:

“That Council defer this matter until Council is provided with information that allows Council to make fully informed and fully educated decisions on this matter, including the finalised Regional Flood Evacuation Study.”

NSW Flood Inquiry

In March 2022, the NSW Government commissioned an independent expert inquiry into the preparation for, causes of, response to and recovery from the 2022 catastrophic flood event across the state of NSW.

Completed in July 2022, the Inquiry made several recommendations that relate to the Georges River catchment, which was considered a high-risk catchment along with the Hawkesbury-Nepean, Wilsons, and Tweed River catchments. This has added an additional layer of complexity to the Precinct.

Following the release of the Inquiry findings, Council staff have sought direction and clarity from the Department of Planning, Housing and Infrastructure (DPHI) on how to proceed with proposals in high and medium flood risk areas.

In September 2023, Council received a response from the DPHI on behalf of the Hon. Paul Scully, Minister for Planning and Public Spaces, which identified the need to move to a risk-based approach to managing potential floods. The letter stated that the level of assessment undertaken for planning or development proposals are proportionate, and must include balanced consideration on the merits, risks and impacts.

Governance Committee Meeting – 9 April 2024

An Issues and Options Paper for the Warwick Farm Precinct was presented to Council for consideration at the April Governance Committee Meeting on 9 April 2024. A copy of the Paper is provided in **Attachment 3**. The Paper presented the following three (3) options as potential circuit breakers to revitalise the Precinct:

- **Option 1** – Proceed with the existing Precinct Plan (November 2021);
- **Option 2** – Conduct further investigations to rezone the Precinct to an Industrial / Innovation Precinct; or
- **Option 3** – Retain the existing zoning and development standards.

At the Meeting, there was discussion around flood risk in the Precinct, and specifically the evacuation of residents during a flood event.

Following the preparation of a Flooding Assessment, WMA Water identified that shelter-in-place was not appropriate for the Precinct. Therefore, evacuation access must be available from every building in flood events larger than 1% Annual Exceedance Probability (AEP) (1-in-100 flood event). To achieve this, significant infrastructure investment is required, including the raising of all Precinct roads, to enable evacuation out of the Precinct during a flood event.

Flooding issue are detailed further in **Attachment 3**, however additional information has been provided in relation to the matters below, which is itemised by discussion point:

Recent floods in the Precinct

Eight participating Council's share the catchment of the Georges River including Liverpool, Bankstown, Fairfield, Campbelltown and Sutherland. These Councils collectively developed the Georges River Floodplain Risk Management Study and Plan in 2004.

In terms of recent flood events, flooding in 1986 and 1988 are the largest floods to have occurred over the last 40 years and are both estimated to be 1-in-20 year flood events. The flood in 1956 was about one metre higher than the 1986 and 1988 floods throughout much of the river but was still estimated to be less than the 1-in-100 year flood event.

As per the adopted flood mapping, the Warwick Farm Precinct would be inundated by a 1-in-100 year flood event, an event that has not been experienced since the establishment of the suburb.

Georges River, downstream of Liverpool Weir, is tidal

The Georges River catchment, downstream of the Liverpool Weir (east), is tidal in nature. The tidal impact has been both considered and accounted for in flood modelling undertaken for the catchment.

Whilst tidal effects alone do not flood the subject area, it does exacerbate flooding in large events.

Existing building stock being built above the Flood Planning Level

At the April 2024 Governance Committee Meeting, there was discussion about the number of existing properties built above the Flood Planning Level.

Currently the DCP requires all habitable flood levels to be equal to, or greater than, the 1% Annual Exceedance Probability (AEP) flood level plus 500mm freeboard ("Flood Planning Level"). The Warwick Farm Precinct Plan echoes this requirement, and all floor levels are to be between RL 8.80m AHD to RL 9.10m AHD, depending on the location. Essentially, this means all buildings should be built approximately 1m above existing ground levels.

On 4 June 2024, Council staff carried out a ground-truthing exercise to ascertain the number of properties within the Precinct built approximately 1m above existing ground levels. Although the exercise was carried out from the road corridor – given the inability for staff to access private property – the investigation established the Precinct currently comprises approximately 60 lots (some properties span over multiple lots). Of those 60 lots, only seven (7) were observed to be constructed above the Flood Planning Level.

Figure 2 provides a summary of the properties observed to be constructed above the Flood Planning Level, while **Figure 3** highlights a property within the Precinct built in accordance with the controls.

The existing Warwick Farm Precinct Plan, which was publicly exhibited in October-November 2021, proposed for the subject area to be re-developed. The Plan proposed significant up-lift across the Precinct, which if delivered in full would likely result in most of the existing building stock being knocked-down, replaced and constructed above the Flood Planning Level.



Figure 2 – Precinct properties that appear to be built above the Flood Planning Level



Figure 3 – Example of development within the Precinct that appears to be built above Flood Planning Level

Options for Warwick Farm Precinct

The update planning package for the Warwick Farm Precinct tabled for Council consideration at the Ordinary Meeting of Council on 24 November 2021 (Item PLAN 05) has been on hold since this time. Various issues, including flooding, traffic, development feasibility and land fragmentation, has made it difficult to progress further with the original Precinct Plan.

The outcomes of the NSW Flood Inquiry, released by the NSW Government in July 2022, has only added to the complexity of urban renewal projects on established flood plains.

On 5 June 2023, Council wrote to the Hon. Paul Scully, Minister of Planning and Public Spaces, which sought further clarity around how Council should proceed with the assessment of Planning Proposals like the Warwick Farm Precinct Plan and land uses policies within the Georges River Catchment.

On 22 September 2023, Council received a response from the DPHI, on behalf of the Hon. Paul Scully, which reiterated the need for a risk-based approach to managing floods, stating the level of assessment undertaken for Planning Proposals and Development Applications must include a balanced consideration of all the risks and impacts. Therefore, proceeding with the current approach no longer appears viable and is unlikely to demonstrate both strategic and site-specific merit.

To provide a potential circuit breaker to the current approach, Council staff tabled the following three (3) options for consideration at the April 2024 Governance Committee Meeting:

- **Option 1** – Proceed with the existing Precinct Plan (November 2021);
- **Option 2** – Conduct further investigations to rezone the Precinct to an Industrial / Innovation Precinct; or
- **Option 3** – Retain the existing zoning and development standards (i.e. 'Do Nothing').

Detailed analysis of each option is provided in **Attachment 3**, with a summary provided in **Table 1**.

<i>Option No.</i>	<i>Proposal</i>	<i>Comments</i>	<i>Recommendation</i>
1	Proceed with existing Precinct Plan	The study area is significantly constrained, and the subject Precinct Plan aimed to mitigate these constraints. However, this resulted in high costs to develop due to property acquisition and the required infrastructure to mitigate the risks of flooding and evacuation. Given the constraints outlined in Attachment 3 , and the density sought by the proposed Precinct Plan is considered unrealistic that it would ever be achieved in full.	Not recommended
2	Investigate potential pivot to an Industrial / Innovation Precinct	Flood planning controls are less stringent for industrial and business land uses, and given the flooding and evacuation constraints, non-residential uses may be better suited to the area. By rezoning the majority of this area to non-residential use, the odour buffer would no longer be a significant constraint, thereby providing additional flexibility for Precinct renewal.	Recommended
3	'Do Nothing'	The current land uses within the precinct complement the Warwick Farm Racecourse and are of local economic importance. This option would allow for development under the existing zoning, and not require the significant infrastructure investment to support it.	Not recommended

Table 1 – Summary of potential land use options for Warwick Farm Precinct

Due to the significant existing constraints within the Precinct and associated issues with proceeding with Option 1, Council staff are recommending investigating Option 2. This would provide the best balance between managing existing land uses and environmental constraints, as well as provides opportunity for renewal in a way that complements the nearby Liverpool City Centre. An Industrial / Innovation Precinct would also enable the existing horse training and stabling establishments to remain within the Precinct.

Option 3 is not considered viable as it does not adequately address the existing flood risk experienced across the Precinct.

Next Steps

Should the recommendation to proceed with Option 2 be endorsed by Council, Council staff will commence work to further investigate how best to deliver an Industrial / Innovation Precinct for Warwick Farm.

Preliminary master planning would be undertaken to determine future uses, development yield, and the key constraints that need to be addressed. The investigation findings would then be subsequently reported to a future Ordinary Meeting of Council for Council consideration, including associated budgetary needs and indicative timeframes, before proceeding further.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the Report however Council should note the following indicative financial implications associated with the three proposed options:

- Option 1 would require various issues to be resolved, requiring further investigations. So far approximately \$300,000 has been spent. Due to the constraints of the Precinct, it is highly unlikely this option would be progressed to the point of practicable implementation, even with further funding allocated;
- Option 2 provides a new vision for the Precinct and requires new studies to ensure the vision is viable. As an immediate next step, Council staff could draft a high-level Master Plan which includes potential development standards, and associated infrastructure needs. Once this was completed and endorsed by Council, further investigations to support a Planning Proposal could occur (e.g. Precinct Plan, Transport Impact Assessment, Economic Testing, Feasibility Studies, Detailed Flood Assessment, Open Space Needs Analysis, Contributions Plan and site-specific Development Control Plan). This would be outside the existing budget allocations for City Planning, and therefore require further funding. It is estimated approximately \$500,000 may be required to progress this option; and
- Option 3 would have no associated financial implications.

CONSIDERATIONS

Economic	Facilitate economic development
Environment	There are no environmental and sustainability considerations.
Social	There are no social and cultural considerations.
Civic Leadership	There are no civic leadership and governance considerations.

Legislative	Section 3.31 to 3.37 of the <i>Environmental Planning and Assessment Act 1979</i> .
Risk	This project is currently at the investigation stage, so considered to be low risk, and within Councils appetite. There is a risk of growing community frustration if an option for the redevelopment of the Precinct is not progressed.

ATTACHMENTS

1. Attachment 1 - Warwick Farm Structure Plan (Under separate cover)
2. Attachment 2 - Georges River Flood Evacuation Modelling Report (Under separate cover)
3. Attachment 3 - Warwick Farm Issue and Option Report - Governance Committee Meeting - 9 April 2024 (Under separate cover)

The most recent Warwick Farm draft Precinct Plan, draft Planning Proposal, draft Contribution Plan, Summary Fact Sheet, Flood Assessment, Traffic Assessment and Fact Sheet on Property Acquisition can be found through this link:

https://liverpool.infocouncil.biz/Open/2021/11/CO_20211124_AGN_439_AT_SUP_WEB.htm

1. Change in methodology to determine the number of properties already built above the flood level.
2. Explanation to the discrepancy in the Flood evacuation report that explains how Scrivener Street has emergency access to the railway bridge that other parts of this same precinct claim they do not.
3. Presentation of the full reports from the independent investigation into the allegations made by the proponent of the development at 1 Governor Macquarie Drive against the Council and former CEO at that time.
4. A full detailed report of the funds collected and or other arrangements made for the payment of the bypass in this precinct that has never been delivered.
5. An explanation and minutes of meetings where the decision making on what areas of Liverpool were to be the collaborative areas of Liverpool and who were the stakeholders included in that meeting.
6. Were there any of the landowners from this racing precinct present at the meetings where and when the collaboration areas were for this section of Liverpool were defined.
7. Correct the name of this item to the 'Warwick Farm Racing Precinct' and on all future reports and references.

Foreshadowed motion: Moved: Clr Hadid Seconded: Clr Harle

That Council proceed with Option 1 - Proceed with the existing Precinct Plan (November 2021).

Clr Macnaught left the Chamber at 3:30pm.

Clr Macnaught returned to the Chamber at 3:33pm.

Clr Hadid left the Chamber at 3:55pm.

RECESS

Mayor Mannoun called a recess of meeting at 3.59pm.

RESUMPTION OF MEETING

Mayor Mannoun resumed the meeting in open session at 4.21pm with all Councillors present. Note Clr Karnib was an apology for this meeting and Clr Kaliyanda had retired earlier in the meeting.

Department of Planning and Environment



Our ref: MDPE23/1863
Your ref: 164737.2023

Mr John Ajaka
Chief Executive Officer
Liverpool City Council
33 Moore Street
LIVERPOOL NSW 2170
cuthbertsond@liverpool.nsw.gov.au

22 September 2023

Subject: 2022 NSW Flood Inquiry Recommendations

Dear Mr Ajaka

Thank you for your correspondence to the Hon Paul Scully MP, Minister for Planning and Public Spaces, about the 2022 NSW Flood Inquiry (the Inquiry) Recommendations. The Minister has asked me to respond on his behalf.

The NSW Reconstruction Authority (NSWRA), established in December 2022, has been tasked with leading disaster resilience, risk reduction, adaptation and mitigation activities. Further information on the NSWRA's functions, including updates and their ability to "step-in" are found at [NSW Reconstruction Authority Act 2022](#).

The NSWRA has commenced work on high priority matters, including preparing a State Disaster Mitigation Plan (SDMP) by the end of the 2023. The SDMP provides guidance about the mitigation of disasters. This includes setting potential strategies and actions for mitigating the impact of disasters, an assessment and consideration of the impacts of climate change on disasters, and priority areas or regions for future projects. The NSWRA has also been charged with determining new flood planning levels for high-risk catchments, including Georges River.

The Inquiry also identified the need to move to a risk-based approach to managing potential floods. I acknowledge that planning authorities, such as Liverpool City Council, continue to need to make timely development decisions while the NSWRA completes its work. Consistent with the Inquiry's findings, the department recommends applying a risk-based approach when addressing flooding in planning decisions.

This includes ensuring that the level of assessment undertaken for planning or development proposals are proportionate, as well as including a balanced consideration of the merits, risks and impacts. Appropriate measures should also be put in place to limit impacts to an acceptable level and achieve a tolerable flood risk level for flood-affected proposals where appropriate.

The Department for Planning and Environment (the department) has published existing documentation to help guide planning authorities in their consideration of flood related matters. Planning authorities are required to assess planning proposals in line with the department's 2021 Flood Prone Land Package, which include:

- [Section 9.1 Ministerial Direction - 4.1 Flooding](#) – for planning proposals that create, remove or alter a zone or a provision that affects flood prone land

Department of Planning and Environment



- [Planning Circular PS21-006 - Considering flooding in land use planning: guidance and statutory requirements](#) – noting this circular also provides information on the application of Ministerial Direction – 4.1 Flooding (which was previously referred to as Local Planning Direction 4.3 – Flooding) and the application of the *Considering flooding in land use planning guideline*.
- the [Considering flooding in land use planning guideline](#) (2021).

Further information is published on the department's website at www.planning.nsw.gov.au/policy-and-legislation/resilience-and-natural-hazard-risk/flooding/flood-prone-land-package.

The department will continue to work with councils, government agencies and key stakeholders to implement the NSW Government's response to the Inquiry, including recommendations 18 and 21.

Should you have any questions, Santina Camroux, Director, Resilient Places, at the department can be contacted at Santina.Camroux@planning.nsw.gov.au or on 0418 644 552.

Yours sincerely

A handwritten signature in black ink that reads "Amanda Fairley".

Amanda Fairley
Acting Deputy Secretary
Programs, Infrastructure and Digital

1. E4 General Industrial Zone

The E4 General Industrial (E4) zone includes a broad range of industrial, warehousing, and related land uses, including manufacturing, logistics, storage and research. It is the key industrial zone in the LLEP 2008 applying to the majority of our industrial areas.

If the Precinct were to be rezoned to E4, it is envisioned that this zone would only apply to the residential zoned sections of the Precinct, and areas that are alternatively zoned (e.g. RE1 Public Recreation, E3 Productivity Support etc.) would retain their current zoning.

The development standards applied would also be similar to what other industrial precincts currently reflect (e.g. nil FSR, 15m – 18m building heights). Given the lower minimum lot size controls currently applying to the Precinct, amalgamation of lots would likely need to occur to achieve the larger floorplates typically required for industrial development.

A summarised high-level assessment of the E4 General Industrial zone is outlined in *Table 1*.

Table 1: E4 General Industrial Zone Assessment

E4 General Industrial	
Strategic Merit	
Alignment with Strategic Merit	<ul style="list-style-type: none"> ○ Will form an extension of the existing Scrivener / Priddle Industrial Precinct to the south. ○ Increased industrial land in a prime location and amidst a land shortage. ○ Not consistent with the Liverpool Local Strategic Plan Statement's (LSPS) vision for residential and mixed uses in this location, being walking distance of a train station.
Strategic Implications of Rezoning	<ul style="list-style-type: none"> ○ Could facilitate development that potentially reflects the highest and best use of land. Small lot sizes however could present a significant barrier to achieving an industrial precinct and reduce the viability of development. ○ Likely to necessitate considerable upgrades to Precinct, and a new Contribution Plan.
Site Specific Merit	
Relationship with Precinct Constraints	
Relationship with Precinct Constraints	<p>Precinct is surrounded by non-residential uses and sandwiched between two employment zoned areas, making industrial suitable for this area.</p> <p><u>Odour Buffer</u></p> <ul style="list-style-type: none"> ○ Odour buffer would no longer be a significant issue moving forward, as the zoning would prohibit residential development. <p><u>Flooding</u></p> <ul style="list-style-type: none"> ○ Council's Floodplain Management team found the E4 zone the most appropriate having regard to the flooding extent. This is because: <ul style="list-style-type: none"> - The minimum level of non-habitable area and floor level of industrial buildings can be as low as 2% AEP or a 1 in 50 year flood. - The volume of filling needed would be less compared to 1% AEP flood. - The compensatory flood mitigation works would be less compared to 1% AEP. ○ Emergency flood evacuation could be managed through an appropriate flood evacuation management plan. <p><u>Accessibility and Traffic</u></p> <ul style="list-style-type: none"> ○ Will generate additional traffic and car parking demand within and around Precinct (estimated traffic generation rate is 0.5 vehicle trips/hour/100 m² GFA for industrial development). ○ Could improve overall accessibility to the Scrivener / Priddle Industrial Precinct which currently relies on the roads within the subject Precinct.

	<ul style="list-style-type: none"> o Although there may be less need for a bypass to the southern Industrial Precinct from a land use conflict perspective, its funding and construction could still likely be required considering the traffic generation. o May also necessitate upgrading local road widths and strengths to meet industrial road standards (reports needed to further determine this).
Impact on Existing Residential Development	<ul style="list-style-type: none"> o Residential development including dwellings will become prohibited. o Existing dwellings do not need to be demolished. Where existing use rights is demonstrated, existing dwellings can also be altered, enlarged or rebuilt. o Some landowners may choose to redevelop to industrial, and others choose to retain their dwelling (e.g. residents who also work on their property and benefit from the proximity to Warwick Farm Racecourse). This scenario could incite land use conflict and amenity concerns during the transition period.
Other Matters – Impact on Equine Uses	<ul style="list-style-type: none"> o Equine uses can continue to occur as they are already permissible in the E4 zone (except for Farm Buildings which can be included for continuity). o Equine uses may however have to compete with traditional industrial uses (e.g. warehousing) and consequently relocate. o Uses leveraging off the proximity to the Racecourse are not anticipated to change however, irrespective of the rezoning. An Economic Impact Assessment would however need to confirm this. o Increased industrial activity and movement could further clash with horse movements and present safety issues.

2. SP4 Enterprise Zone

A Special Purpose zone is generally applied to land that does not conform to other zones, and where no other zone would be appropriate (e.g. Residential, Rural etc.). It is often used to accommodate unique activities or infrastructure.

The SP4 zone was introduced by the NSW Government in 2021, as part of the Employment Zone Reforms. The strategic intent of this zone is to cater for unique areas where the desired characteristics will support a specific enterprise or productivity-based outcome.

Currently, over 80% of the lots within the Precinct appear to include some form of equine-related activity. The application of the SP4 zone for this Precinct would have the primary goal of supporting the equine industry through encouraging greater uptake of equine uses. Additional small-scale creative industries could also be pursued if deemed appropriate.

If progressed, the SP4 zone is expected to apply to the residential zoned sections of the Precinct, as well as the land to the far east zoned RE2 Private Recreation.

Given however that the SP4 zone is not applied to any areas under the LLEP 2008, a zone profile and new development standards would need to be developed, which would form an additional step in the process. Noting the environmental constraints of the Precinct, Council staff assume these new planning controls would maintain the current density.

A summarised high-level assessment of the SP4 Enterprise zone is outlined in Table 2.

Table 2: SP4 Enterprise Zone Assessment

SP4 Enterprise
Strategic Merit

Alignment with Strategic Merit	<ul style="list-style-type: none"> ○ Will seek to leverage off the symbiotic relationship with the Warwick Farm Racecourse, by further encouraging equine uses. ○ Not consistent with the LSPS vision for residential and mixed use in this location, being walking distance of a train station.
Strategic Implications of Rezoning	<ul style="list-style-type: none"> ○ As equine uses are already permitted, could argue there is nothing left to do from a zoning perspective to further encourage these uses. ○ Large undertaking to achieve a potentially similar outcome to what is already existing on the ground, minus the residential. ○ Likely to necessitate upgrades (which would be determined and quantified through further reports) including a new Contribution Plan to facilitate the zone.
Site Specific Merit	
Relationship with Precinct Constraints	
Relationship with Precinct Constraints	<p>Precinct is surrounded by non-residential uses, making special purpose suitable for this area.</p> <p><u>Odour Buffer</u></p> <ul style="list-style-type: none"> ○ Odour buffer would no longer be a significant issue moving forward, as the zoning would prohibit residential development. <p><u>Flooding</u></p> <ul style="list-style-type: none"> ○ Council's Flooding Team are generally not supportive of the SP4, as depending on the envisioned uses it could trigger the need for extensive filling of the land to a minimum 1% AEP flood level, as well as flood mitigation works that may not be achievable for the Precinct. <p><u>Accessibility and Traffic</u></p> <ul style="list-style-type: none"> ○ Use of streets by trucks to access the Scrivener / Priddle Industrial Precinct remains an issue, presenting further need for a bypass. ○ Given that the SP4 zone would aim to maintain the current density, the volume of traffic through the precinct is anticipated to increase but not significantly. Council's traffic team expect that traffic generation would be lower than the E4 zoning. ○ The zone may exacerbate the existing mix of heavy vehicle, horse and visitor movements occurring within the Precinct, which may require additional traffic management solutions to reduce traffic conflicts.
Impact on Existing Residential Development	<ul style="list-style-type: none"> ○ Residential development including dwellings will become prohibited. ○ Existing dwellings do not need to be demolished. Where existing use rights is demonstrated, existing dwellings can also be altered, enlarged or rebuilt.
Other Matters – Suitability of SP4 Zone	<ul style="list-style-type: none"> ○ Flexible zone not yet used in the LLEP 2008 and can therefore be fully tailored to the Precinct. ○ Newly created zone (2021) with limited application and consistency across NSW however provides uncertainty as to the outcomes on the ground. ○ Does not provide clarity to landowners regarding land value and development potential in the short to medium term. ○ Significant additional work required to develop a zone profile and supporting development standards. This is an additional step in process requiring further time and costing.



APPLICATION FOR A PLANNING PROPOSAL

Amendment to State Environmental Planning Policy (Precincts – Western Parkland City) 2021, Appendix 4 Liverpool Growth Centres Precinct Plan, as it applies to No. 495 Fourth Avenue, Austral, to insert an additional permitted use for the purpose of recreation facility (indoor) under Schedule 1 Additional Permitted Uses.

495 Fourth Avenue, Austral

Prepared for: Fabcot Pty Ltd

REF: M250090

Date: 14 January 2026





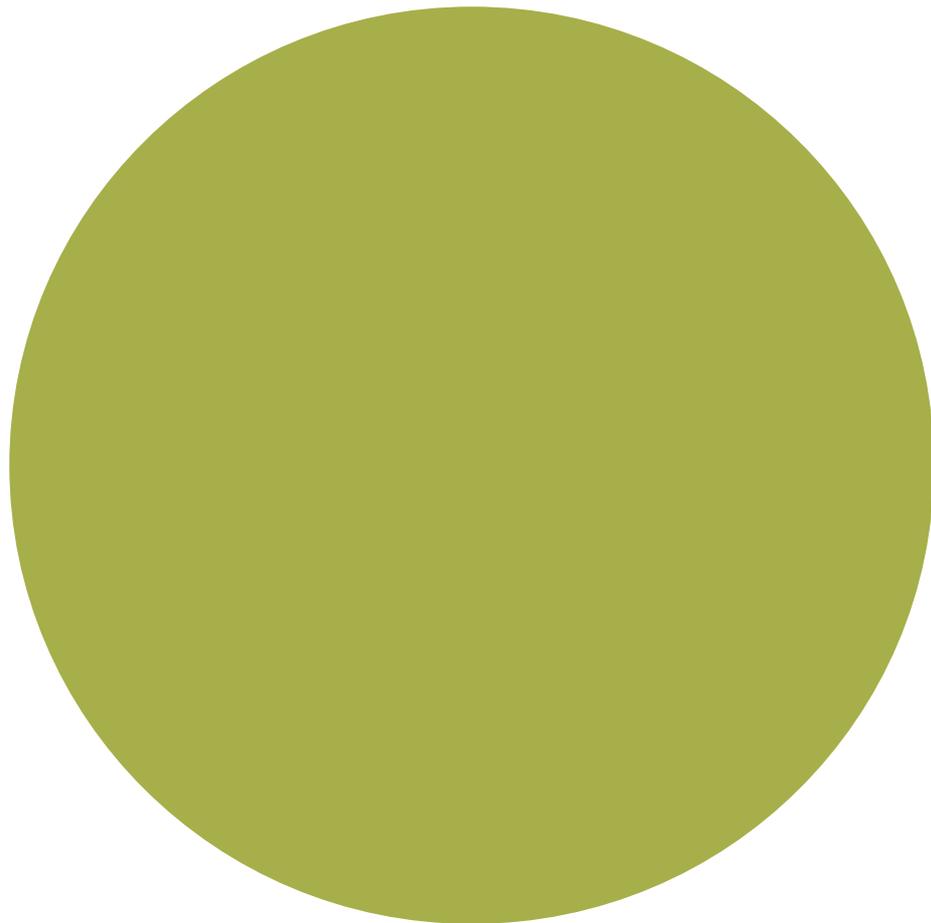
APPLICATION FOR A PLANNING PROPOSAL

Details:

Prepared for: Fabcot Pty Ltd

REF: M250090

Date: 14 January 2026





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Acknowledgement of Country: *Planning Ingenuity acknowledges the Traditional Custodians of the land and pays respect to Elders past, present and future. We recognise First Nations peoples' unique cultural and spiritual relationships to place and their rich contribution to society.*

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Executive Summary

This application for a Planning Proposal ('PP') seeks to amend the provisions of *Appendix 4 Liverpool Growth Centres Precinct Plan* ('Appendix 4') of *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Western Parkland City SEPP or SEPP) for the land at No. 495 Fourth Avenue, Austral (the 'site'). Specifically, the Planning proposal seeks to permit with consent and insert an additional permitted use for the purposes of *recreation facility (indoor)* into Schedule 1 Additional Permitted Uses of the Western Parkland City SEPP.

There are compelling Town Planning reasons for the proposed additional permitted use, as has been considered throughout this Report. The additional permitted use is proposed to complement the development approved on the subject site under DA-311/2024 for the '*Excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site links, with at-grade and basement parking, associated landscaping and public domain works*'.

The application for a Planning Proposal will provide a unique opportunity to enable additional complementary uses on the subject site cognisant with the recent development approval, particularly given it is identified as a key neighbourhood centre in the Liverpool Local Government Area (LGA) and Austral Growth Centre. The proposal demonstrates both site-specific and strategic merit, as outlined in this Report.

Importantly, the site is zoned as B1 Neighbourhood Centre under the Western Parkland City SEPP, and pursuant to the recent employment zones reform, would have been zoned E1 Local Centre consistent with the *Liverpool Local Environmental Plan 2008* ('LLEP 2008'). In the E1 zoning of the LLEP 2008 (and Standard Instrument 2006), *recreation facility (indoor)* are prescribed as a permitted land use. As the SEPP is yet to implement the employment zones reform, *recreation facility (indoor)* remains as prohibited use on the site and is inconsistent with that permitted under the LLEP 2008 and for the remaining LGA.

Notwithstanding the above, the proposed additional use is a response to various site and context considerations, including capitalising on the ideal location for indoor recreational facilities within an approved neighbourhood centre development that comprise of anchor supermarkets, commercial and retail facilities and various public spaces, creating an appropriate urban contextual fit.

The vision for the Planning Proposal is as follows:

- Deliver much needed indoor recreational facilities in an area of significant growth and undersupply;
- Contribute towards improving health and wellbeing to the residents and workers within Austral;
- Provide for much needed indoor recreational facilities within an approved mixed use development, contributing to its vibrancy and vitality; and
- Align with the Employment Zones Reform.

The proposed additional permitted use is accompanied by a suite of public benefits including, but not limited to; increased recreational uses in a neighbourhood centre; improve access to a variety of services and facilities (removing the need to travel to other centres); promotes multi-purpose trips due to the nature of the approved development; enhance social networks; and promote physical and mental well-being. These benefits will not be realised without the changes to the planning controls proposed in this submission.

As part of this Planning Proposal, a Recreational Needs and Economic Assessment has been prepared by *Location IQ*. The Recreational Needs and Economic Assessments provides an analysis of need and demand for *recreational facilities (indoor)* on the subject site (and surrounding locality) and also considers the likely economic impacts that would result from the additional permitted use. The assessment demonstrates that several factors contribute to the need for an indoor recreational facility, including population and demand, consumer trends and expenditure patterns, location and infrastructure, impacts on existing facilities and the hierarchy and net community benefits. As described



above, the proposed additional use is capable of enabling significant positive benefits to the community without any detrimental impact to the nature of the current mixed-use development as discussed throughout this Report.

As discussed in this document, the application is also consistent with the local, regional and state planning strategies for Liverpool LGA, Western City District Plan and Greater Sydney Region Plan. This application has the potential to make a substantial positive contribution to the approved development application (DA-311-2024) and results in the efficient use of a well-serviced site, to provide a use which is diverse and promotes healthy communities and delivers a high-quality urban environment.



1. Introduction

This application for a Planning Proposal has been prepared for *Fabcot Pty Ltd*, for the site located at No. 495 Fourth Avenue, Austral. The purpose of this application is to initiate a Planning Proposal process to amend *Appendix 4 Liverpool Growth Centres Precinct Plan of State Environmental Planning Policy (Precincts – Western Parkland City) 2021* to permit with consent the additional use of *recreation facility (indoor)* to the subject site.

As discussed in Section 3 of this Report, this Planning Proposal has been prepared cognisant with the recent development approval (DA-311/2024) on the subject site for the '*Excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site links, with at-grade and basement parking, associated landscaping and public domain works*' which was approved on 14 May 2025. The proposed additional permitted use has site-specific merit as *recreational facilities (indoor)* are beneficial to health and wellbeing and are common within neighbourhood centre developments. Given there is a significant under supply within the locality, this proposal will also provide existing and future workers and residents within the Austral locality access to recreational facilities, which would otherwise only be accessible by travelling to other local centres.

There are compelling strategic and town planning reasons for No. 495 Fourth Avenue to be considered for the subject Planning Proposal. Specifically, the proposal is to align with the recent employment zones reform, which has been implemented throughout the Liverpool Local Government Area. Whilst the site is zoned as B1 Neighbourhood Centre under the Western Parkland City SEPP, in accordance with the recent employment zones reform, the site would have been zoned E1 Local Centre consistent with the *Liverpool Local Environmental Plan 2008*. In the E1 zoning of the LLEP 2008, *recreation facilities (indoor)* are prescribed as a permitted land use. As the SEPP is yet to implement the employment zones reform, *recreation facilities (indoor)* remain as prohibited on the site and is inconsistent with that permitted under the LLEP 2008 and for the remaining LGA.

This application has been prepared in accordance with Part 3 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as well as the NSW Department of Planning, Industry and Environment publication "*Local Environmental Plan Making Guideline*" (August 2023) ('DPIE Guideline'). It explains the intended effect of the proposed amendment to Western Parkland City SEPP and sets out the justification for making the amendment to that Plan.

This application demonstrates that the proposed SEPP amendments have strategic and site-specific merit. It is aligned with the relevant matters for consideration set out in Liverpool Council's Local Strategic Planning Statement. As detailed, the primary intent of the application is to initiate a Planning Proposal process to enable the additional permitted use of *recreation facilities (indoor)* to allow uses that strategically complement the current development application approval, neighbourhood centre, and align with the Employment Zones Reform.

The additional permitted use is also consistent with local and state government planning strategies to promote healthy and sustainable communities, whilst promoting a range of diverse uses in a growing population. The proposal provides for an additional use which will have a significant improvement to accessibility of recreation facilities, social network of the community, and enhance the approved development. Overall, the proposal achieves positive environmental, social and economic outcomes, as discussed in this Report.

This application for a Planning Proposal has relied on the following documents submitted alongside this Report:

Table 1 Supporting Documents

Document	Author
Social Impact Assessment	<i>Planning Ingenuity</i>
Recreational Needs and Economic Impact Assessment	<i>Location IQ</i>



Table 1 Supporting Documents

Traffic Report	<i>Colston Budd Roger & Kafes Pty Ltd</i>
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A Formal Pre-Planning Proposal meeting was held with Council the 8 May 2025. Formal Council minutes were provided on the 12 May 2025, which have been considered in this Report. Further, a number of specialist studies were identified by Council as necessary to support the application, as has been submitted per **Table 1** above. In accordance with the DPIE Guideline a copy of Council's Pre-lodgement Advice is included in with this Report.

This report is divided into sections including a locality and site analysis, background, existing planning provisions, the proposed amendments, justification for the proposal, project timeline and a conclusion. This planning proposal application demonstrates with evidence that there will be positive outcomes from the insertion of the additional permitted uses clauses.



2. Locality and Site Analysis

2.1 THE CONTEXT

2.1.1 Metropolitan Context

The subject site is located in the suburb of Austral approximately 42km south-east of the Sydney CBD. As part of the *Metropolis of Three Cities – The Greater Sydney Region Plan*, Austral is located within the Western City. The Western City is envisaged to encourage infrastructure and connectivity, liveability, productivity and sustainability. The Western City is expected to accommodate 1.56 million people by 2036.

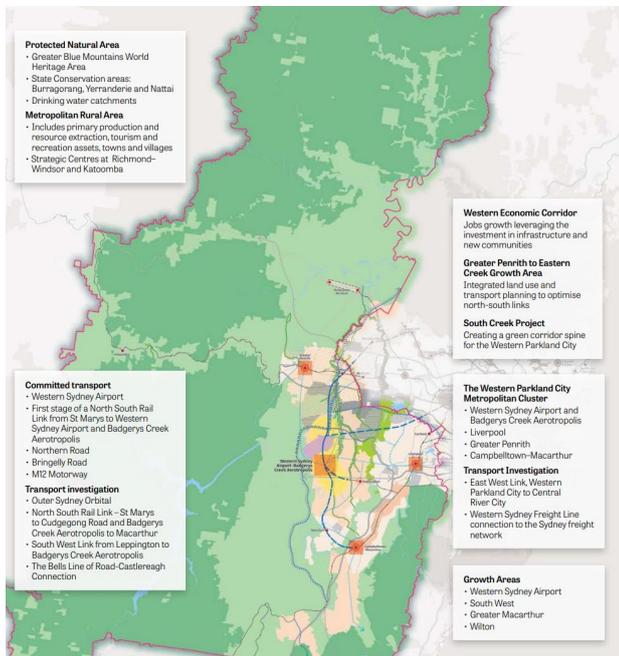


Figure 1 The metropolitan context (Source: A Metropolis of Three Cities)

2.2 THE SITE

The subject site is known as No. 495 Fourth Avenue, Austral and has a legal description of Lot 121 in DP 1220414 which has a total site area of 1.192 hectares or 11,192m². The location of the site is shown edged in red, per the aerial image provided at **Figure 2**



Figure 2 Aerial image of the subject site and surrounds

The site is zoned B1 Neighbourhood Centre land, as is the neighbouring property to the east, with RE1 Public Recreation and R3 Medium Density Residential zoned land to the south and west.

The site is regular in shape with a western frontage of 109.7m to Fourth Avenue and northern frontage of 91.5m to Gurner Avenue. The site has an eastern boundary (shared with No. 90 Gurner Avenue) of 118.7m and a southern boundary of 100.5m. The site has a total area of 1.192 hectares or 11,192m².

The site falls from the southern to northern boundary by approximately 7m across the length of the site and currently contains a dual frontage to both Fourth Avenue and Gurner Avenue. However, as part of the Precinct's Indicative Layout Plan (ILP) an additional roadway will be provided along the southern boundary which will provide a third streetscape frontage. Furthermore, the ILP indicates the provision of a town square in the north-eastern corner of the site and pedestrian through-site link along the eastern (side) boundary, which will be delivered through the approved development. The site is currently vacant and contains sparse vegetation.

In addition to the above, the site is affected by bushfire prone land. The site is also located within the Kemps Creek Catchment in which the proposal has been designed to respond to the relevant requirements.

The site as viewed from Fourth Avenue and Gurner Avenue is illustrated in **Figures 3 and 4** below.



Figure 3 Subject Site viewed from Fourth Avenue



Figure 4 Subject Site viewed from Gurner Avenue

2.3 EXISTING AND DESIRED FUTURE CHARACTER

The subject site is located within the B1 Neighbourhood Centre zone which is anticipated to accommodate a significant increase in density in accordance with the Western Parkland City SEPP. The site is located within the Austral Precinct, specifically, the Gurner Avenue Neighbourhood Centre, and is to undergo a significant transformation demonstrated in the approved development, which is a result of the adopted planning controls, including the zoning, building height and building envelope.

The subject site, is identified within the Gurner Avenue Neighbourhood Centre and per the approved development, will deliver a neighbourhood centre development with active street frontages to the street boundaries and a public piazza with pedestrian through-site link (Figure 5).

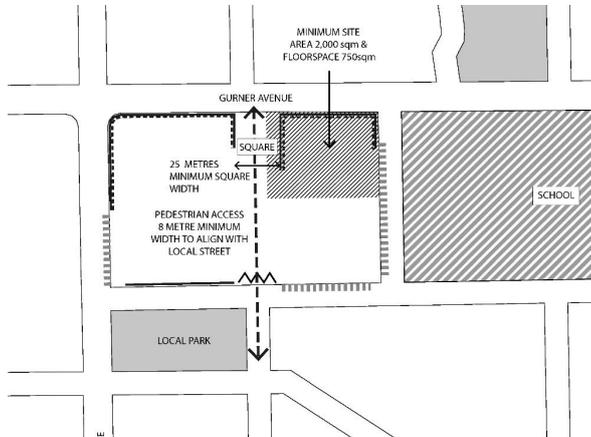


Figure 5 Gurner Avenue Neighbourhood Centre – Desired Future Layout (Extract from DCP)

Currently, the locality generally consists of low-density residential dwellings, open farmland spaces and rural structures. The site is also within proximity to Al-Faisal College to the north of the subject site, which is to undergo further expansion. As is evident, the existing character of the immediate locality does not reflect the desired future character as is anticipated by the relevant controls. The preparation and implemented of the Western Parkland City SEPP anticipates an increased density of development along Gurner and Fourth Avenue, with the subject site (and approved development) identified as a key nodal centre within the locality. Within the wider locality, residential subdivision and dwellings are being constructed.

2.4 SURROUNDING DEVELOPMENT

Directly to the south of the site is RE1 Public Recreation zoned land, with R3 Medium Density Residential land further to the south. Per the ILP, this includes two local roadways running in an east-west direction as accessed from Fourth Avenue. These parcels of land are currently vacant, with a single residential dwelling located on the southern end of No. 495 Fourth Avenue (**Figure 6**). Further adjoining this boundary, at No. 485 Fourth Avenue, also contains a single residential dwelling.



Figure 6 Allotments to south of subject site

To the west of the subject site and on the opposite side of Fourth Avenue is No. 510 Fourth Avenue which contains an open grass field and residential structures to the far west (**Figure 7**). Of relevance, this land is zoned R3 Medium Density Residential where it directly adjoins the street, with R2 Low Density Residential zoned land further to the west.



Figure 7 No. 510 Fourth Avenue

Adjoining the subject site to the east is a similarly zoned B1 Neighbourhood Centre at No. 90 Gurner Avenue which forms part of the Gurner Avenue Neighbourhood Centre per the DCP and ILP. The neighbouring property is currently occupied by a residential dwelling, ancillary structures and is interspersed with vegetation (**Figure 8**).



Figure 8 No. 90 Gurner Avenue

To the north of the subject site and on the opposite side of Gurner Avenue is the existing Al-Faisal College (**Figure 9**). Further to the east, adjoining No. 90 Gurner Avenue is No. 80 Gurner Avenue, which is proposed to accommodate an expansion of the Al-Faisal College.



Figure 9 Existing Al-Faisal College to the north of the subject site

2.5 CONNECTIVITY TO PUBLIC TRANSPORT

As current public transport services are infrequent, poorly connected and inadequate at servicing the needs of a growing population. Thus, increasing public transport provision should be considered to supplement this higher density development as is reasonably anticipated within the Austral locality.

3. Background

3.1 DEVELOPMENT APPLICATION

The site is subject to a recent approval (DA-311/2024) for the 'Excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site links, with at-grade and basement parking, associated landscaping and public domain works.' This was approved on the 14 May 2025 by the Sydney Western City Planning Panel.

Specifically, application was for the excavation and construction of a commercial development, involving the provision of an anchor supermarket with ancillary liquor tenancy and direct-to-boot services, commercial and retail tenancies, public piazza and through-site links with at grade and basement parking, associated landscaping and public domain works. The approval attained a building height of one to three storeys and is designed to address the various street frontages, public piazza and through-site links.

Integrated into the approval are pedestrian access ways, identified as the north-south through-site links which provides access from Gurner Avenue to the future ILP road. The through-site links are provided through the internal mall and along the eastern boundary. In addition, the approval includes a public piazza which is orientated to Gurner Avenue and is connected to the through-site link.

The at-grade parking is orientated to the future unnamed road (to the south) which will provide for 88 at-grade parking spaces and includes access to basement parking. The basement parking area, which can also be accessed from Gurner Avenue, will provide for a further 254 car parking spaces, for a total of 342 spaces across the site. These spaces include 8 accessible spaces, 4 electric charging spaces and 7 direct-to-boot spaces (DTB). A loading bay is provided as accessed from Fourth Avenue and is necessary for the building to function.

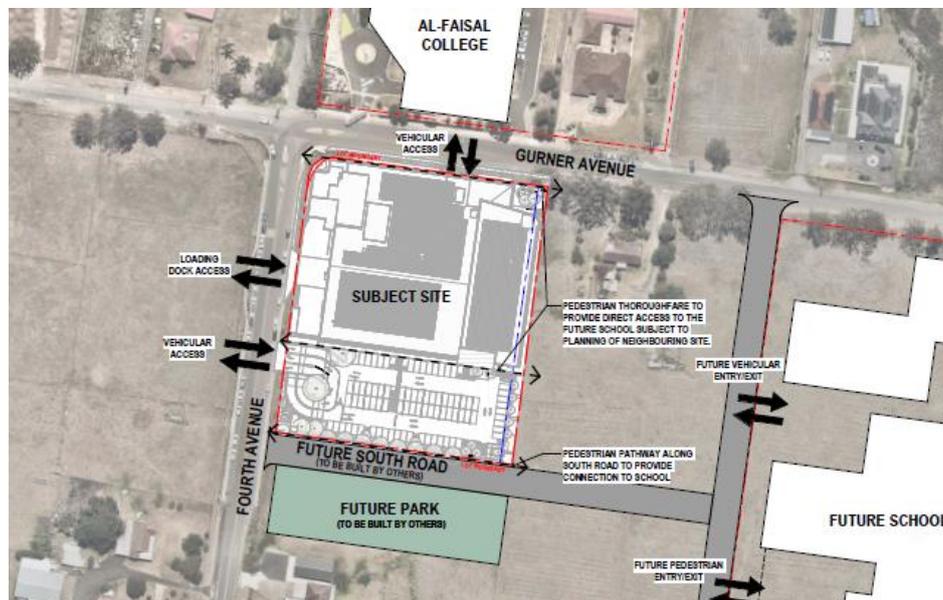


Figure 10 Approved site plan



Figure 11 Approved render as viewed from Gurner Avenue

3.2 CHRONOLOGY OF PLANNING PROPOSAL

Provided below is an overview of the progress of the Planning Proposal:

- **17 April 2025:** Informal discussions with Council and the applicant regarding submission of a planning proposal
- **8 May 2025:** A pre-planning proposal meeting was held with the Liverpool Council to consider the proposed additional permitted use

3.3 PRE-PLANNING PROPOSAL MEETING

A formal Pre-Planning Proposal meeting was held with Council on 8 May 2025, with subsequent written comments provided by Council on 12 May 2025.

Table 2 below summarises Council’s comments and provides a response to each of these

Table 2 Council Comments and Responses from 8 May 2025	
Council Comment	Response
Strategic/Site-Specific Merit & Suitability of Use	
<i>The proposal seeks consent for ‘recreation facilities (indoor),’ which is a prohibited use within the B1 Neighbourhood Centre zone under Appendix 4 Liverpool Growth Centres Precinct Plan of the State Environmental Planning Policy Western Parkland City 2021 (WPC SEPP 2021). The application must demonstrate how the proposal achieves strategic merit by supporting the objectives of the Precinct Plan despite this prohibition.</i>	The strategic merit for the additional permitted use is discussed under Section 6.3 of this Report.
<i>In the meeting it was forwarded that the use aligns with the intent for the site as a Centre providing access to shopping, employment and services for residents of Austral. It must be demonstrated that each of the proposed identifies gym uses, or other recreation facilities (indoor), if incorporated into the approved retail developments, would complement the mix of uses and not impact negatively on the retail function of each neighbourhood centre.</i>	As discussed throughout this Report and supporting documentation, the proposed additional permitted use will not result in any negative impacts on the functionality of the neighbourhood centre development, it rather offers a positive outcome to these uses.

Table 2 Council Comments and Responses from 8 May 2025**Supporting Documentation**

In addition to standard documentation to be submitted with the future planning proposal, it is recommended that the following supporting documentation is also submitted:

- economic and retail analysis
- traffic report (including consideration of pedestrian catchments and active transport)
- recreational needs assessment
- social impact assessment (if the gym is proposed to operate 24/7)

A Social Impact Assessment, , Traffic Report and Recreational Needs and Economic Assessment have been prepared and are submitted under a separate cover.

Planning Proposal Report

It is recommended that a future planning proposal be prepared separately for each site. While the proposed APU is identical for both sites, Site A is located in the 'Eighth Avenue Neighbourhood Centre' and Site B is located in the 'Gurner Avenue Neighbourhood Centre.' As the demonstration of strategic merit will be dependent on site specific context, this will be more appropriately achieved via the lodgement of two separate applications.

Separate Planning Proposals have been prepared for No. 495 Fourth Avenue and No. 260 Eighth Avenue, Austral.

4. Existing Planning Provisions

4.1 STATE ENVIRONMENTAL PLANNING POLICY (WESTERN PARKLAND CITY) 2021

The current planning controls that apply to the site under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* are summarised as follows:

Control	Existing Requirement	Figure
Zoning	Zone B1 Neighbourhood Centre	13
Permitted Uses	<p>3 Permitted with consent Amusement centres; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Community facilities; Drainage; Educational establishments; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Medical centres; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Roads; Service stations; Serviced apartments; Shops; Shop top housing; Veterinary hospitals</p> <p>4 Prohibited Any development not specified in item 2 or 3</p>	-
Clause 4.3 - Height of Buildings	17m	14
Clause 4.4 - Floor Space Ratio	N/A	-
Clause 5.10 Heritage Conservation	-	-
Clause 5.21 Food Planning	-	-
Clause 6.1 Acid Sulfate Soil	-	-
Clause 6.4 Earthworks	-	-

The land is not subject to any other environmental or hazard constraints (excluding bushfire). Of the above listed provisions, this Planning Proposal seeks to insert an additional clause to permit with consent *recreation facility (indoor)* under Schedule 1 of Appendix 4 of the Western Parkland City SEPP, as described in Section 5.

As detailed, at the time of the implementation of the Employment Zones Reform, the Western Parkland City SEPP was not amended to provide the land use zoning that is currently implemented within the Standard Instrument. The proposal is to reflect the permissible land use zoning that has been gazetted within the Employment Zones Reform which has enabled *recreation facility (indoor)* in the equivalent zoning as prescribed within the Liverpool LEP 2008.

4.1.1 Existing Zoning

The zoning table for the B1-Neighbourhood Centre zone states the following:

'Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Amusement centres; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Community facilities; Drainage; Educational establishments; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Medical centres; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Roads; Service stations; Serviced apartments; Shops; Shop top housing; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3



Figure 12 Aerial image of the subject site and zoning (source: NSW Planning Portal)

4.1.2 Current Development Standards and Controls

The current development standards are detailed in the following maps:



Figure 13 Extract from Western Parkland City SEPP Height of Buildings Map 007 (site edged in red)

4.2 LIVERPOOL GROWTH CENTRE DEVELOPMENT CONTROL PLAN

The site at No. 495 Fourth Avenue is subject to *Schedule 1 – Austral & Leppington North Precinct of the Liverpool Growth Centre Development Control Plan (‘DCP’)*. The controls under *Liverpool Growth Centre Precinct DCP – Main Body* also apply. The preparation of a Draft Site-Specific Development Control Plan for the subject site is not required, and any future development relating to the additional permitted use will address the objectives and aims under Schedule 1 and the main body of the DCP.



5. Proposed SEPP Amendments

5.1.1 Proposed Additional Permitted Use

The proposal seeks to amend *Schedule 1 Additional permitted uses of Appendix 4 Liverpool Growth Centres Precinct Plan of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021* as follows:

Insert in Schedule 1 Additional permitted uses:

1 Use of certain land at No. 495 Fourth Avenue, Austral

(1) *This Section applies to land known as No. 495 Fourth Avenue, Austral (Lot 121 in DP 1220414).*

(2) *Development for the purposes of recreation facility (indoor) are permitted with development consent.*

The above amendments will allow for *recreation facility (indoor)* to be permitted with consent on the subject site, and are defined as follows:

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

6. Planning Proposal

6.1 PART 1 – OBJECTIVES OR INTENDED OUTCOMES

6.1.1 Objectives

The objectives for this Planning Proposal are to:

- i. Deliver much needed indoor recreational facilities in an area of significant residential growth;
- ii. Deliver much needed indoor recreational facilities in an area of significant undersupply;
- iii. Contribute to the much-needed use of indoor recreational facilities within an approved mixed use development;
- iv. Contribute towards improving health and wellbeing to the residents and workers within Austral; and
- v. Align with the Employment SEPP Reform.

6.1.2 Intended Outcomes

The Planning Proposal will amend Western Parkland City SEPP 2021 to facilitate redevelopment of the site in a flexible and appropriate manner. The intended outcomes are as follows:

- i. Deliver recreational opportunities within an approved mixed-use development with good access to a variety of infrastructure;
- ii. Deliver an additional permitted use that allows for flexibility;
- iii. To achieve public benefit in terms of providing a use that will improve the health and well-being of community members; and
- iv. Allow for the orderly and economic development of the land.

This application has also been prepared following input from specialist studies. This includes analysis as it pertains to traffic, economic feasibility and recreational needs assessment. Furthermore, detailed analysis of amenity impacts on the public domain has been considered as part of the additional permitted use.

6.2 PART 2 - EXPLANATION OF PROVISIONS

The proposed outcome will be achieved by amending the Western Parkland City SEPP 2021 as follows:

- Insert a new clause into Schedule 1 Additional Permitted Uses of Appendix 4 Liverpool Growth Centres Precinct Plan to permit with consent *recreational facility (indoor)*.

All other provisions of Western Parkland City SEPP 2021 are to remain unchanged.

6.3 PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

This section details the reasons for the proposed SEPP amendment and is based on a series of questions and matters for consideration as outlined in the DPIE Guideline (August 2023). The matters to be addressed include the strategic planning context of the amendments, strategic merits, site-specific merits, potential State and Commonwealth agency interests, environmental, social and economic impacts.

In summary, the proposed amendments to Western Parkland City SEPP 2021 outlined above and in Part 5.1.1 of this Report will:

- Align with the relevant key priorities and strategic merit matters in the *Greater Sydney Regional Plan* and *Western City District Plan*;

- Be consistent with the relevant key planning priorities, and strategic and site-specific merit matters contained in the *Liverpool Local Strategic Planning Statement*;
- Be consistent with the *Liverpool Community Strategic Plan*;
- Respond to the circumstances of the site not being included in the employment zones reform that would enable the permissibility of the proposed use; and
- Deliver an additional use which will be compatible with the approved mixed-use development pertaining to the subject site.

The Western Parkland City SEPP contains the following aims under Section 1.2 Aims of Precinct Plan:

- (a) to make development controls that will ensure the creation of quality environments and good design outcomes,*
- (b) to protect and enhance environmentally sensitive natural areas and cultural heritage,*
- (c) to provide for recreational opportunities,*
- (d) to provide for multifunctional and innovative development that encourages employment and economic growth,*
- (e) to promote housing choice and affordability,*
- (f) to provide for sustainable development,*
- (g) to promote pedestrian and vehicle connectivity.*

The proposed additional permitted use will satisfy the relevant aims which apply, including:

- Aim (a): The additional permitted use will provide for a recreation facility (indoor), such as a gym, which will contribute to the approved, high quality mixed-use development;
- Aim (c): The proposal will directly contribute to the delivery of recreational opportunities which are underrepresented and in demand within the Austral locality. It will also encourage health, wellbeing and social interaction for the Austral community;
- Aim (d): The proposal will provide for an additional use which is complementary to the approved neighbourhood center development. This will encourage employment and economic growth on the subject site and within the locality, and provide access to recreational opportunities which would otherwise not be present within the Austral locality; and
- Aim (g): The proposal will encourage multi-purpose trips, and will provide for much needed recreational uses within the Austral locality, which is currently underrepresented and in demand. If this planning proposal is not advanced, workers and residents will be required to travel to other centres to enjoy recreational facilities, which is antipathetic to this aim, amongst others.

Questions for consideration in demonstrating justification

6.3.1 Section A - The Need for the Planning Proposal

Q1: Is the planning proposal a result of an endorsed LSPS, strategic study or report?

No. The Planning Proposal is not made in direct response to any endorsed local strategic planning statement, strategic study or report but rather to reflect the Employment Zones Reform. The NSW State Government introduced 5 new employment zones and 3 supporting zones into the Standard Instrument Order 2006, commencing on 26 April 2024. The zoning reforms were implemented into the *Liverpool Local Environment Plan 2008*, however, were excluded from the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, including *Appendix 4 Liverpool Growth Centres Precinct Plan*. Whilst the subject site is located within the Liverpool LGA, given the Western Parkland City SEPP applies to these properties, they do not benefit from the zoning reforms made to the majority of the Liverpool LGA.

Q2: Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. A Planning Proposal is the best and only means of achieving the objectives and intended outcomes and this has been confirmed by Liverpool Council and the State Government. The current B1 zoning does not allow for flexibility in the use of recreation facility (indoor).

As described in this Report, and the supporting Recreational Needs and Economic Assessment, the subject site and locality has a variety of attributes which would positively enable the use of indoor recreational facilities. Not only will the Planning Proposal achieve the objectives and intended outcomes, but will also deliver the following public benefits:

- Promote healthy communities through additional permitted uses;
- Allow for the flexibility of use to ensure the successful ongoing operation of the mixed-use development;
- Allow for economic growth; and
- Provide additional indoor recreational uses in a location better suited and where there is a significant undersupply and demand.

The public benefits can only be delivered through the proposed amendments to the SEPP. It is noted that these SEPP Amendment fits the category of a 'Standard' planning proposal described in the DPIE Guideline as follows:

Standard

A standard planning proposal refers to any one or more of the following proposed LEP amendment types, including an amendment:

- To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone
- That relates to altering the principal development standards of the LEP
- That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP
- That is consistent with an endorsed District/Regional Strategic Plan and/or LSPS
- Relating to classification or reclassification of public land through the LEP

As discussed, the proposal seeks to permit recreation facilities (indoor) to align with the intent of the employment zones reform as set out in this document. The Planning Proposal is the only way to satisfy objectives and intended outcomes as detailed above.

6.3.2 Section B – Relationship to the Strategic Planning Framework

Assessment against the following matters for consideration listed in the guidelines (Questions 3-6) demonstrate that the planning proposal has clear strategic and site-specific planning merit.

This application for a Planning Proposal is consistent with the applicable regional and sub-regional strategies. The strategic plans identify the need to provide recreational facilities to promote healthy communities throughout urban areas. This application for a Planning Proposal seeks to enable the use of recreational facilities (indoor) to be permitted which is reflective of the strategic location and characteristics.

Q3: 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)?

The relevant regional or district plans include the following and are addressed in detail below:

- *The Greater Sydney Region Plan: A Metropolis of Three Cities;*
- *Western City District Plan;* and
- *South West Growth Area Structural Plan.*

6.3.2.1 Greater Sydney Region Plan – A Metropolis of Three Cities (GSRP)

On 23 March 2018, the Greater Sydney Commission released *A Metropolis of 3 Cities: The Greater Sydney Region Plan* (GSRP) which sets out strategic priorities for 2016 to 2036. The Regional Plan contains ten directions for the Greater Sydney Metropolitan Area. The Directions include the following:

1. A city supported by infrastructure;
2. A collaborative city;
3. A city for people;
4. Housing the city;
5. A city of great places;
6. A well connected city;
7. Jobs and skills for the city;
8. A city in its landscape;
9. An efficient city;
10. A resilient city.

The Metropolitan Strategy does not identify Austral as within any Strategic Centre, however, is within close proximity to Leppington as shown in **Figure 14**. It is noted that Austral is not identified as a Local Centre under the Western City District Plan.

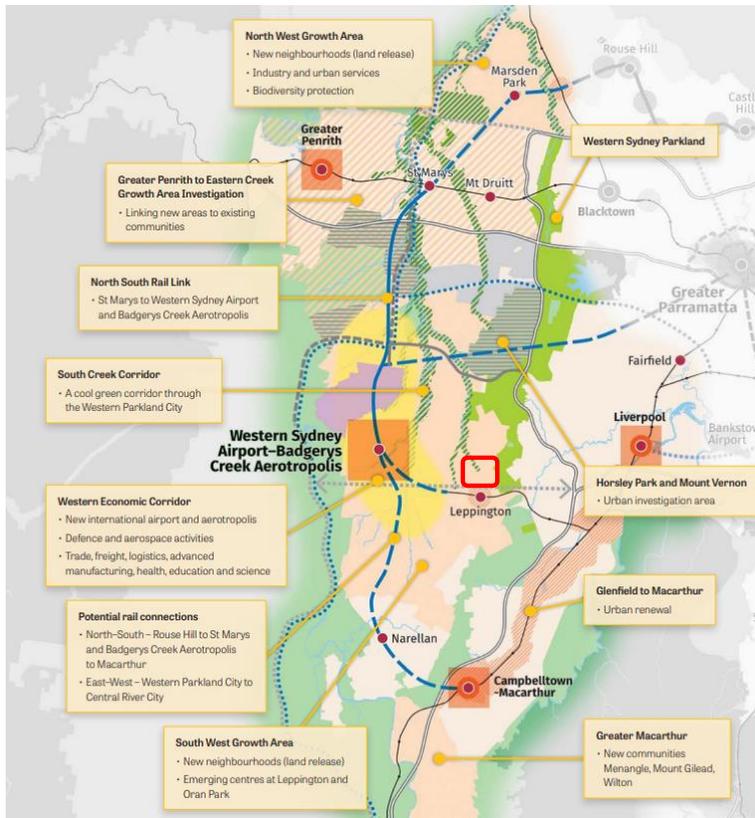


Figure 14 The Western Parkland City (Source: A Metropolis of 3 Cities: The Greater Sydney Region Plan)

An assessment against the relevant directions and their objectives is provided in the table below.

Table 4 Greater Sydney Region Plan: A Metropolis of Three Cities Directions
Direction 1 – A city supported by infrastructure
Objectives 1 to 4
These objectives relate to the provision of infrastructure to support the future needs of the three cities.

Table 4 Greater Sydney Region Plan: A Metropolis of Three Cities Directions

As detailed in Section 1 of this Report, the subject site represents a unique opportunity whereby it contains the potential to support recreational facilities (indoor) within an approved mixed-use development. The provision of an additional and compatible use within this neighbourhood centre will ultimately improve the viability of the centre. It is not uncommon for neighbourhood centre developments, comprising of supermarkets, commercial and retail uses, to be accompanied by *recreation facilities (indoor)*, where it diversifies use and encourages multipurpose trips.

Direction 3 – A city for people**Objective 6: Services and infrastructure meet communities' changing needs**

This objective is about providing social infrastructure and public places that reflects the needs of the community now and in the future.

The proposal will facilitate the delivery of indoor recreational facilities where it is currently prohibited by the planning controls. This provision is supported by the nature of the approved mixed-use development. Indoor recreational facilities will be located within the approved built form and is considered an appropriate planning outcome. As identified within the Recreational Needs and Economic Assessment, there is a significant undersupply and demand of the proposed use, which will only be exacerbated as the population begins to diversify.

Objective 7 Communities are healthy, resilient and socially connected

This objective is about creating a lively connected neighbourhood that is in close proximity to shops, creative arts centres, schools, health care centres and community facilities. It promotes the benefits of mixed-use centres and the opportunities for public and alternative forms of transport.

As the subject site contains to an existing approval for a neighbourhood centre development, the proposed use of indoor recreational facilities will bolster the sense of community and enable healthy, resilient and socially connected groups. As discussed, the use is currently prohibited. The additional use will be easily accessible, and will be agglomerated with the commercial and retail facilities which are available. Due to the subject site's strategic location and current development approval, that is, within a neighbourhood centre servicing the needs of the Austral population, the additional permitted use will achieve the connectedness envisaged by the GSRP.

It will also allow for ease of access to recreational facilities, and will ensure future residents and workers will not be required to travel alternate centres to access the proposed use. It also allows for an additional use within walking distance to R3 and R2 zoned land, which will also see an increase in density pursuant to the permitted planning controls.

Objective 8 - Greater Sydney's communities are culturally rich with diverse neighbourhoods

This objective is about fostering cultural diversity and facilitating their growth.

The provision of an additional permitted use to the approved development will diversify land use, cater for a greater cross section of the community and also promote multi-purpose trips. In turn this will foster cultural diversity and facilitate growth. The proposal provides for greater satisfaction of Objective 8, whereby the current land uses not respond to its strategic location and beneficial characteristics.

Direction 4 – Housing the city**Objective 10 - Greater housing supply**

The NSW Government has identified that 725,000 new homes will be needed to meet demand based on current population projections to 2036.

This planning proposal does not seek to provide additional housing, but rather provides a use that will serve the needs of the diverse and growing population within Austral. The site presents as a unique opportunity to support the use of indoor recreational facilities.

Direction 5 – A city of great places

Table 4 Greater Sydney Region Plan: A Metropolis of Three Cities Directions
<i>Objective 12 - Great places that bring people together</i>
<p>The Metropolitan Plan promotes the following principles for the design of great places:</p> <ul style="list-style-type: none"> • People friendly public open space areas and streets • Fine grain fabric and activity • A diverse mix of uses • A socially connected region • Ensure adequate car parking which takes into account access to public transport • Encourage the use of car sharing and hybrid vehicles <p>Indoor recreational facilities promote good places as they offer inclusive and accessible environments that foster physical and social interaction between different community groups. The current land use permissibility does not support this. The additional permitted use will improve the experience of the general public as it will foster a good sense of community and promote multipurpose trips.</p> <p>The proposal will also improve the approved development by diversifying the permissible uses available to the mixed-use development.</p>
Division 6: A well-connected city
<i>Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities</i>
<p>This objective seeks to create a well-connected city with transport and other services.</p> <p>Whilst the subject site is not currently serviced by frequent public transport routes in close proximity, this is anticipated to change. Despite this, this planning proposal will promote multipurpose trips to the approved mixed use development, and is also located in an area surrounded by various land uses which are anticipated to undergo a significant increase in density. It is not uncommon for neighbourhood centre developments, comprising of supermarkets, commercial and retail uses to be accompanied by recreation facilities (indoor), where it diversifies use and encourages multipurpose trips.</p>
<i>Objective 15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive</i>
The subject site is not within the Western Economic Corridor and this objective is not a matter for consideration.
Division 7: Jobs and skills for the city
<i>Objective 22: Investment and business activity in centres</i>
<p>This objective seeks to strengthen centres through attracting investment, business and jobs.</p> <p>The planning proposal will provide indoor recreational facilities which will provide additional jobs and services in the local community.</p>
Direction 10 – A resilient city
<i>Objective 37: Exposure to natural and urban hazards is reduced</i>
<p>This objective seeks to ensure the delivery of resilient communities.</p> <p>The subject site is bush fire affected. The conclusions and conditions issued under DA-311/2024 will remain unchanged as the Planning Proposal does not require any physical changes to accommodate the additional permitted use.</p>

6.3.2.2 Western City District Plan (WCDP)

The *Western City District Plan* (WCDP) adopts the Directions of the GSRP and lists Planning Priorities relevant for consideration in this Planning Proposal. The WCDP applies to Blue Mountains, Hawkesbury, Penrith, Camden,

Campbelltown, Fairfield, Liverpool and Wollondilly. The District Plan sets out a 20-year plan and aims to enhance liveability, productivity and sustainability.

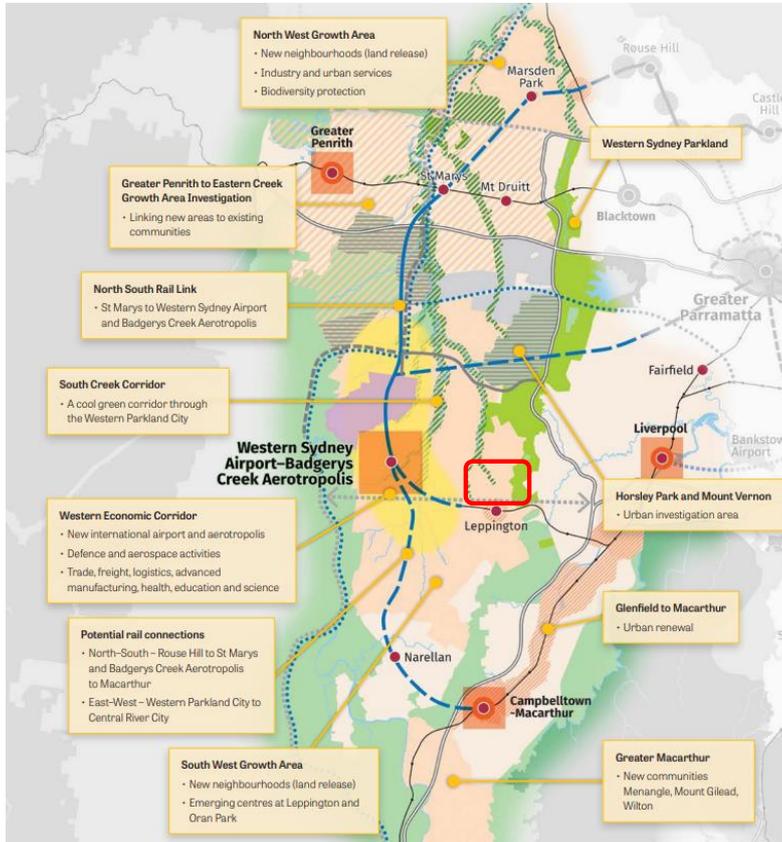


Figure 15 The Western City District Plan excerpt

The District Plan establishes a number of priorities and actions to guide growth, development and change, relating to productivity, liveability and sustainability. Additional housing to improve diversity and affordability co-ordinated with transport, development of centres and services is required in response to population growth. As such, the local area will require more facilities and services, such as *recreation facilities (indoor)*, to promote healthy communities, accommodating the needs of the growing population. The District Plan also identifies the need for community facilities, places of public worship and public open spaces.

In accordance with the above, the Proposal supports a number of the *Directions* and *Planning Priorities* outlined in the plan as outlined in the following table:

Table 5 Western City District Plan
Direction 1 - A city supported by infrastructure
<i>Planning Priority E1 Planning for a city supported by infrastructure</i>
As discussed within Table 4 and per the Greater Sydney Regional Plan, the proposal will allow for the delivery of indoor recreational facilities within a highly accessible location in close proximity to numerous services and facilities.
The proposal will deliver uses within an area of demand and can be supported by the approved development under DA-311/2024. As described, the subject site is suited to the additional permitted use given the recent approval and strategic location.

Table 5 Western City District Plan
Direction 3 – A city for people
<i>Planning Priority E3 Providing services and social infrastructure to meet people's changing needs</i>
The additional permitted use sought as part of this proposal will provide for indoor recreational facilities to a highly accessible site with excellent access to services and infrastructure. Indoor recreational facilities provide accessible environments where different individuals and communities can participate and engage in physical activity, social interaction and personal development.
<i>Planning Priority W4 Fostering healthy, creative culturally rich and socially connected communities</i>
The additional permitted use of indoor recreational facilities to the approved mixed use development will enable communities to be connected through providing inclusive spaces where individuals can come together for a shared interest. The additional permitted use further promotes physical and mental well being through various forms of activities. By encouraging the use, it will promote regular social interaction and foster welcoming environments complementing the diverse needs of the community.
Direction 4 – Housing the city
<i>Planning Priority E5 Providing housing supply, choice and affordability with access to jobs, services and public transport</i>
The Planning Proposal does not seek to provide additional housing but will rather promote indoor recreational facilities to support the diverse needs of the growing population. As the population increases, so will the need for recreational facilities.
Direction 5 – A city of great places
<i>Planning Priority E6 Creating and renewing great places and local centres, and respecting the District's heritage</i>
The subject site is not located in close proximity to any identified local centres, however, is identified as a neighbourhood centre. In this regard, the Planning Proposal will foster great places through the provision of indoor recreational spaces which will complement the desired character of the centre. Indoor recreational facilities provide the opportunity to encourage foot traffic, diversify uses and patrons, which will support businesses of mixed-use development. The additional use will be integrated into the existing approved urban fabric of the mixed-use development which respects the character of the locality.
Direction 6 – A well connected city
<i>Planning Priority W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City</i>
The Planning Proposal will have no negative bearing on delivering integrated land uses and transport planning. In fact, the provision of an additional permitted use will assist in the delivery of a '30-minute city' as recreational facilities to the mixed use development will aid in providing multi-purpose trips.
Direction 9 – A resilient city
<i>Planning Priority W20 Adapting to the impacts of urban and natural hazards and climate change</i>
The subject site is bush fire affected. No further consideration is required as the bush fire impacts have been considered within the assessment of DA-311/2024 and the additional permitted use will not change the conclusions.

6.3.2.3 South West Growth Area Structural Plan

Ministerial Directions as prescribed in Section 9.1(2) of the EP&A Act, provide Local Planning Directions, of which the any planning proposal must be consistent. The *Southwest Growth Area Structure Plan* applies to the subject site. The Southwest Growth Area Structure also applies to Liverpool, Greater Penrith, Campbelltown-Macarthur, Western Sydney International (Nancy-Bird Walton) Airport and Western Sydney Aerotropolis.

The Structure Plan establishes a strategic vision for the growth area as outlined in the *Greater Cities Commission's A Metropolis of Three Cities* and the *Western City District Plan*. The Structure Plan aims to provide a thriving and greener place to live while enabling improved housing choices, access to shops, schools, and transport options for the growing communities. As such, the locality will require more facilities and services, such as *recreation facilities (indoor)* to promote healthy communities, accommodating the needs of the growing population.

In accordance with the above, the Proposal supports a number of the *Principles and outcomes* outlined in the plan as outlined in the following table:

Table 6 Southwest Growth Area Structure Plan
Provide opportunities for jobs closer to home
<i>Local and Neighbourhood Centres</i>
The proposed additional permitted use will have no negative bearing on the Gurner Neighbourhood Centre. In fact, the provision of an additional permitted use will assist in the delivery of a '15-minute neighbourhood' as recreational facilities within the mixed-use development will aid in providing multi-purpose trips and diversification of uses. The additional use will also ensure future residents and workers will not be required to travel to alternate centres to enjoy recreational facilities. To deny the subject planning proposal would mean accessibility to services and facilities will be compromised.
Plan for connected Communities
<i>Local and Regional</i>
As discussed within Table 4 and per the Greater Sydney Regional Plan, the proposal will allow for the delivery of indoor recreational facilities within a highly accessible location in close proximity to numerous services and facilities which will support the growing population of the Austral community, where there is a significant undersupply of indoor recreational facilities.
The proposal will deliver uses within an area of demand and can be supported by the approved infrastructure under DA-311/2024. As described, the subject site is suited to the additional permitted use given the recent approval and strategic location.

6.3.2.4 Strategic Merit

In addressing Question 3, the DPIE Guideline requires an application for a Planning Proposal to address the assessment criteria for strategic merit. The DPIE Guideline provides assessment criteria to determine if a planning proposal has strategic and site-specific planning merit. Accordingly, the planning proposal is considered against the assessment criteria below.

Strategic Merit

The assessment criteria to determine if a Planning Proposal has strategic planning merit is addressed in **Table 7** below (known as the 'strategic merit test').

Table 7 Strategic Merit Test	
Assessment Criteria	Comment
Will the proposal "Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/ precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy".	The applicable strategic plans are <i>A Metropolis of 3 Cities: The Greater Sydney Region Plan</i> and the <i>Western City District Plan</i> , both of which have been prepared by the Greater Sydney Commission. Alignment with the relevant Planning Priorities of both the GSRP and WCDP has been demonstrated in Section 6.3.2.1 and 6.3.2.2, respectively. It has been demonstrated that the planning proposal is considered to give effect to both strategic documents, achieved primarily by permitting the use of indoor recreational facilities within a highly accessible and strategic location. The additional permitted use has considered the relationship to the surrounding locality and any impacts. This is outlined in this Report and the supporting documentation.
Will the proposal "demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan".	Consideration of the proposal against the Liverpool Local Strategic Planning Statement is addressed in detail under 'Question 4' below, and Section 6.2.3.5 of this Report. In summary, the proposal will give effect to the LSPS by being aligned with the relevant strategic goals and the potential public benefits that can be realised by facilitating an additional permitted use for the site. As discussed, the proposal will provide for an additional permitted use within a strategically located site, in addition to promoting healthy communities.
Does the proposal "Respond to a change in circumstances that has not been recognised".	The proposal is a response to the limitation of the current land use permissibility. That is, the current standards do not permit the use of recreational facilities (indoor). Further to this, the proposal is in response to the Employment Zones Reform. This is discussed throughout this Report.



6.3.2.5 Site-Specific Merit

Site-Specific Merit

The planning proposal has site-specific merit given the following:

- The site contains numerous characteristics which also enable site-specific merit. This includes the following:
 - The site contains an existing development approval for a neighbourhood centre development;
 - The Employment Zones Reform did not amend the Western Parkland City SEPP to provide zoning and permissible uses pursuant to the Standard Instrument;
 - There is a significant shortfall of indoor recreational facilities within proximity to the subject site and will only be exacerbated as development area increases as permitted by the relevant planning controls; and
 - The site is within a highly accessible and strategic area as it is surrounded by compatible land uses.
- The Planning Proposal will not result in any significant adverse environmental impacts, which are outlined as follows:
 - **Amenity Impacts:** This planning proposal does not include any changes to the permitted building height or other controls which influence the bulk and scale of the site. The additional permitted use would utilise the existing floor space as approved in DA-331/2024.
 - **Acoustic Privacy:** The specific use, nature and its acoustic impacts upon future residents will form part of future development consent. It is anticipated that any future development consent would be subject to conditions which would minimise acoustic impact on surrounding uses. Furthermore, the uses will be accommodated within an approved development which considered acoustic impact in depth and was found to be acceptable.
 - **Bush Fire:** The planning proposal will not alter the conclusions and conditions issued under DA-331/2024 as the planning proposal does not involve any physical works.
 - **Traffic:** The proposal will seek to introduce an additional permitted use on the subject site and as such a Traffic Report has been prepared by *Colston Budd Rogers & Kafes Pty Ltd*. This Report concludes any additional parking can be accommodated as the approved development provides a surplus of parking and there will be no significant impact to the local traffic.
- The proposal will appropriately respond to the objectives of the B1 Neighbourhood Centre zone, as discussed below:
 - *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood*

Comment: The proposal will provide for indoor recreational uses that will serve the needs of locality community who live in close proximity to the subject site or future employees of the mixed-use development and as such, the proposed amendments are not antipathetic with regard to this objective. In fact, to deny this proposal will be inconsistent with this objective as it will force residents and workers to travel to other centres for the use of recreation facilities (indoor).

The assessment criteria outlined in the DPIE Guideline to determine if a planning proposal has site-specific planning merit is addressed in **Table 8**.

Table 8 Site-Specific Merit Test	
Site-Specific Merit Test	Comment
<i>Does the proposal have site-specific merit, with regards to the following:</i>	



Table 8 Site-Specific Merit Test

<i>The natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)</i>	<p>The site is not subject to any hazards or risks, excluding bushfire as detailed above. The planning proposal will not impact the existing classification or potential impact and is considered to be acceptable.</p> <p>Furthermore, the site does not contain items or features that have significant natural or environmental values. As outlined in this Report the proposal does not require to remove any vegetation to accommodate the additional permitted use.</p>
<i>The built environment, social and economic conditions</i>	<p>The site is strategically located and the additional permitted use within an approved mixed use neighbourhood centre which is surrounding by residential zoning. The proposed additional permitted use will be integrated into the approved built form which is considered to respond to the desired future character of the Austral locality.</p> <p>In terms of social and economic conditions, the proposed additional permitted use of an recreational facilities (indoor) will deliver distinctive social benefits in a desirable and growing locality. As described, the site represents an excellent opportunity to improve the liveability and will contribute to the create healthy, thriving communities within the Liverpool LGA. It is also noted that the proposal will generate employment opportunities and support surrounding businesses, contributing to the local economy.</p>
<i>The existing, approved and likely future uses of land in the vicinity of the land to which the proposal relates</i>	<p>The additional permitted use will not impact or restrict the existing approval or future development of neighbouring properties. Whilst providing an additional permitted use, the proposal will facilitate options for additional uses to the approved development which is compatible with the context and setting of the environment. As discussed in this Report and supporting documentation, it is demonstrated that the proposal will have no adverse impact in terms of amenity.</p>
<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>	<p>The proposed change additional permitted use will be supported by the services and infrastructure available in accordance with the development application approval. The approval provides for water connection, gas connection, sewer connection, stormwater and electricity infrastructure.</p>

Additional Clause under Schedule 1 of Appendix 4

As set out under Section 5.1.1 of this Report, additional clauses are to be inserted into Western Parkland City SEPP. These are proposed, as follows:

- Insert an additional clause in Schedule 1 Additional Permitted Uses that permitted with consent the use of *recreation facilities (indoor)* on the subject site.

The clause as set out above will ensure that appropriate uses will be delivered on the subject site. This will satisfy the relevant strategic documents as set by State and Local Government, and will deliver much needed recreational uses in the Austral locality.

As demonstrated in the above assessment, the planning proposal has both strategic and site-specific merit and is suitable to be progressed to a Gateway determination.

Q4: Is the Planning Proposal consistent with a Council's local strategic or other local strategic plan?

The relevant local strategic plans or policies include the following and are addressed in detail below.

- *Liverpool City Council Local Strategic Planning Statement – Connected Liverpool 2040;*
- *Liverpool Community Strategic Plan 2022-2032;* and
- *Liverpool Centres and Corridors Strategy.*



6.3.2.6 Liverpool City Council Local Strategic Planning Statement – Connected Liverpool 2040

The *Liverpool Local Strategic Planning Statement* (LSPS) came into force March 2020 and was endorsed by the Greater Sydney Commission. The LSPS sets out a 20-year land use vision to guide land use planning for the LGA. The LSPS will provide Council with strategic direction for planning and help facilitate a coordinated approach to managing growth and development in the Liverpool LGA. The LSPS will align with the Community Strategic Plan and Western City District Plan.

The Planning Proposal is consistent with the relevant vision and strategic goals of the Liverpool LSPS:

- *Connectivity;*
- *Liveability;*
- *Productivity; and*
- *Sustainability*

Of relevance to this Planning Proposal is Planning Priority 9, which is to promote *Safe, healthy and inclusive places shaping the wellbeing of the Liverpool Community*. This Planning Priority includes a number of Principles and Actions, which are to promote public and active transport and access to recreation opportunities around strategic centres. The rationale for this Planning Priority stems from the following:

'High car dependence, relatively lower levels of spare time due to commuting and traffic, poor access to public and active transport, and fewer recreation opportunities.

A healthy built environment is a key motivator for the future. We are working to build more walking and cycling trails, opening access to our natural assets, focusing development near public transport to encourage mode shift, and ensuring there is enough open space and recreational facilities to meet growing demand. New urban centres will be compact and transit-oriented, to maximise opportunities for walking and active transport...'

This proposal will promote *recreation facilities (indoor)*, not only aligning with the employment zones reform, but also directly promoting safe, healthy and inclusive localities. As identified in the excerpt above, Council is seeking to deliver compact and transit orientated communities, with excellent access to services and facilities, including recreational facilities. The provision of additional recreational facilities on a key site in the Austral region, which is earmarked for redevelopment in the near future cognisant with the respective development consent, will expressly deliver additional uses supporting health and well-being. The proposal will also remove the need to travel to surrounding suburbs and localities to access other recreational facilities and will in turn reduce reliance on private motor vehicle travel and encourage active and public transport usage.

The proposal is demonstrably consistent with the LSPS.

6.3.2.7 Liverpool Community Strategic Plan 2022-2032

The Liverpool Community Strategic Plan 2022-2032 (CSP) identifies the strategic direction and integrated planning framework for the Liverpool Community. The Plan sets out the communities' vision to 2032 and sets out four strategic themes:

- **Theme One:** Healthy, Inclusive, Engaging
- **Theme Two:** Liveable, Sustainable, Resilient
- **Theme Three:** Evolving, Prosperous, Innovative
- **Theme Four:** Visionary, Leading, Responsible

The proposal is compatible with the vision set out within the CSP, particularly with regard to the longer term objective for healthy, inclusive and engaging communities under Themes One and Three.

Theme One

The proposal is consistent with the 10-year strategies (reproduced below) which are proposed to satisfy Theme One:

- *Improve liveability and quality of life for the community by delivering vibrant parks, places and facilities*
- *Promote a harmonious community that celebrates its diversity*
- *Embrace the city's heritage and history*
- *Support an inclusive community by fostering access and equity for all*
- *Deliver great and exciting events and programs for our people and visitors*
- *Support active and healthy lifestyles by improving footpaths, cycleways and walkways and other infrastructure that promotes and supports active transport*
- *Communicate, listen, engage and respond to the community by encouraging community participation*

The proposal seeks to improve liveability and quality of life for the community through the provision of indoor recreation facilities on a site with excellent access to other services and facilities. The proposal will contribute to recreational facilities within the Austral locality (and wider LGA) where there is a significant shortfall in the uses and will provide for an appropriate use to accompany the approved development. Importantly, the site is surrounded by low and medium density zoned land and a variety of other land uses, including open spaces, educational facilities and the like.

The additional uses in a prime location will therefore contribute to healthy communities and satisfy the objectives and goals of the CSP.

Theme Three:

The proposal is also consistent with some of the 10-year strategies (reproduced below) which are proposed to satisfy Theme Three:

- *Implement planning controls and best practice urban design to create high-quality, inclusive urban environments*
- *Facilitate quality local employment, training and education opportunities*
- *Develop the economic capacity of local businesses and industries*
- *Maintain strong relationships with agencies, stakeholders and businesses to achieve beneficial outcomes for the city*

The proposal will seek to enhance the local economy through diversifying the land uses and supporting the health and wellbeing of individuals. Given the subject site was not afforded the benefits of the employment zones reform that have been implemented into the Standard Instrument, it is unreasonable to limit the subject site from providing the opportunity to offer a use which will deliver significant benefits to the community. The additional permitted uses will generate employment opportunities for the indoor recreational uses and will be compatible with that envisaged in the neighbourhood centre.

Given the site currently contains a development approval for a mixed-use development, providing an additional use will increase traffic to local businesses. The provision of indoor recreational facilities will align with Council's strategic goals as it will foster collaboration with stakeholders and deliver infrastructure that will support the growing population, and contribute to an economically resilient community.

6.3.2.8 Liverpool Centers and Corridors Strategy

The Liverpool Centres and Corridors Strategy ('Strategy') is a response to Planning Priority 11 'An attractive environment for local jobs, business, tourism and investment', Action 11.1 'Develop a Centres and Corridor Strategy, and review LEP and DCP to ensure alignment' of Council's LSPS. The Strategy redefines and recategorises Liverpool's centres and corridors and provides direction for future planning.

With regards to Austral, specifically the Gurner Avenue Neighbourhood Centre, this is identified as key centre serving the growing community of Austral. Gurner Avenue is desired to provide for a range of retail and commercial premises serving the community, with supporting social infrastructure. The proposed additional use will complement the retail and commercial nature of the development (as approved) and will strengthen the viability of the centre through diversifying uses and also encouraging healthy and socially active communities.

As set out and per DA-311/2024, the subject site is capable of accommodating *recreation facilities (indoor)*, without impacting the provision of retail or commercial premises. This will ensure that the function of the Gurner Avenue Neighbourhood Centre will support the strategy in creating inclusive, accessible and economic hubs to serve the growing population of Austral and the wider locality.

Q5: Is the planning proposal consistent with applicable state and regional studies or strategies?

There are no other state and regional studies or strategies to which the proposed amendments are required to align.

Q6: Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

There are no State Environmental Planning Policies (SEPPs) or draft Policies or Deemed SEPPs that would prohibit or restrict this Planning Proposal. A list of relevant SEPPs is included in **Table 9**.

Table 9 Relevant State Environmental Planning Policies			
SEPP	Relevance	Y/N	Comments
SEPP Resilience and Hazards 2021	The Resilience and Hazards SEPP repealed and replace three former SEPPs related to coastal management, hazardous and offensive development and remediation of land.	Yes	The application for a Planning Proposal will not change the land use zoning and will seek to permit with consent an additional permitted use. This will not change the application of remediation of land. In terms of Coastal Management and Hazardous or Offensive Material, the application does not change the manner in which the chapters of the SEPP applies to the site.
SEPP (Sustainable Buildings) 2022	This SEPP encourages the design and delivery of more sustainable buildings across NSW. It sets sustainability standards for residential and non-residential development and starts the process of measuring and reporting on the embodied emissions of construction materials.	Yes	This application does not change the manner in which this SEPP will apply to any future development consent.
SEPP (Housing) 2021	This SEPP aims to incentivise the supply and ensure the effective delivery of new affordable and diverse housing. The Housing SEPP consolidates six existing housing related policies, including: <ul style="list-style-type: none"> State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP); SEPP 65 (Design Quality of Residential Apartment Development) 	Yes	This application does not change the manner in which this SEPP applies to the site.

Table 9 Relevant State Environmental Planning Policies			
SEPP	Relevance	Y/N	Comments
	<ul style="list-style-type: none"> • State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 (Seniors SEPP); • State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes) (SEPP 70); • State Environmental Planning Policy No 21 - Caravan Parks; and • State Environmental Planning Policy No 36 - Manufactured Home Estates. 		
SEPP (Exempt and Complying Development Codes) 2008	This SEPP defines types of development for which development consent is not required.	Yes	This application for a Planning Proposal does not change the manner in which this SEPP applies to the site.
SEPP (Transport and Infrastructure) 2021	This SEPP aims to facilitate the delivery of new infrastructure and protect the safe and efficient operation of existing infrastructure. This SEPP repeals and replaces four former SEPPs related to infrastructure, transport, education and childcare.	Yes	The application for a Planning Proposal does not change the way in which the SEPP would apply to the site or to future development upon the site. Parking is considered in the submitted Traffic Impact Assessment prepared by CBRK.
SEPP (Biodiversity and Conservation) 2021	This SEPP repeals and replaces 11 previous SEPPs.	Yes	The application for a Planning Proposal does not change the way in which the SEPP would apply to the site or to future development upon the site. No vegetation currently exists on the subject site.
SEPP (Industry and Employment) 2021	This SEPP repeals and replaces two former SEPPs related to employment lands in Western Sydney and advertising and signage.	Yes	The Planning Proposal does not change the way in which the SEPP (specifically, Chapter 3 Advertising and Signage) would apply to the site or to future development upon the site.
SEPP (Planning Systems) 2021	This SEPP identifies state or regionally significant development, state-significant infrastructure, and critical state-significant infrastructure.		This Planning Proposal does not change the way in which this SEPP would apply to the site or to future development

Q7: Is the Planning Proposal consistent with the applicable Ministerial Directions?

The proposal is consistent with all applicable Ministerial Directions under Section 9.1 of the *Environmental Planning and Assessment Act 1979* as outlined in the below table.

Table 10 Section 9.1 Ministerial Directions			
Ministerial Direction	Relevance	Y/N	Comments

Table 10 Section 9.1 Ministerial Directions

1. Planning Systems			
1.4 Site Specific Provisions	<p>This direction applies to all relevant planning authorities when preparing a planning proposal that will allow a particular development to be carried out.</p> <p>(1) A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either:</p> <p>(a) allow that land use to be carried out in the zone the land is situated on, or</p> <p>(b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</p> <p>(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>(2) A planning proposal must not contain or refer to drawings that show details of the proposed development.</p>	Yes	<p>The Planning Proposal will seek to include an additional permitted use to allow for recreation facility (indoor) on the site which is consistent with the zoning and employment reforms.</p> <p>(a) The proposal will allow for an additional permitted use in the B1 zone, consistent with the employment zones reform.</p> <p>(b) As above, the proposal will not rezone the site rather will include an additional permitted use.</p> <p>(c) The proposal will not include any standards beyond those currently required.</p> <p>Noted.</p>
1.21 Implementation of South West Growth Area Structure Plan	<p>This direction applies to when a planning proposal authority prepares a planning proposal for land in the Camden, Campbelltown and Liverpool local government areas that applies to land within the South West Growth Area.</p> <p>(1) A planning proposal authority must ensure that a planning proposal is consistent with the Structure Plan and Guide approved by the Minister for Planning and as published in December 2022 on the website of the Department of Planning and Environment.</p>	Yes	<p>The subject planning proposal is consistent with the South West Growth Area Structure Plan as set out in Section 6.3.2.3 of this Report. It is noted that the provision of an additional permitted use on the subject site will encourage healthy, socially interactive and economically robust localities and is therefore consistent with the Structure Plan.</p>
3. Biodiversity and Conservation			
3.1 Conservation Zones	<p>This direction applies to all relevant planning authorities when preparing a planning proposal.</p> <p>A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas</p>	N/A	<p>The subject site is not zoned or identified as environmentally sensitive land and therefore this direction does not apply.</p>
3.2 Heritage Conservation	<p>This direction applies to all relevant planning authorities when preparing a planning proposal.</p> <p>A planning proposal must contain provisions that facilitate the protection and conservation of heritage significance and Indigenous heritage significance</p>	N/A	<p>The subject site does not contain any heritage restrictions and therefore this does not apply.</p>

Table 10 Section 9.1 Ministerial Directions			
3.7 Public Bushland	<p>This direction applies when a planning proposal authority prepares a planning proposal for land in the Woollahra Local Government Area.</p> <p>A Planning Proposal must retain public bushland unless the planning proposal authority is satisfied that significant environmental, economic or social benefits will arise that outweigh the value of the public bushland.</p>	N/A	The subject Planning Proposal is not located within any public bushland.
3.9 Sydney Harbour Foreshores and Waterways Area	This direction applies when a planning proposal authority prepares a planning proposal for land within the Foreshores and Waterways Area as defined in the State Environmental Planning Policy (Biodiversity and Conservation) 2021.	N/A	The subject site is not located within the foreshore and waterways area and therefore this direction does not apply.
3.10 Water Catchment Protection	This direction applies when a planning proposal authority prepares a planning proposal which will affect land within a regulated catchment, excluding the Sydney Drinking Water Catchment, within the meaning of the State Environmental Planning Policy (Biodiversity and Conservation) 2021.	Yes	<p>The subject site is located within the Hawkesbury-Nepean Catch and therefore this direction applies.</p> <p>The Planning Proposal seeks only to permit an additional permitted use (Recreational Facility (Indoor)) and does not propose any physical works or changes to built form, vegetation, or stormwater infrastructure beyond the development consents associated with DA-311/2024. As the proposal will not increase human interference, affect native vegetation, alter scenic quality, or impact catchment health within the site, it is considered consistent with the objectives of Ministerial Direction 3.10.</p>
4. Resilience and Hazards			
4.1 Flooding	This direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.	N/A	The subject site is not identified as flood prone and therefore this direction does not apply.
4.3 Planning for Bushfire Protection	This direction applies to all local government areas when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to, land mapped as bushfire prone land. This applies where the relevant planning authority is required to prepare a bush fire prone land map under section 10.3 of the EP&A Act, or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act.	Yes	The subject site is identified as bushfire prone land. The proposed additional permitted use will not have any undue impact to the bushfire affectation of the site, as detailed in the letter prepared by Anderson Environment & Planning.

Table 10 Section 9.1 Ministerial Directions

4.4 Remediation of Contaminated Land	<p>This direction applies when a planning proposal authority prepares a planning proposal that applies to:</p> <p>(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:</p> <p>i. in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>ii. on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>	Yes	The Planning Proposal is for an additional permitted use, noting that the land is suitable for development as evidenced in the approved development, and therefore this application for a Planning Proposal is consistent with Direction 4.4.
4.5 Acid Sulfate Soils	<p>This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils when preparing a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps held by the Department of Planning and Environment.</p> <p>The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</p>	Yes	The land is not mapped as containing Acid Sulfate Soils and is therefore considered acceptable with regards to this Direction.
5. Transport and Infrastructure			
5.1 Integrating Land Use and Transport	<p>This direction applies to all relevant planning authorities when preparing a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p> <p>(1) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <p>(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</p> <p>(b) The Right Place for Business and Services – Planning Policy (DUAP 2001)</p>	Yes	<p>This Planning Proposal will not increase maximum building height and floor space ratio which applies to the subject site, however, will include an additional permitted use. Therefore, the maximum density on-site will be maintained</p> <p>It is noted that this application is submitted with a Traffic Report prepared by <i>CBRK</i> which concludes that the proposal will have no adverse impact to traffic and is therefore acceptable with regards to this Direction.</p>

Table 10 Section 9.1 Ministerial Directions			
5.2 Reserving Land for Public Purposes	This direction applies to all relevant planning authorities when preparing a planning proposal. (1) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or an officer of the Department nominated by the Secretary).	N/A	Not applicable to subject Planning Proposal.
5.3 Development Near Regulated Airports and Defence Airfields	This direction applies to all relevant planning authorities when preparing a planning proposal that will create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.	N/A	Not applicable to subject Planning Proposal.
6. Housing			
6.1 Residential Zones	This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted.	N/A	The Planning Proposal will not alter the permissibility of residential uses, and will only permit with consent <i>recreation facility (indoor)</i> .
7. Industry and Employment			
7.1 Employment Zones	This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed Employment zone (including the alteration of any existing Employment zone boundary).	N/A	The site is zoned B1 Neighbourhood Centre. Whilst unclear if this applies, it is noted that the subject proposal will provide for an additional permitted use which will be consistent with this Direction as it will provide for additional employment opportunities within the zone, and will support the local economy of Austral North.

6.3.3 Section C - Environmental, Social and Economic Impacts

Q8: 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 proposal does not seek any built form changes as part of this application as it results to an additional permitted use. Despite this, recreational facility (indoor) are not anticipated to introduce any significant environmental impact beyond that considered in DA-311/2024.

Q9: Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The current approval (DA-311/2024) as referenced in this Planning Proposal demonstrates that similar uses can be operated without any detrimental environmental effects, as is discussed in greater detail below.

Aural Privacy

The acoustic privacy of neighbouring properties will form part of a development consent when undertaking applications to pursue the use. It is understood that Council will impose general conditions for the future use of recreational facilities when seeking development consent. Importantly, the approved development undertook detail acoustic testing and analysis, where it was determined that construction measures and operational management can limit adverse aural impact.

Vehicle Traffic

A Transport, Traffic and Parking Assessment has been prepared by *Colston Budd Rogers & Kafes Pty Ltd* and is submitted under a separate cover. The Transport, Traffic and Parking Assessment provides consideration of the vehicular movements, quantum of car and bicycle parking as part of the provision of additional permitted use.

Notably, the Liverpool Growth Centre Development Controls Plan does not stipulate a rate for indoor recreational facilities.

The proposal does not seek any additional parking spaces or changes to the existing road network and any future application will utilize the existing parking arrangements as established under DA-311/2024. The Traffic Assessment concludes that any additional car parking spaces required for any future use of the recreational facilities (indoor) can be accommodated within the approved car parking area, particularly given the approved development provided a surplus of spaces.

Bushfire

The subject site is located in a Bushfire Prone Area. The proposed additional permitted use will not exacerbate the bushfire vulnerability nor alter the conclusions made under DA-311/2024.

Q10: Has the Planning Proposal adequately addressed any social and economic effects?

This Planning Proposal will result in positive social and economic effects, including the provision of providing indoor recreational facilities in a well located and sought out location. There are clear benefits associated with the additional permitted use. These are described further below.

Social Impact

The proposal will offer distinctive social benefits through the provision of indoor recreational facilities, in a desirable area, whilst providing significant improvements to the health and well-being of the local community. A Social Impact Assessment ('SIA') has been prepared by *Planning Ingenuity* and is submitted under a separate cover. The SIA had concluded that:

"The demographic data for Austral indicates that the Planning Proposal to accommodate the additional permitted use of a recreational facility (indoor) will fulfill the needs of the anticipated growing population in the locality and Council's adopted strategic planning documents, which indicate that the population should be suitably serviced by planning infrastructure, community facilities and services. The potential additional permitted use will further increase the ability to make healthy thriving communities in the Liverpool LGA.

...The potential positive impacts include:

- *Improved health and well being*
- *Improved community cohesion; and*
- *Enhanced Passive Surveillance;"*

Accordingly, the Planning Proposal will improve the liveability and functionality of the approved mixed-use neighbourhood centre. That is, the proposed additional use will allow community members and employees access to a use that is currently prohibited by the planning controls. The use will improve social interaction and healthy living for future residents and works.

Economic Impact



As discussed, this Planning Proposal will allow for the strategic use of recreation facilities (indoor) on the subject site.

The Austral North locality and wider Liverpool LGA have a strong demand for the provision of recreational facilities (indoor), either in the form of traditional gyms, fitness centres and ancillary fitness facilities as established in the Recreational Needs and Economic Assessment prepared by *Location IQ*. In this regard, the Austral locality, inclusive of the subject site, is well-suited to accommodate recreational facility (indoor). The proposal, which will provide for additional indoor recreational facilities in a highly accessible site, will provide for direct and positive economic impacts in terms of increased expenditure and the subsequent support of surrounding local businesses, serving multi-purpose trips.

Ultimately, the proposal will provide for economic benefits during, and post construction associated with recreational facilities. Post construction benefits are afforded through the provision of additional employment opportunities on the site, thus supporting the local economy.

Other Public Benefits

In addition, the proposal will provide a number of other indirect public benefits which include, but are not limited to:

- Improved physical and mental health and wellbeing;
- Foster social interaction between community members;
- Access to services not currently available in the locality; and
- Increased activation and natural surveillance of the public domain.

In conclusion, the public benefits offered (above) are considered to be substantial in exchange for the additional permitted use of recreational facilities (indoor).

6.3.4 Section D - State and Commonwealth Interests

Q11: Is there adequate public infrastructure for the Planning Proposal?

The site is within an area which is undergoing transformation and is (and will be) serviced by public infrastructure. Whilst providing an additional permitted use on the site, this will not trigger requirements for local or regional scale amplification or introduction of new infrastructure, services or facilities. Subject to future applications any consent associated with the additional permitted uses will utilise the infrastructure approved under DA-311/2024.

Q12: What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The relevant authorities will be consulted as part of the full Planning Proposal process, in accordance with the relevant legislative requirements. It is noted that the proposed SEPP amendments will not trigger any changes to:

- Infrastructure and services provided by State agencies and public authorities;
- Resources managed by State agencies and public authorities.

The proposal does not trigger the referral criteria in Attachment B to the DPIE Guideline. For these reasons no referrals or consultation with State agencies and authorities are considered necessary.

A future Gateway determination will specify the list of agencies and public authorities required to be consulted and the methods and timing of such consultation.

6.4 PART 4 - MAPPING

The Planning Proposal does not seek to amend the SEPP mapping as identified in this Report.

6.5 PART 5 - COMMUNITY CONSULTATION

Consistent with the requirements for a Standard LEP amendment and the DPIE Guidelines, it is anticipated that a draft Planning Proposal would be publicly exhibited for a period of 28 days. The exhibition material will include documents as specified in the Gateway determination and will include a copy of the Planning Proposal, an explanation of provisions, and an indication of the timeframes for completion of the process as estimated by Council.

It is anticipated that the Community Consultation methods will include forwarding copies of relevant documents to appropriate State and Commonwealth agencies, notice of public exhibition in a local newspaper and on Liverpool Council's website, providing copies of exhibition material in electronic and hard copy form at relevant local government premises and letters of notification to nearby and potentially affected land owners.

6.6 PART 6 - PROJECT TIMELINE

The estimation of the project timeline is provided below with the intention of optimising efficiency in the process:

Table 11 Project Timeline	
Phase	Timing
Gateway determination date	TBD (by Department of Planning & Environment)
Completion of required technical information	No additional supporting studies required.
Government agency consultation (pre-exhibition)	Not required
Government agency consultation (during exhibition)	Concurrent with public exhibition (28 days)
Commencement and completion dates for public exhibition period	TBD
Consideration of submissions	Two weeks from close of public exhibition
Post-exhibition consideration of the application	Four weeks from close of public exhibition
Date of submission to the Department to finalise the LEP / anticipated date RPA will make the plan (if delegated)	Six weeks from close of public exhibition

7. Conclusion

This planning proposal seeks to amend *Appendix 4 Liverpool Growth Centres Precinct Plan* of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* to permit with consent *recreation facility (indoor)* at No. 495 Fourth Avenue, Austral. Specifically, it is proposed to insert an additional permitted use clause into Schedule 1 Additional Permitted Uses.

This application for a planning proposal has been prepared in accordance with Part 3 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as well as the NSW DPIE “*Local Environmental Plan Making Guideline*” (August 2023).

As discussed and per the recent employment zones reform, the site would have been zoned E1 Local Centre consistent with the *Liverpool Local Environmental Plan 2008*. In the E1 zoning of the LLEP 2008, *recreation facility (indoor)* are prescribed as a permitted land use. As the SEPP is yet to be implemented into the employment zones reform, *recreation facility (indoor)* remain as prohibited on the site which is inconsistent with that permitted under the LLEP 2008 and for the remaining LGA.

The application demonstrates the proposed SEPP amendment is not only consistent with the employment zones reform, but also has strategic and site-specific merit. The amendment is consistent with the *Greater Sydney Regional Plan*, the *Western City District Plan*, majority of key priorities of the *Local Strategic Planning Statement*, applicable State Environmental Planning Policies and Ministerial Directions as prescribed by Section 9.1 of the EP&A Act.

This Planning Proposal recognises the considerable potential of the site to provide indoor recreational facilities to accompany the recent neighbourhood centre development approval (DA-311/2024). The Planning Proposal has the potential to provide for an additional permitted use on a key site that is highly accessible and strategically located.

The proposal is considered to have strategic and site-specific merit and not only provides indoor recreational facilities, but will also provide for community benefits through promoting additional uses within an approved neighbourhood centre development. These benefits will not be realised if this Planning Proposal is not supported. As a summary, the changes to the planning controls will:

- Promote healthy communities through additional permitted uses;
- Allow for the flexibility of use to ensure the successful ongoing operation of the mixed-use development;
- Provide additional indoor recreational uses in a well suited location where there is a significant shortfall, ensuring members of the community are not required to travel elsewhere for access to these services; and
- Allow for the orderly and economic development of the land.

The application is entirely consistent with the local, regional and state strategic planning directions. It follows that the additional permitted use will not result in unacceptable environmental effects or demands for new or augmented local and regional infrastructure and services. The amendment will facilitate future development options on the site that:

- are consistent with adopted key planning strategies;
- are compatible with the context and setting; and
- can deliver future social and economic benefits.

The Liverpool Local Government Area prioritises promoting healthy, safe and inclusive environments. To meet these targets, neighbourhood centres must permit with consent recreational facilities (indoors). Currently, the B1 Neighbourhood Centre zoning prohibits indoor recreational facilities. As the site contains a recent approval for a mixed-use neighbourhood centre development, the provision of additional permitted uses is ideally supported for a property within a strategic location. Importantly, the additional permitted use can be delivered in the near future given the recent approval and imminent construction.



As such, the supporting documentation demonstrates the additional permitted use of indoor recreational facilities will offer significant public benefit to the community. The supporting documentation comprehensively demonstrates that the additional permitted use will deliver land uses that will positively contribute to the existing development approval.

This Planning Proposal concludes that the additional permitted use contributes to the Austral locality to allow for the delivery of indoor recreation uses which is entirely compatible with the existing and continually emerging character of the locality. This application for a Planning Proposal is therefore worthy of Council's support.





ADVICE ON PLANNING PROPOSALS LIVERPOOL LOCAL PLANNING PANEL

Monday 24th November 2025

Held online via
MS Teams

Panel:

Terence Sheahan (Chair)
Stephen McMahon (Expert)
Caroline Pidcock (Expert)
Jeremy Thomas (Community Representative)

There were no conflicts of interest declared by any panel members in relation to any items on the agenda.

LIVERPOOL CITY COUNCIL**ADVICE OF LIVERPOOL LOCAL PLANNING PANEL****PAGE 1****24th November 2025**

APPLICATION NUMBER:	RZ-3/2025
SUBJECT:	Planning Proposal to amend Schedule 1 of Appendix 4 of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 to permit a 'recreation facility (indoor)' as an additional permitted use.
LOCATION:	495 Fourth Avenue, Austral
OWNER:	Perpetual Corporate Trust Ltd
APPLICANT:	Planning Ingenuity on Behalf of Fabcot Pty Ltd
AUTHOR:	Mary Ellen Trimble

ADVICE OF THE PANEL

The Panel read the Council officer's report, was briefed by Council officers and visited the site.

The Panel's advice to the Council is that the proposal should proceed to Gateway Assessment. Additionally, the Panel suggests Council seeks to investigate the opportunity to make a minor amendment to the State Environmental Planning Policies (SEPP) to include gymnasiums and any other anomalies.

VOTING NUMBERS:**4-0**

Item Number:	0
Application Number:	RZ-3/2025
Proposed Development:	Planning Proposal to amend Schedule 1 of Appendix 4 of the <i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i> to permit a 'recreation facility (indoor)' as an additional permitted use.
Property Address	495 Fourth Avenue, Austral
Legal Description:	Lot 121 DP 1220414
Applicant:	Planning Ingenuity on Behalf of Fabcot Pty Ltd
Land Owner:	Perpetual Corporate Trust Ltd
Cost of Works:	Nil
Recommendation:	Proceed to Gateway determination subject to additional information
Assessing Officer:	Mary Ellen Trimble

1 EXECUTIVE SUMMARY

In September 2025, Planning Ingenuity lodged a privately initiated Planning Proposal at 495 Fourth Avenue, Austral (121 DP 1220414) (subject site). The Planning Proposal seeks to amend Schedule 1 of Appendix 4 of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Western Parkland City SEPP) to permit a 'recreation facility (indoor)' as an additional permitted use. The intent of the proposal is to facilitate the development of a 'gym' on site.

The site is currently zoned B1 Neighbourhood Centre under the Western Parkland City SEPP. A development application (DA-311/2024) was recently approved on the site for a supermarket development, and additional retail tenancies. The proposed additional permitted use (gym) would therefore complement the recently approved DA.

The Planning Proposal has been submitted pursuant to Section 3.33 of the *Environmental Planning and Assessment Act (EP&A Act) 1979* and the proposal is referred to the Liverpool Local Planning Panel in accordance with Section 2.19 of the Act for advice.

Determination of strategic and site-specific merit has been assessed in accordance with 'A guide to preparing a Planning Proposal' published by NSW Department of Planning, Housing and Infrastructure (August 2023). Council staff consider the Planning Proposal has strategic and site-specific merit and complies with the broader planning framework.

However, Council staff have identified several aspects of the proposal which require further information prior to Council endorsement. These include a Bushfire report, and other miscellaneous updates to ensure consistent information. Although, Council staff are of the opinion these matters can be resolved.

2. SITE DESCRIPTION AND LOCALITY

Subject Site:

The Planning Proposal relates to 495 Fourth Road, Austral (Lot 121 DP 1220414). The subject site can be seen in Figure 1 below.

The site is rectangular and on a corner lot with a 91m frontage to Gurner Avenue and a western boundary of 109m to Fourth Avenue. The overall site area is approximately 1.2ha and is zoned B1 Neighbourhood Centre under the Western Parkland City SEPP.



Figure 1: Aerial image of the site, highlighted in red (source: Nearmap 2025)

Locality (Site Context)

The Austral and Leppington North Precincts were rezoned in March 2013 to provide for 17,350 new dwellings, and four town centres supported by an array of planned social, transport and drainage infrastructure. The subject site is located in one of the local centres

that is envisioned to provide a range of commercial, retail and community services for the future community.

The immediate surroundings of the site consist of rural residential dwellings, recent residential subdivisions and a school (Al Faisal College), which is a major school in the area. Part of the block to the south is zoned for RE1 Public Recreation purposes. This can be seen in Figure 2 below.



Figure 2 – Land use zoning map (Source: Geocortex 2025)

3. BACKGROUND/HISTORY

Pre Planning Proposal

A pre-Planning Proposal meeting was held on 8 May 2025 with the proponent and Council officers. Formal advice was provided to the proponent on 12 May 2025, deeming the proposal to likely be capable of demonstrating strategic merit considering the use aligns with the intent for the site as a Neighbourhood Centre providing access to shopping, employment and services for residents of Austral.

Development Consent (DA-311/2024)

The site is subject to a recent approval for a development application that sought for the: *'excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site links, with at-grade and basement parking, associated landscaping and public domain works.* The DA was approved on the 14 May 2025 Sydney Western City Planning Panel.



Figure 3 – Render of corner of the Gurner Avenue and Fourth Avenue from approved architectural plans (Clarke Hopkins Clarke 2024)

4. DETAILS OF THE PROPOSAL

The Planning Proposal seeks to amend Appendix 4, Schedule 1 'Additional Permitted Uses' of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 via the Liverpool Local Environmental Plan 2008 to include an additional permitted use of 'recreation facility (indoor)' on the subject site. Specifically, the Planning Proposal seeks to accommodate a 'gym' within the approved commercial and retail development on site. The provision is proposed to read as follows:

1 Use of certain land at No. 495 Fourth Avenue, Austral

- (1) This section applies to land known as No. 495 Fourth Avenue, Austral (Lot 121 DP 1220414)
- (2) Development for the purposes of recreation facility (indoor) is permitted with consent.

5. ASSESSMENT

Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

No, the Planning Proposal is not the result of an endorsed LSPS, strategic study or report. The proposal is privately initiated Planning Proposal and is considered a spot rezoning.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, a Planning Proposal is the best means of achieving the intended outcomes, as the Planning Proposal intends to add an additional permitted use for a recreational facility (indoor) to the subject site. A Planning Proposal is the only mechanism to achieve this outcome.

Section B – Relationship to the strategic planning framework

Q3. 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)?

Greater Sydney Regional Plan – A Metropolis of Three Cities

The Greater Sydney Regional Plan – A Metropolis of Three Cities (Regional Plan) was released in March 2018 and prepared by the former Greater Sydney Commission (GSC). The plan encompasses a global metropolis of three cities – The Western Parkland City, the Central River City and the Eastern Harbour City. The plan envisions for people of Greater Sydney to live within 30minutes of their jobs and have access to education and health facilities, services and high-quality places.

Consistency with the relevant parts of the Regional Plan is assessed below in *Table 1*:

Table 1 – Consistency with the Regional Plan

Direction	Council Comment
Objective 4: Infrastructure use is optimised	<p>This objective aims to maximise the utility of existing infrastructure assets to reduce the demand for new infrastructure.</p> <p>The Planning Proposal intends to add another use to a site where infrastructure is focused for a local centre, permitting this use will reduce the need for infrastructure delivery in other areas of Austral.</p> <p>The Planning Proposal is consistent with this objective.</p>
Objective 6: Services and infrastructure meet communities' changing needs	<p>This objective relates to the provision of social infrastructure that reflects the needs of the community.</p> <p>Allowing recreation facilities (indoor) provides the opportunity for additional services that may be demanded as the demographics of the area changes.</p> <p>The Planning Proposal is consistent with this objective.</p>
Objective 7: Communities are healthy, resilient and socially connected	<p>This objective aims to deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities.</p> <p>The addition of recreation facilities (indoor) as a permitted use could</p>

	<p>directly aid the physical health and wellbeing of the community.</p> <p>Additionally, co-locating with future supermarkets and access to fresh food could further enable healthy, safe and inclusive spaces.</p> <p>The Planning Proposal is consistent with this objective.</p>
Objective 12: Great places that bring people together	<p>This objective aims to promote place-based planning to create great places of all scales that recognises local character, supports sustainability and enhances people's wellbeing.</p> <p>Given the Planning Proposal aims to add an additional use that is complementary to the existing permitted uses, it may promote a more vibrant local centre.</p> <p>The Planning Proposal is consistent with this objective.</p>

Western City District Plan

Section 3.8 of the EP&A Act requires that the Planning Proposal authority gives effect to any district strategic plan applying to the LGA to which the Planning Proposal relates.

Relevant priorities and actions are outlined in the Table 2 below:

Table 2 – Consistency with the District Plan

Objective	Council Comment
Planning Priority W3 Providing services and social infrastructure to meet people's changing needs	<p>The Planning Proposal can facilitate recreation facilities (indoor) and provides the opportunity for additional services that may be demanded as the demographics of the area changes.</p> <p>The Planning Proposal is consistent with this priority.</p>
Planning Priority W6 Creating and renewing great places and local centres, and respecting the district's heritage	<p>Liverpool's Centres and Corridors Strategy identifies the subject site as a local centre.</p> <p>The Planning Proposal aims facilitate an additional complementary use to a local centre that could help create a more vibrant local centre.</p> <p>The Planning Proposal is consistent with this priority.</p>

Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Connected Liverpool 2040 – Local Strategic Planning Statement (LSPS)

Council's Local Strategic Planning Statement (LSPS) was endorsed in 2020.

Planning Priority 9 of the LSPS is the only relevant priority for the Planning Proposal. The priority aims to create safe, healthy and inclusive to improve the wellbeing of Liverpool communities.

The Planning Proposal seeks to add recreation facilities (indoor) as an additional permitted use. Recreation facilities (indoor) largely promote physical health, sport participation and act as a social connector. As Planning Proposal aims to add this as an additional permitted use in an identified centre, it could facilitate a healthier and more inclusive centre.

The Planning Proposal is **consistent** with this priority.

Liverpool Centres and Corridors Strategy

Council's Centres and Corridors Strategy has been developed in response to Action 11.3 of Council's LSPS which identifies the need to prepare a Centres and Corridors Strategy and review relevant planning controls. This Strategy re-defines and recategorises Liverpool's centres and corridors and provides direction for future planning. The Strategy includes a guiding criterion to assist in the assessment of Planning Proposals. An assessment of consistency for the relevant criterion has been included in the table below:

Table 3 – Consistency with the Liverpool Centres and Corridors Strategy

Guiding Criteria	Council Comment.
Proposals must not have a significant negative impact on the retail operation of the Liverpool City Centre, town centres and local centres (including planned future centres)	As the Planning Proposal is seeking to add an additional use to the subject site, which is complementary to the existing uses and is already permitted in E1 Local Centres across the LEP. The additional use to have a positive impact on the retail and commercial operation of the centre. The Planning Proposal is consistent with this criterion.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The proposal is for an additional permitted use, recreation facilities (indoor) on the site and is not to trigger any other State and regional studies or strategies.

Q6. Is the planning proposal consistent with applicable SEPPs?

The Planning Proposal is considered broadly consistent with SEPPs applying to the land.

The SEPP (Biodiversity and Conservation) 2021 contains controls for vegetation, native bushland and regulated water catchments. The site is located in a regulated water catchment however the applicant has not addressed the Planning Proposal's impact on the catchment. While the Planning Proposal may be minor compared to the approved DA across the area, the Planning Proposal still needs to adequately address the impacts. The Planning Proposal is required to be updated to address SEPP (Biodiversity and Conservation) 2021.

The Planning Proposal does not affect the application of other relevant SEPPs.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The following Directions, pursuant to Section 9.1 of the EP&A Act 1979 are assessed in Table 4 below.

Table 4 – Consistency with relevant Section 9.1 Directions

Objective	Consistency	Comment
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Consistent	The Planning Proposal is generally consistent with Direction, gives effect to the regional plans.
1.4 Site Specific Provision	Consistent	The Planning Proposal will enable site specific provision to permit recreation facilities (indoor), this is consistent with the objectives of the B1 Neighbourhood Centre zone. This is not restrictive and unable to be achieved through another mechanism.
Focus area 3: Biodiversity and Conservation		
3.10 Water Catchment Protection	Justifiably inconsistent.	The site is located within the Hawkesbury Nepean Catchment, South Creek subsection. While the Planning Proposal is of minor significance and not likely to affect water catchment, the Planning Proposal has not adequately addressed this and is required to be updated.
Focus area 4: Resilience and Hazards		
4.3 Planning for Bushfire Protection	Justifiably inconsistent	The site is mapped as being bushfire prone land. The Planning Proposal is not supported by a Bushfire Assessment Report and relies upon the conditions of the consent from the approved DA. The planning proposal can only be inconsistent if Council has obtained advice from Rural Fire Service Commissioner that it does not object to the proposal. Consultation will occur following the Gateway Determination. The approved DA on site (DA-311/2042) was sent to

		<p>RFS for commentary on bushfire asset protection zones (APZ) who requested additional information. However, that information was not provided and RFS indicated that they would not support the proposed development.</p> <p>The Sydney Western City Planning Panel approved the DA on 14 May 2025. Under the Determination and Statement of Reasons for the DA, the panel members stated that the bushfire risk is low and suitably managed until the adjoining site to the east is developed.</p> <p>The Planning Proposal will need to be sent to RFS after Council endorsement, prior to community consultation. RFS will require an updated bushfire assessment report.</p> <p>This can be provided to Council prior to Council endorsement.</p>
4.4 Remediation of Contaminated Land	Consistent	<p>The proposal is consistent with this Direction as the land will be made suitable for development as determined in the Detailed Site Investigation Report under the approved DA.</p>

Section C – Environmental, social and economic impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The site is cleared however has a small area of critically endangered ecological community is located on the adjacent site and partially on the subject site.

The Planning Proposal is likely not to adversely affect the threatened species beyond what has been considered as part of the development application process.

Q9. 9 Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Traffic

The Planning Proposal was supported by a Traffic Report (**Attachment 4**). The Planning Proposal referred to Council's Traffic and Transport Planning team who found the proposal would not have adverse impacts on the local road network. Therefore, raised no objections.

Noise

Recreation facilities (indoor) can generate additional noise impacts; a future modification application may require a Noise Assessment to ensure a future development adequately addresses these impacts. However, given the objectives of the zone it is considered an appropriate land use.

Q10. Has the planning proposal adequately addressed any social and economic effects?

Social

The Planning Proposal is supported by an SIA which found that there are more likely to be more positive social effects from introducing recreation facilities (indoor) including increased social connections and increased physical and mental wellbeing. This is considered justified.

The Planning Proposal referred to Council's Social Planning team who raised no objection and further stated that the proposed indoor recreation facility / gym will widen the scope of essential services closer to homes.

The Planning Proposal also referred to Council's Community Planning team who raised no concerns.

Economic

The PP was not supported by an Economic Impact Assessment; however, the Planning Proposal was supported by a Recreation Needs Assessment. It found there could be additional and varied employment opportunities as a result of the Planning Proposal and therefore is considered justified.

Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

The site is located in an area that is currently in transition from rural to low density residential. The site itself has been identified as part of the local centre which is to provide retail, commercial and community spaces for the future community. The community spaces have been identified on neighbouring sites to create an integrated local centre.

The site is not directly serviced by public transport, the closest bus stop is located 650m from the site on Fifteenth Avenue, these limited services connect Austral to the Liverpool City Centre.

The site is currently undeveloped and has limited utilities (water and wastewater) are available in the area.

Section E – State and Commonwealth Interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The views of State and Commonwealth public authorities will be consulted should a Gateway determination be issued. Relevant public authorities will be identified for consultation at the Gateway determination stage.

6. NEXT STEPS

The proposed amendment is considered to demonstrate Strategic and Site-Specific Merit. The report has addressed the potential benefits of integrating recreation facilities (indoor) within the site and its wider benefits to the current and future community.

However, the Planning Proposal is required to be updated to address how the impacts Planning Proposal will affect the application of the SEPP (Biodiversity and Conservation) 2021.

The applicant will also be required to submit a Bushfire Assessment Report in order to ensure consistency with Ministerial Direction 4.3.

Following the panel's consideration, the Planning Proposal will need to be updated with minor amendments as well as a Bushfire Assessment Report. Following the updates Planning Proposal can be reported to Council for their consideration. Should the Planning Proposal request be endorsed, it will be forwarded to DPHI seeking a Gateway determination.

Following a Gateway determination in support of the Planning Proposal, there will be a public authority and community consultation.

7. RECOMMENDATION

That the Planning Proposal is forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Assessment, subject to the following amendment:

- A Bushfire Assessment Report to be provided to Council.
- Minor amendments to Planning Proposal ensure consistent information is provided.

ATTACHMENTS

1. Attachment 1 - Planning Proposal Report - 495 Fourth Avenue, Austral (Under separate cover)

2. Attachment 2 - Recreational Needs Assessment & Economic Impact Assessment - 495 Fourth Avenue, Austral (August 2025) (Under separate cover)
3. Attachment 3 - Social Impact Assessment - 495 Fourth Avenue, Austral (21 August 2025) (Under separate cover)
4. Attachment 4 - Traffic Report - 495 Fourth Avenue, Austral (8 July 2025) (Under separate cover)

Memo

To: The Mayor and Councillors
From: Lina Kakish, Director Planning and Design
Date: 17 February 2026
Subject: Proposed Amendment to the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* – 495 Fourth Avenue and 330-350 Eighth Avenue, Austral – Additional Information
Reference: 041962.2026

Purpose

To respond to the Questions Taken on Notice (QTON) at the Governance Committee Meeting (GCM) held on 10 February 2026 in relation to two (2) Proponent-initiated Planning Proposals at 495 Fourth Avenue and 330-350 Eighth Avenue, Austral.

Background

The two Proponent-led Planning Proposals seek to amend Schedule 1 of the *State Environmental Planning Policy (Western Parkland City – Precincts) 2021* to permit 'recreational facilities (indoor)' as an Additional Permitted Use. Both subject sites have approved Development Applications for a supermarket development and additional retail tenancies. The intent of these proposals is to facilitate a gym within these developments.

Both Planning Proposals were referred to the Local Planning Panel on 24 November 2025 where it was advised that both Proposals demonstrated Strategic and Site-Specific Merit.

The Planning Proposals were subsequently tabled at the Ordinary Meeting of Council on 4 February 2026 (Items PD 01 and PD 03) for Council consideration. At the Meeting, both Proposals were deferred to the next available Governance Committee Meeting for further discussion. A copy of the Council Resolutions is provided in **Attachment 3**.

Both Proposals were subsequently referred for discussion at the February 2026 GCM on 10 February 2026. At this Meeting, additional information was requested in relation to the associated transport impact of including a gym as an Additional Permitted Use.

Copies of both transport assessments supporting the two Planning Proposal is provided in **Attachment 1** (495 Fourth Avenue) and **Attachment 2** (330-350 Eighth Avenue) for Councillor consideration.

Next Steps

The Planning Proposals will again be reported to the Ordinary Meeting of Council on 25 March 2026 to seek Council endorsement to progress them both to the *Department of Planning Housing and Infrastructure* (DPHI) for Gateway Assessment.

Should you have any questions about this matter, please do not hesitate to contact Mark Hannan, Council's Manager City Planning, via email at hannanma@liverpool.nsw.gov.au.

**Lina Kakish**

Director Planning and Design

Attachments

Attachment 1 – Traffic Analysis – 495 Fourth Avenue, Austral (RZ-3/2025)

Attachment 2 – Traffic Analysis – 330-350 Eighth Avenue, Austral (RZ-4/2025)

Attachment 3 – Meeting Minutes – Ordinary Meeting of Council – 4 February 2026

Attachment 1

Colston Budd Rogers & Kafes Pty Ltdas Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: TR/12588/mc

Transport Planning
Traffic Studies
Parking Studies

8 July 2025

Fabcot Pty Ltd
c/- Woolworths Limited
PO Box 8000
BAULKHAM HILLS NSW 2153**Attention: Wilson Wise**
Email: wwise1@woolworths.com.au

Dear Sir,

**RE: NORTH AUSTRAL WOOLWORTHS
PROPOSED RECREATIONAL FACILITY (GYM)**

1. As requested, we have reviewed the traffic and parking effects of converting one of the approved first floor commercial tenancies (some 1,450m² GFA) to a recreational facility (gym). The traffic and parking review is set out through the following sections:
 - approved development;
 - proposed recreational facility (gym);
 - pedestrian catchment and active transport;
 - parking provision;
 - traffic effects; and
 - summary.

Approved Development
2. The approved Woolworths shopping centre development is located within the Gurner Avenue Neighbourhood Centre. It has a total area of some 7,411m² comprising:
 - 1,729m² commercial;
 - 3,540m² supermarket;
 - 143m² direct to boot (DTB);
 - 174m² liquor store; and
 - 1,825m² specialty retail.
3. 348 parking spaces are provided within at-grade car park and basement car parks with vehicular access provided from Fourth Avenue and Gurner Avenue.

Suite 1801/Tower A, Zenith Centre, 821 Pacific Highway, Chatswood NSW 2067

P.O. Box 5186 West Chatswood NSW 1515

Directors - Geoff Budd - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296

EMAIL: cbrk@cbrk.com.au

Colston Budd Rogers & Kafes Pty Ltd

Pedestrian access is provided from Fourth Avenue, Gurner Avenue and the car park.

Proposed Recreational Facility (Gym)

4. It is proposed to convert the approved first floor commercial tenancies (some 1,450m² GFA) to a recreational facility (gym).

Pedestrian Catchment and Active Transport

5. The Gurner Avenue Neighbourhood Centre is identified in the Liverpool Growth Centre DCP. The Liverpool Contributions Plan 2014 (amended 10 June 2020) – Austral and Leppington North Precincts, sets out expected development in the area. The Contributions Plan identifies provision of an off road cycleway (shared path) along Gurner Avenue and Fourth Avenue.
6. Pedestrian access in the area will be provided by footpaths on the new roads. Collector roads will provide a minimum 2.5 metre wide shared path while local roads will provide a minimum 1.5 metre wide footpath.
7. The site currently has limited access to public transport services. Interline currently operate Route 855 service (Blacktown to Parramatta) and Route 865 (Rutleigh Park to Liverpool via Austral and Leppington Stations). This operates along Fifteenth Avenue some 600 metres from the site. The DCP and Contributions Plan do not indicate any future bus routes in the area although this may change as development is completed in the area.
8. The typical pedestrian catchment to a gym would be similar to that deemed appropriate for public transport, which is an area within a radius of some 400 metres to 800 metres of the site. Provision of a gym on the subject site would place it within the pedestrian catchment of existing and future residential/commercial development with access provided by existing and future active transport infrastructure as described above and not require gym users to travel beyond the catchment area to access recreational facilities.

Parking Provision

9. The approved development provides 348 on-site parking spaces. Based on parking rates set out in the Liverpool City Council Growth Centre Precincts DCP, the approved development would require a maximum of some 300 parking spaces. This assumes that all the speciality retail would be shops greater than 200m² (when in practice the majority would be shops less than 200m²) and no reduction in parking due to the provision of DTB for the supermarket. Thus, there is a surplus of at least 48 spaces.

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10. The Liverpool City Council Growth Centre Precincts DCP does not include a parking rate for recreational facilities so the gym rate in Liverpool DCP 2008 has been adopted to estimate parking requirements for the proposed gym. The approved first floor commercial tenancy to be converted to a gym is some 1,450m². As a commercial use it would require 36 parking spaces (based on a rate of 1 space/40m²). When converted to a gym it would require 66 parking spaces (based on a rate of 1 space/22m²). This is an increase of 30 spaces which could be readily accommodated by the surplus of at least 48 spaces as described above.

Traffic Effects

11. The approved development was estimated to generate some 710 vehicles per hour (two way) in the weekday afternoon peak hour when the surrounding area was fully developed. The approved commercial tenancy to be converted to a gym was estimated to generate some 29 vehicles per hour (two way) in the weekday afternoon peak hour. Based on the TfNSW Guidelines a gym would generate some 3.6 vehicles per hour (two way) in the weekday afternoon peak hour. Applying this rate, the proposed gym would generate some 52 vehicles per hour (two way) in the weekday afternoon peak hour, an increase of some 23 vehicles per hour (two way) or a three percent (3%) increase in traffic compared to the approved development. Such a minor increase would have the same traffic effects as the approved development.

Summary

12. In summary the traffic and parking review of the proposal to convert one of the first floor commercial tenancies to a recreational facility (gym) has found the following:
- it is proposed to convert a 1,450m² first floor commercial tenancy to a recreational facility (gym);
 - provision of a gym on the subject site would place it within the pedestrian catchment of existing and future residential/commercial development with access provided by existing and future active transport infrastructure as described above and not require gym users to travel beyond the catchment area to access recreational facilities;
 - additional parking required by the proposed gym use (30 spaces) can be accommodated by the surplus of parking provided (at least 48 spaces); and
 - the minor increase in traffic from the proposed gym (3%) would have the same traffic effects as the approved development.
13. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Colston Budd Rogers & Kafes Pty Ltd

Yours faithfully,

COLSTON BUDD ROGERS & KAFES PTY LTD

A handwritten signature in black ink, appearing to read 'T. Rogers', written over a horizontal line.

T. Rogers
Director

Attachment 2

Colston Budd Rogers & Kafes Pty Ltdas Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: TR/12588/mc

2 July 2025

Fabcot Pty Ltd
c/- Woolworths Limited
PO Box 8000
BAULKHAM HILLS NSW 2153Transport Planning
Traffic Studies
Parking Studies**Attention: Wilson Wise**
Email: wwise1@woolworths.com.au

Dear Sir,

**RE: SOUTH AUSTRAL WOOLWORTHS
PROPOSED RECREATIONAL FACILITY (GYM)**

1. As requested, we have reviewed the traffic and parking effects of converting one of the approved first floor commercial tenancies (some 576m² GFA) to a recreational facility (gym). The traffic and parking review is set out through the following sections:

- approved development;
- proposed recreational facility (gym);
- pedestrian catchment and active transport;
- parking provision;
- traffic effects; and
- summary.

Approved Development

2. The approved Woolworths shopping centre development is located within the Eighth Avenue Neighbourhood Centre. It has a total area of some 7,550m² comprising:

- 2,019m² commercial;
- 3,477m² supermarket;
- 127m² direct to boot (DTB);
- 171m² liquor store;
- 1,560m² specialty retail; and
- 166m² team room.

Suite 1801/Tower A, Zenith Centre, 821 Pacific Highway, Chatswood NSW 2067

P.O. Box 5186 West Chatswood NSW 1515

Directors - Geoff Budd - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296

EMAIL: cbrk@cbrk.com.au

Colston Budd Rogers & Kafes Pty Ltd

3. 302 parking spaces are provided within an at-grade car park located in the southern part of the site with vehicular access provided from Warrawal Avenue and Auger Street. An additional 16 on street parking spaces are provided along the Warrawal Avenue and Eighth Avenue frontages of the site. Pedestrian access is provided from Eighth Avenue and the car park.

Proposed Recreational Facility (Gym)

4. It is proposed to convert one of the approved first floor commercial tenancies (some 576m² GFA) to a recreational facility (gym).

Pedestrian Catchment and Active Transport

5. The Eighth Avenue Neighbourhood Centre is identified in the Liverpool Growth Centre DCP. The Liverpool Contributions Plan 2014 (amended 10 June 2020) – Austral and Leppington North Precincts, sets out expected development in the area. The Contributions Plan identifies provision of an off road cycleway (shared path) along Eighth Avenue (east of the Warrawal Avenue) and the Warrawal Avenue (south of Eighth Avenue). This would connect to a future off road cycleway (shared path) on Fourth Avenue and the existing cycle facilities on Bringelly Road (on road cycle lane and off road cycleway (shared path)).
6. Pedestrian access in the area will be provided by footpaths on the new roads. Collector roads will provide a minimum 2.5 metre wide shared path while local roads will provide a minimum 1.5 metre wide footpath.
7. The site currently has limited access to public transport services. Interline operate the 861 service between Denham Court and Carnes Hill (via Austral). This operates along Tenth Street to the north, Kelly Street to the west and Sixth Avenue to south with the closet bus stop located on at the intersection of Fourth Avenue/Sixth Avenue. The DCP and Contributions Plan do not indicate any future bus routes in the area although this may change as development is completed in the area.
8. The typical pedestrian catchment to a gym would be similar to that deemed appropriate for public transport, which is an area within a radius of some 400 metres to 800 metres of the site. Provision of a gym on the subject site would place it within the pedestrian catchment of existing and future residential/commercial development with access provided by existing and future active transport infrastructure as described above and not require gym users to travel beyond the catchment area to access recreational facilities.

Parking Provision

9. The approved development provides 302 on-site parking spaces and 16 on-street parking spaces along the Warrawal Avenue and Eighth Avenue frontages

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of the site. Based on parking rates set out in the Liverpool City Council Growth Centre Precincts DCP, the approved development would require a maximum of some 298 parking spaces. This assumes that all the speciality retail would be shops greater than 200m² (when a practice the majority would be shops less than 200m²) and no reduction in parking due to the provision of DTB for the supermarket. Taking these two factors into account would reduce parking required to some 270 to 280 parking spaces resulting a surplus of 22 to 32 on-site parking spaces.

10. The Liverpool City Council Growth Centre Precincts DCP does not include a parking rate for recreational facilities so the gym rate in Liverpool DCP 2008 has been adopted to estimate parking requirements for the proposed gym. The approved commercial tenancy to be converted to a gym is some 576m². As a commercial use it would require 15 parking spaces (based on a rate of 1 space/40m²). When converted to a gym it would require 26 parking spaces (based on a rate of 1 space/22m²). This is an increase of 11 spaces which could be readily accommodated by the surplus of 22 to 32 spaces as described above.

Traffic Effects

11. The approved development was estimated to generate some 700 vehicles per hour (two way) in the weekday afternoon peak hour when the surrounding area was fully developed. The approved commercial tenancy to be converted to a gym was estimated to generate some 12 vehicles per hour (two way) in the weekday afternoon peak hour. Based on the TfNSW Guidelines a gym would generate some 3.6 vehicles per hour (two way) in the weekday afternoon peak hour. Applying this rate, the proposed gym would generate some 20 vehicles per hour (two way) in the weekday afternoon peak hour, an increase of some 8 vehicles per hour (two way) or a one percent (1%) increase in traffic compared to the approved development. Such a minor increase would have the same traffic effects as the approved development.

Summary

12. In summary the traffic and parking review of the proposal to convert one of the first floor commercial tenancies to a recreational facility (gym) has found the following:
 - it is proposed to convert a 576m² first floor commercial tenancy to a recreational facility (gym);
 - provision of a gym on the subject site would place it within the pedestrian catchment of existing and future residential/commercial development with access provided by existing and future active transport infrastructure as described above and not require gym users to travel beyond the catchment area to access recreational facilities;

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- additional parking required by the proposed gym use (11 spaces) can be accommodated by the surplus of parking provided (22 to 32 spaces); and
- the minor increase in traffic from the proposed gym (1%) would have the same traffic effects as the approved development.

13. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Yours faithfully,

COLSTON BUDD ROGERS & KAFES PTY LTD



T. Rogers
Director

ITEM NO: PD 01
FILE NO: 419228.2025
SUBJECT: Amendment to the State Environmental Planning Policy (Precincts - Western
Parkland City) 2021 – 495 Fourth Avenue, Austral

COUNCIL DECISION

Motion: **Moved: Clr Macnaught** **Seconded: Clr Ammoun**

That this item be deferred for a discussion at a Governance Committee meeting covering issues that may arise and best outcomes achieved for Council prior to amending the State Environmental Planning Policy (SEP).

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.

*Note: Clr Ristevski was an apology for the meeting.
Clrs Ibrahim, Karnib and Monaghan were not present at the meeting.*

ITEM NO: PD 03
FILE NO: 424931.2025
SUBJECT: Amendment to the State Environmental Planning Policy (Precincts - Western Parkland City) 2021 - 330-350 Eighth Avenue, Austral

COUNCIL DECISION

Motion: **Moved: Clr Macnaught** **Seconded: Deputy Mayor Harle**

That this item be deferred for a discussion at a Governance Committee meeting covering issues that may arise and best outcomes achieved for Council prior to amending the State Environmental Planning Policy (SEP).

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.

*Note: Clr Ristevski was an apology for the meeting.
Clrs Ibrahim, Karnib and Monaghan were not present at the meeting.*



APPLICATION FOR A PLANNING PROPOSAL

Amendment to State Environmental Planning Policy (Precincts – Western Parkland City) 2021, Appendix 4 Liverpool Growth Centres Precinct Plan, as it applies to Nos. 330-350 Eighth Avenue, Austral, to insert an additional permitted use for the purpose of recreation facility (indoor) under Schedule 1 Additional Permitted Uses.

330-350 Eighth Avenue, Austral

Prepared for: Fabcot Pty Ltd

REF: M250090

Date: 7 January 2026





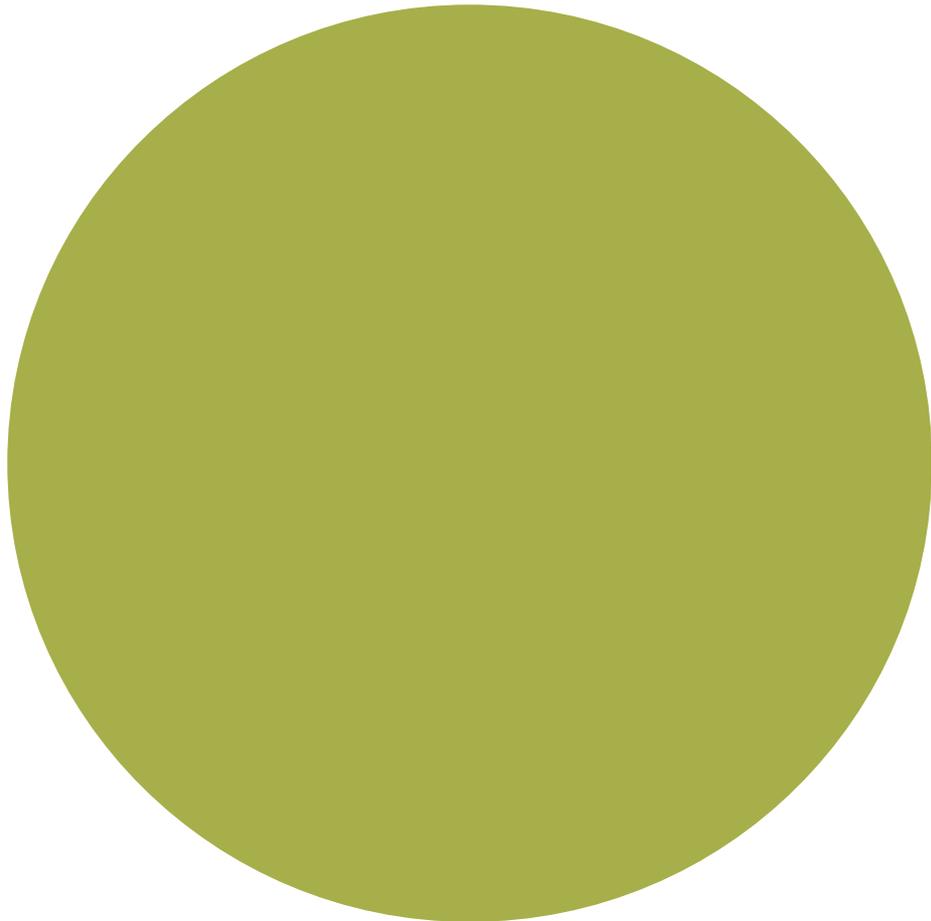
APPLICATION FOR A PLANNING PROPOSAL

Details:

Prepared for: Fabcot Pty Ltd

REF: M250090

Date: 7 January 2026





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Acknowledgement of Country: *Planning Ingenuity acknowledges the Traditional Custodians of the land and pays respect to Elders past, present and future. We recognise First Nations peoples' unique cultural and spiritual relationships to place and their rich contribution to society.*

Executive Summary

This application for a Planning Proposal ('PP') seeks to amend the provisions of *Appendix 4 Liverpool Growth Centres Precinct Plan* ('Appendix 4') of *State Environmental Planning Policy (Precincts - Western Parkland City) 2021* (Western Parkland City SEPP or SEPP) for the land at Nos. 330-350 Eighth Avenue, Austral (the 'site'). Specifically, the Planning proposal seeks to permit with consent and insert an additional permitted use for the purposes of *recreation facility (indoor)* into Schedule 1 Additional Permitted Uses of the Western Parkland City SEPP.

There are compelling Town Planning reasons for the proposed additional permitted use, as has been considered throughout this Report. The additional permitted use is proposed to complement the development approved on the subject site under DA-381/2023 for the '*Demolition of existing structures, excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site link, with at-grade parking, signage (business identification signage), with associated landscaping, civil and public domain works*'.

The application for a Planning Proposal will provide a unique opportunity to enable additional complementary uses on the subject site cognisant with the recent development approval, particularly given it is identified as a key neighbourhood centre in the Liverpool Local Government Area (LGA) and Austral Growth Centre. The proposal demonstrates both site-specific and strategic merit, as outlined in this Report.

Importantly, the site is zoned as B1 Neighbourhood Centre under the Western Parkland City SEPP, and pursuant to the recent employment zones reform, would have been zoned E1 Local Centre consistent with the *Liverpool Local Environmental Plan 2008* ('LLEP 2008'). In the E1 zoning of the LLEP 2008 (and Standard Instrument 2006), *recreation facility (indoor)* are prescribed as a permitted land use. As the SEPP is yet to implement the employment zones reform, *recreation facility (indoor)* remains as prohibited use on the site and is inconsistent with that permitted under the LLEP 2008 and for the remaining LGA.

Notwithstanding the above, the proposed additional use is a response to various site and context considerations, including capitalising on the ideal location for indoor recreational facilities within an approved neighbourhood centre development that comprise of anchor supermarkets, commercial and retail facilities and various public spaces, creating an appropriate urban contextual fit.

The vision for the Planning Proposal is as follows:

- Deliver much needed indoor recreational facilities in an area of significant growth and undersupply;
- Contribute towards improving health and wellbeing to the residents and workers within Austral;
- Provide for much needed indoor recreational facilities within an approved mixed-use development, contributing to its vibrancy and vitality; and
- Align with the Employment Zones Reform.

The proposed additional permitted use is accompanied by a suite of public benefits including, but not limited to; increased recreational uses in a neighbourhood centre; improve access to a variety of services and facilities (removing the need to travel to other centres); promotes multi-purpose trips due to the nature of the approved development; enhance social networks; and promote physical and mental well-being. These benefits will not be realised without the changes to the planning controls proposed in this submission.

As part of this Planning Proposal, a Recreational Needs and Economic Assessment has been prepared by *Location IQ*. The Recreational Needs and Economic Assessments provides an analysis of need and demand for *recreational facility (indoor)* on the subject site (and surrounding locality) and also considers the likely economic impacts that would result from the additional permitted use. The assessment demonstrates that several factors contribute to the need for an indoor recreational facility, including population and demand, consumer trends and expenditure patterns, location



and infrastructure, impacts on existing facilities and the hierarchy and net community benefits. As described above, the proposed additional use is capable of enabling significant positive benefits to the community without any detrimental impact to the nature of the current mixed-use development as discussed throughout this Report.

As discussed in this document, the application is also consistent with the local, regional and state planning strategies for Liverpool LGA, Western City District Plan and Greater Sydney Region Plan. This application has the potential to make a substantial positive contribution to the approved development application (DA-381/2023) and results in the efficient use of a well-serviced site, to provide a use which is diverse and promotes healthy communities and delivers a high-quality urban environment.



1. Introduction

This application for a Planning Proposal has been prepared for *Fabcot Pty Ltd*, for the site located at Nos. 330-350 Eighth Avenue, Austral. The purpose of this application is to initiate a Planning Proposal process to amend *Appendix 4 Liverpool Growth Centres Precinct Plan of State Environmental Planning Policy (Precincts – Western Parkland City) 2021* to permit with consent the additional use of *recreation facility (indoor)* to the subject site.

As discussed in Section 3 of this Report, this Planning Proposal has been prepared cognisant with the recent development approval (DA-381/2023) on the subject site for the '*Demolition of existing structures, excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site link, with at-grade parking, signage (business identification signage), with associated landscaping, civil and public domain works*' which was approved on 11 September 2024. The proposed additional permitted use has site-specific merit as *recreational facility (indoor)* are beneficial to health and wellbeing and are common within neighbourhood centre developments. Given there is a significant under supply within the locality, this proposal will also provide existing and future workers and residents within the Austral locality access to recreational facilities, which would otherwise only be accessible by travelling to other local centres.

There are compelling strategic and town planning reasons for Nos. 330-350 Eighth Avenue to be considered for the subject Planning Proposal. Specifically, the proposal is to align with the recent employment zones reform, which has been implemented throughout the Liverpool Local Government Area. Whilst the site is zoned as B1 Neighbourhood Centre under the Western Parkland City SEPP, in accordance with the recent employment zones reform, the site would have been zoned E1 Local Centre consistent with the *Liverpool Local Environmental Plan 2008*. In the E1 zoning of the LLEP 2008, *recreation facility (indoor)* are prescribed as a permitted land use. As the SEPP is yet to implement the employment zones reform, *recreation facility (indoor)* remain as prohibited on the site and is inconsistent with that permitted under the LLEP 2008 and for the remaining LGA.

This application has been prepared in accordance with Part 3 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as well as the NSW Department of Planning, Industry and Environment publication "*Local Environmental Plan Making Guideline*" (August 2023) ('DPIE Guideline'). It explains the intended effect of the proposed amendment to Western Parkland City SEPP and sets out the justification for making the amendment to that Plan.

This application demonstrates that the proposed SEPP amendments have strategic and site-specific merit. It is aligned with the relevant matters for consideration set out in Liverpool Council's Local Strategic Planning Statement. As detailed, the primary intent of the application is to initiate a Planning Proposal process to enable the additional permitted use of *recreation facility (indoor)* to allow uses that strategically complement the current development application approval, neighbourhood centre and align with the Employment Zones Reform.

The additional permitted use is also consistent with local and state government planning strategies to promote healthy and sustainable communities, whilst promoting a range of diverse uses in a growing population. The proposal provides for an additional use which will have a significant improvement to accessibility of recreation facilities, social network of the community, and enhance the approved development. Overall, the proposal achieves positive environmental, social and economic outcomes, as discussed in this Report.

This application for a Planning Proposal has relied on the following documents submitted alongside this Report:

Table 1 Supporting Documents

Document	Author
Social Impact Assessment	<i>Planning Ingenuity</i>
Recreational Needs and Economic Impact Assessment	<i>Location IQ</i>



Table 1 Supporting Documents

Traffic Report

Colston Budd Roger & Kafes Pty Ltd

A Formal Pre-Planning Proposal meeting was held with Council the 8 May 2025. Formal Council minutes were provided on the 12 May 2025, which have been considered in this Report. Further, a number of specialist studies were identified by Council as necessary to support the application, as has been submitted per **Table 1** above. In accordance with the DPIE Guideline a copy of Council’s Pre-lodgement Advice is included in with this Report.

This report is divided into sections including a locality and site analysis, background, existing planning provisions, the proposed amendments, justification for the proposal, project timeline and a conclusion. This planning proposal application demonstrates with evidence that there will be positive outcomes from the insertion of the additional permitted uses clauses.



2. Locality and Site Analysis

2.1 THE CONTEXT

2.1.1 Metropolitan Context

The subject site is located in the suburb of Austral approximately 42km south-east of the Sydney CBD. As part of the *Metropolis of Three Cities – The Greater Sydney Region Plan*, Austral is located within the Western City. The Western City is envisaged to encourage infrastructure and connectivity, liveability, productivity and sustainability. The Western City is expected to accommodate 1.56 million people by 2036.

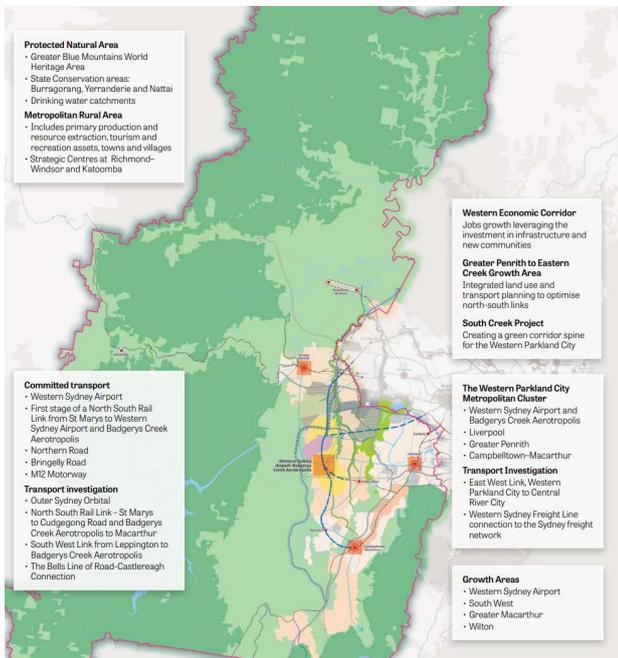


Figure 1 The metropolitan context (Source: A Metropolis of Three Cities)

2.2 THE SITE

The subject site is known as Nos. 330-350 Eighth Avenue, Austral (also identified as No. 260 Eighth Avenue) and has a legal description of Lot 940 in DP 1265677. The site has a total area of 18,170m² (1.817ha). The location of the site is shown edged in red, per the aerial image provided at **Figure 2**.

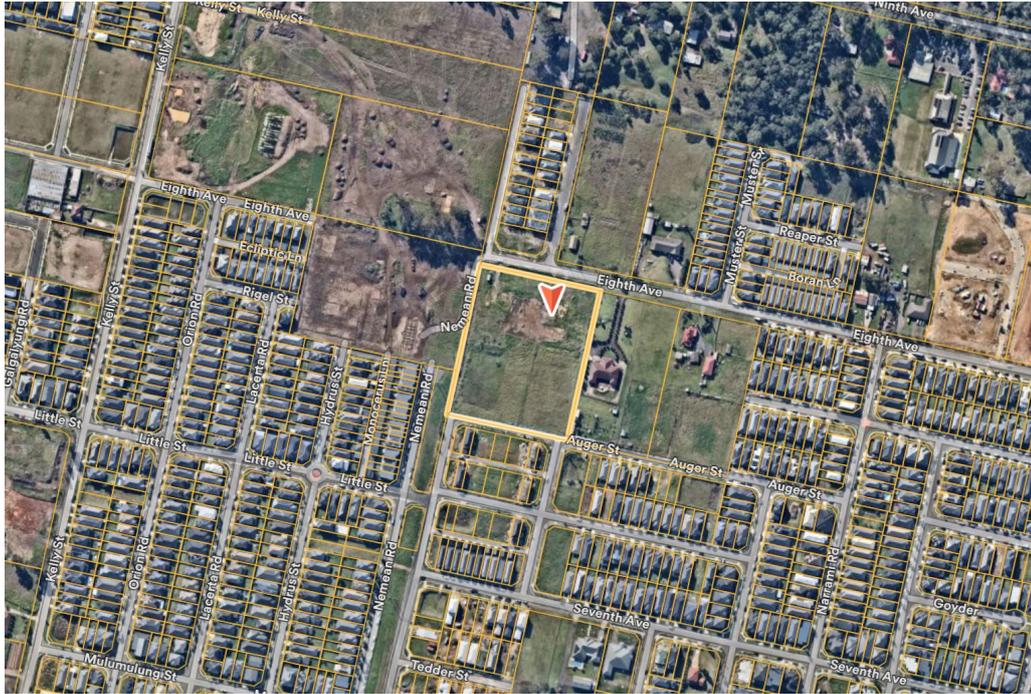


Figure 2 Aerial image of the subject site and surrounds (source: Near Maps)

The subject site is zoned B1 Neighbourhood Centre, with R3 Medium Density Residential zoned land to the south and west and RE1 Public Recreation and SP2 Infrastructure Educational Establishment to the north and north-east.

The site is rectangular in shape with a northern frontage of 120.545m to Eighth Avenue, a southern frontage of 120.28m to Auger Street and a western frontage of 150.875m Warrawal Avenue. The site has an eastern boundary, shared with Lot 941 in DP2475 which is zoned B1, of 150.86m.

The site falls from the southern to northern boundary by approximately 4.5m across the length of the site and currently contains a dual frontage to both Eighth Avenue and Auger Street. As part of the Austral Precinct's Indicative Layout Plan (ILP), an additional roadway will be provided along the western boundary which will provide a third streetscape frontage (which is also consistent with that approved). Furthermore, and as also approved, the ILP indicates that the subject site should accommodate a piazza and pedestrian through-site link along the eastern (side) boundary, which connects Eighth Avenue and Auger Street.

It is noted that work has commenced on the subject site as permitted by the approved development.

The site as viewed from Eighth Avenue is illustrated in **Figures 3** and **4** below.



Figure 3 Subject site as viewed from Eighth Avenue



Figure 4 Subject site as viewed from Eighth Avenue

2.3 EXISTING AND DESIRED FUTURE CHARACTER

The subject site is located within the B1 Neighbourhood Centre zone which is anticipated to accommodate a significant increase in density, evident by that approved on the site, in accordance with the Western Parklands City SEPP. The site is located within the Austral Precinct, and is identified as the Eighth Avenue Neighbourhood Centre, which will undergo a significant transformation in accordance with that recently approved (refer to Section 3.1 of this Report).



Per the approved development, the Eighth Avenue Neighbourhood Centre will contain a built form with active street frontages to Eighth Avenue, a public piazza and pedestrian through-site link (Figure 5).

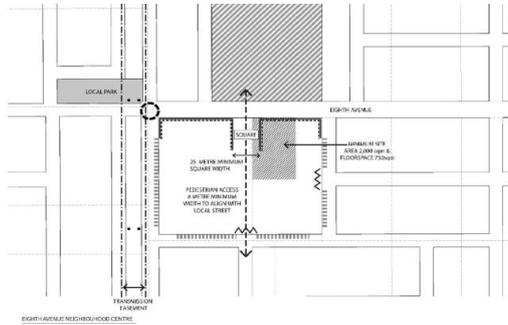


Figure 5 Eighth Avenue Neighbourhood Centre – Desired Future Layout (Extract from DCP)

Figure 6 Indicative Layout Plan

The surrounding locality generally consists of a mixture of ageing, low-density residential dwellings on large allotments, open farmland spaces and rural structures, amongst recently subdivided and constructed residential developments, including single dwellings and dual occupancies. As is evident by these developments, the existing character of the locality is undergoing rapid change and is beginning to reflect the desired future character, as is anticipated by the relevant controls. The preparation and implementation of the Western Parkland City SEPP anticipates an increased density of development along Eighth Avenue, with the subject site identified as a key nodal centre within the locality.

2.4 SURROUNDING DEVELOPMENT

Directly to the north of the allotment on the opposite side of Eighth Avenue is SP2 Infrastructure Educational land, RE1 Public Recreation land and R3 Medium Density Residential land. Per the ILP, this includes a school, public open space, residential dwellings and a local roadway running in a north-south direction as accessed from Eighth Avenue. These parcels of land are generally vacant, with dwellings and ancillary structures located on the southern end of Nos. 245 and 345 Eighth Avenue (Figures 7 and 8). At Nos. 355-357 Eighth Avenue, the site has been approved for the subdivision of 1 allotment into 33 lots with new roads. Works have commenced as a part of DA-932/2020 *Demolition of existing structures, Subdivision into 33 Torrens title subdivision with new roads and associated stormwater works* (Figure 9).



Figure 7 No. 345 Eighth Avenue as viewed from public domain





Figure 8 No. 245 Eighth Avenue as viewed from public domain, with recently subdivided and constructed dwellings in background



Figure 9 No. 355 Eighth Avenue as viewed from public domain, with works being undertaken per DA-932/2020

To the east of the subject site is Nos. 310-320 Eighth Avenue (also known as No. 250 Eighth Avenue) which contains a single storey residential dwelling (Figure 10). This land is zoned B1 Neighbourhood Centre where it directly adjoins the subject site, with R3 Medium Density Residential zoned land further to the east. This property is also required to provide a community facility which is to be dedicated to Liverpool City Council in accordance with the *Land Reservation Acquisition Map* and *Clause 5.1 Reservation Acquisition Authority* of the Western Parkland City SEPP.



Figure 10 Nos. 310-320 Eighth Avenue (also known as No. 250 Eighth Avenue) as viewed from public domain

To the south of the subject and on the opposite side of Auger Street is No. 255 Seventh Avenue, which contains an approval for subdivision under DA 2018/377, described as '*Torrens Title Subdivision of Thirty Five (35) Residential Lots with Three (3) Residue Lots for OSD and Two (2) Super Lots (to excise other future land uses for R3 zoned land)*, and



Construction of Roads and Associated Civil Works, Demolition of One (1) Dwelling and Associated Outbuildings, Dam-Dewatering and Site Remediation. Following the subdivision, these properties have been approved for the construction residential dwellings and a childcare centre. Further to the south-west of the subject site are similarly subdivided and recently constructed residential dwellings, located to the west of Nemean Road. Land developed to the south and south-west is shown in **Figure 11** below.



Figure 11 Development to the south of the subject site

To the west of the subject site and on the opposite side of the proposed roadway (under the ILP) is R3 Medium Density Residential Land, including No. 360 Eighth Avenue and a parcel of land subject to a recent subdivision. No. 360 Eighth Avenue has no existing structures and is likely to be redeveloped in the short to medium term. An existing overhead electricity line (easement) is also located to the west of the site, as shown in **Figure 12** below.



Figure 12 Properties to the west of the subject site, as viewed from Eighth Avenue

As shown the above and within the aerial images, numerous roadways have been constructed throughout the locality. This includes a mixture of half and full roadways which will serve the future development.

2.5 CONNECTIVITY TO PUBLIC TRANSPORT

Current public transport services are infrequent, poorly connected and inadequate at servicing the needs of a growing population. A bus stop situated 1.2km to the east of the subject site along Edmondson Avenue, which provides



infrequent services to Carnes Hill, Liverpool and Liverpool Railway Station. The closest railway station is Leppington Station is situated approximately 2.9km from the subject site.



3. Background

3.1 DEVELOPMENT APPLICATION

The site is subject to a recent approval (DA-381/2023) for the *'Demolition of existing structures, excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site link, with at-grade parking, signage (business identification signage), with associated landscaping, civil and public domain works'*. This was approved on the 11 September 2024 by the Sydney Western Regional Planning Panel.

A subsequent modification application DA-381/2023/A was lodged with Liverpool Council on the 20 January 2025 for *'Modification to Development Consent DA-381/2023 Under Section 4.55 (2) of the Environmental Planning and Assessment Act 1979'*. The application was approved on the 9 May 2025.

A second modification application for a Section 4.55(1A) was lodged with Liverpool Council on the 28 May 2025 for *'Modification to Development Consent DA-381/2023 under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979, the application seeks to modify a number of minor design elements to enable constructability as access to the adjoining property to the east at Lot 941 in DP2475 is no longer possible resulting in changes to the layout, functionality and constructability of the approved lower ground level and facilitate the future integration of the piazza with the adjoining property.'* The application was approved on 8 July 2025.

Overall, the application was for the excavation and construction of a commercial development, involving the provision an anchor supermarket, commercial and retail tenancies, public piazza and through-site link with at-grade parking and associated landscaping. The proposal will attain a building height of one to three storeys and is designed to address the various street frontages.

Integrated into this is a pedestrian access way, identified as the north-south 'through-site link' which provides access from Eighth Avenue to Auger Street. In addition, the proposal includes a 'public piazza' which is orientated to Eighth Avenue and is connected to the through-site link. The at-grade parking area is orientated to Auger Street will provide for 318 on-site, at-grade car parking spaces, including 7 accessible spaces, 4 electric charging spaces and 6 direct to boot spaces (DTB). A loading bay is provided as accessed from Warrawal Avenue. Additional public domain works will be proposed to the various frontages, which will include roadworks, pedestrian pathways and landscaping.

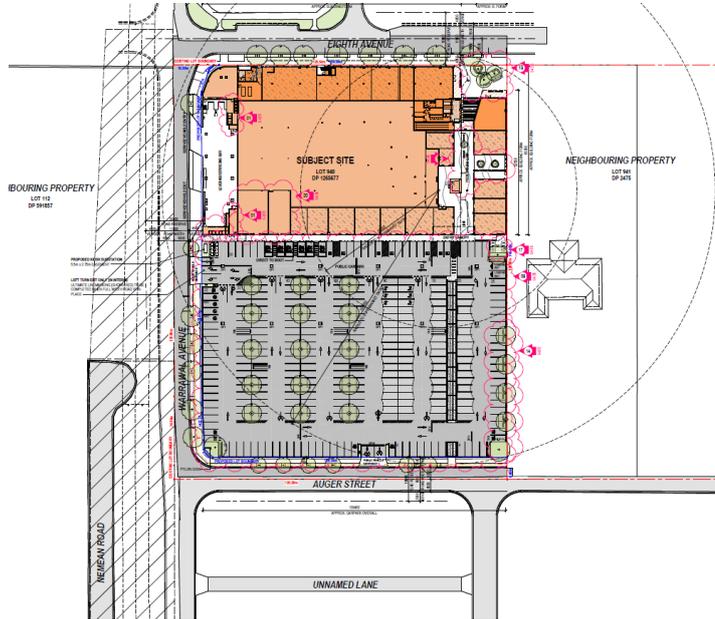


Figure 13 Approved site plan



Figure 14 Approved render

3.2 CHRONOLOGY OF PLANNING PROPOSAL

Provided below is an overview of the progress of the Planning Proposal:

- **17 April 2025:** Informal discussions with Council and the applicant regarding submission of a planning proposal
- **8 May 2025:** A pre-planning proposal meeting was held with the Liverpool Council to consider the proposed additional permitted use

3.3 PRE-PLANNING PROPOSAL MEETING

A formal Pre-Planning Proposal meeting was held with Council on 8 May 2025, with subsequent written comments provided by Council on 12 May 2025.

Table 2 below summarises Council's comments and provides a response to each of these

Table 2 Council Comments and Responses from 8 May 2025	
Council Comment	Response
Strategic/Site-Specific Merit & Suitability of Use	
<i>The proposal seeks consent for 'recreation facilities (indoor),' which is a prohibited use within the B1 Neighbourhood Centre zone under Appendix 4 Liverpool Growth Centres Precinct Plan of the State Environmental Planning Policy Western Parkland City 2021 (WPC SEPP 2021). The application must demonstrate how the proposal achieves strategic merit by supporting the objectives of the Precinct Plan despite this prohibition.</i>	The strategic merit for the additional permitted use is discussed under Section 6.3 of this Report.
<i>In the meeting it was forwarded that the use aligns with the intent for the site as a Centre providing access to shopping, employment and services for residents of Austral. It must be demonstrated that each of the proposed identifies gym uses, or other recreation facilities (indoor), if incorporated into the approved retail developments, would complement the mix of uses and not impact negatively on the retail function of each neighbourhood centre.</i>	As discussed throughout this Report and supporting documentation, the proposed additional permitted use will not result in any negative impacts on the functionality of the neighbourhood centre development, it rather offers a positive outcome to these uses.
Supporting Documentation	
<i>In addition to standard documentation to be submitted with the future planning proposal, it is recommended that the following supporting documentation is also submitted:</i> - economic and retail analysis - traffic report (including consideration of pedestrian catchments and active transport) - recreational needs assessment - social impact assessment (if the gym is proposed to operate 24/7)	A Social Impact Assessment, Traffic Report and Recreational Needs and Economic Assessment have been prepared and are submitted under a separate cover.
Planning Proposal Report	
<i>It is recommended that a future planning proposal be prepared separately for each site. While the proposed APU is identical for both sites, Site A is located in the 'Eighth Avenue Neighbourhood Centre' and Site B is located in the 'Gurner Avenue Neighbourhood Centre.' As the demonstration of strategic merit will be dependent on site specific context, this will be more appropriately achieved via the lodgement of two separate applications.</i>	Separate Planning Proposals have been prepared for No. 495 Fourth Avenue and Nos. 330-350 Eighth Avenue, Austral.

4. Existing Planning Provisions

4.1 STATE ENVIRONMENTAL PLANNING POLICY (WESTERN PARKLAND CITY) 2021

The current planning controls that apply to the site under *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* are summarised as follows:

Control	Existing Requirement	Figure
Zoning	Zone B1 Neighbourhood Centre	15
Permitted Uses	<p>3 Permitted with consent Amusement centres; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Community facilities; Drainage; Educational establishments; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Medical centres; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Roads; Service stations; Serviced apartments; Shops; Shop top housing; Veterinary hospitals</p> <p>4 Prohibited Any development not specified in item 2 or 3</p>	-
Clause 4.3 - Height of Buildings	17m	16
Clause 4.4 - Floor Space Ratio	N/A	-
Clause 5.10 Heritage Conservation	-	-
Clause 5.21 Food Planning	-	-
Clause 6.1 Acid Sulfate Soil	-	-
Clause 6.4 Earthworks	-	-

The land is not subject to any other environmental or hazard constraints (excluding bushfire). Of the above listed provisions, this Planning Proposal seeks to insert an additional clause to permit with consent *recreation facility (indoor)* under Schedule 1 of Appendix 4 of the Western Parkland City SEPP, as described in Section 5.

As detailed, at the time of the implementation of the Employment Zones Reform, the Western Parkland City SEPP was not amended to provide the land use zoning that is currently implemented within the Standard Instrument. The proposal is to reflect the permissible land use zoning that has been gazetted within the Employment Zones Reform which has enabled *recreation facility (indoor)* in the equivalent zoning as prescribed within the Liverpool LEP 2008.

4.1.1 Existing Zoning

The zoning table for the B1-Neighbourhood Centre zone states the following:

'Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Amusement centres; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Community facilities; Drainage; Educational establishments; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Kiosks; Medical centres; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Roads; Service stations; Serviced apartments; Shops; Shop top housing; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3



Figure 15 Aerial image of the subject site and zoning (source: NSW Planning Portal)

4.1.2 Current Development Standards and Controls

The current development standards are detailed in the following maps:

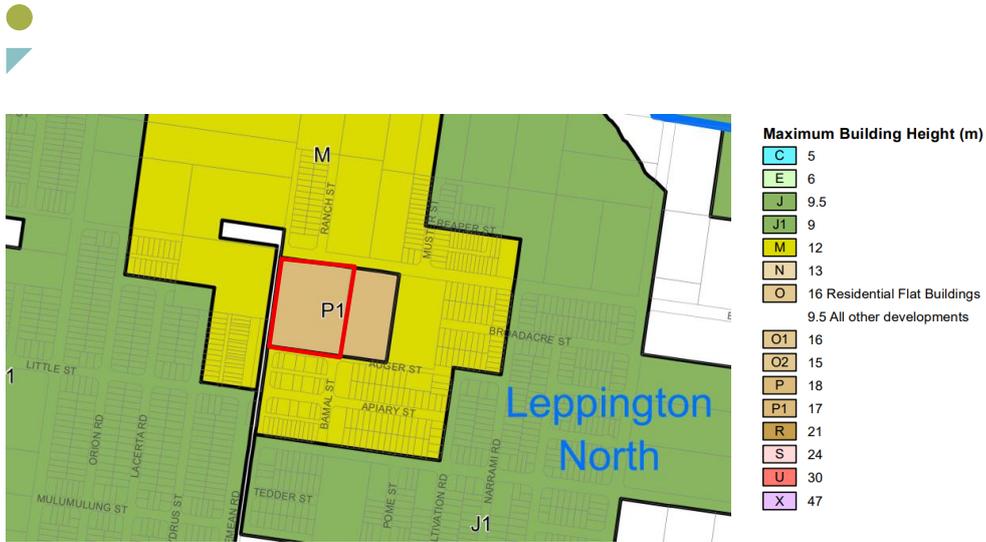


Figure 16 Extract from Western Parkland City SEPP Height of Buildings Map 007 (site edged in red)

4.2 LIVERPOOL GROWTH CENTRE DEVELOPMENT CONTROL PLAN

The site at Nos. 330-350 Eighth Avenue is subject to *Schedule 1 – Austral & Leppington North Precinct of the Liverpool Growth Centre Development Control Plan (‘DCP’)*. The controls under *Liverpool Growth Centre Precinct DCP – Main Body* also apply. The preparation of a Draft Site-Specific Development Control Plan for the subject site is not required, and any future development relating to the additional permitted use will address the objectives and aims under Schedule 1 and the main body of the DCP.



5. Proposed SEPP Amendments

5.1.1 Proposed Additional Permitted Use

The proposal seeks to amend *Schedule 1 Additional permitted uses of Appendix 4 Liverpool Growth Centres Precinct Plan of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021* as follows:

Insert in Schedule 1 Additional permitted uses:

1 Use of certain land at Nos. 330-350 Eighth Avenue, Austral

(1) This Section applies to land known as Nos. 330-350 Eighth Avenue, Austral (Lot 940 in DP 1265677).

(2) Development for the purposes of recreation facility (indoor) are permitted with development consent.

The above amendments will allow for *recreation facility (indoor)* to be permitted with consent on the subject site, and are defined as follows:

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

6. Planning Proposal

6.1 PART 1 – OBJECTIVES OR INTENDED OUTCOMES

6.1.1 Objectives

The objectives for this Planning Proposal are to:

- i. Deliver much needed indoor recreational facilities in an area of significant residential growth;
- ii. Deliver much needed indoor recreational facilities in an area of significant undersupply;
- iii. Contribute to the much-needed use of indoor recreational facilities within an approved mixed-use development;
- iv. Contribute towards improving health and wellbeing to the residents and workers within Austral; and
- v. Align with the Employment SEPP Reform.

6.1.2 Intended Outcomes

The Planning Proposal will amend Western Parkland City SEPP 2021 to facilitate redevelopment of the site in a flexible and appropriate manner. The intended outcomes are as follows:

- i. Deliver recreational opportunities within an approved mixed-use development with good access to a variety of infrastructure;
- ii. Deliver an additional permitted use that allows for flexibility;
- iii. To achieve public benefit in terms of providing a use that will improve the health and well-being of community members; and
- iv. Allow for the orderly and economic development of the land.

This application has also been prepared following input from specialist studies. This includes analysis as it pertains to traffic, economic feasibility and recreational needs assessment. Furthermore, detailed analysis of amenity impacts on the public domain has been considered as part of the additional permitted use.

6.2 PART 2 - EXPLANATION OF PROVISIONS

The proposed outcome will be achieved by amending the Western Parkland City SEPP 2021 as follows:

- Insert a new clause into Schedule 1 Additional Permitted Uses of Appendix 4 Liverpool Growth Centres Precinct Plan to permit with consent *recreational facility (indoor)*.

All other provisions of Western Parkland City SEPP 2021 are to remain unchanged.

6.3 PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

This section details the reasons for the proposed SEPP amendment and is based on a series of questions and matters for consideration as outlined in the DPIE Guideline (August 2023). The matters to be addressed include the strategic planning context of the amendments, strategic merits, site-specific merits, potential State and Commonwealth agency interests, environmental, social and economic impacts.

In summary, the proposed amendments to Western Parkland City SEPP 2021 outlined above and in Part 5.1.1 of this Report will:

- Align with the relevant key priorities and strategic merit matters in the *Greater Sydney Regional Plan* and *Western City District Plan*;

- Be consistent with the relevant key planning priorities, and strategic and site-specific merit matters contained in the *Liverpool Local Strategic Planning Statement*;
- Be consistent with the *Liverpool Community Strategic Plan*;
- Respond to the circumstances of the site not being included in the employment zones reform that would enable the permissibility of the proposed use; and
- Deliver an additional use which will be compatible with the approved mixed-use development pertaining to the subject site.

The Western Parkland City SEPP contains the following aims under Section 1.2 Aims of Precinct Plan:

- (a) to make development controls that will ensure the creation of quality environments and good design outcomes,*
- (b) to protect and enhance environmentally sensitive natural areas and cultural heritage,*
- (c) to provide for recreational opportunities,*
- (d) to provide for multifunctional and innovative development that encourages employment and economic growth,*
- (e) to promote housing choice and affordability,*
- (f) to provide for sustainable development,*
- (g) to promote pedestrian and vehicle connectivity.*

The proposed additional permitted use will satisfy the relevant aims which apply, including:

- Aim (a): The additional permitted use will provide for a recreation facility (indoor), such as a gym, which will contribute to the approved, high quality mixed-use development;
- Aim (c): The proposal will directly contribute to the delivery of recreational opportunities which are underrepresented and in demand within the Austral locality. It will also encourage health, wellbeing and social interaction for the Austral community;
- Aim (d): The proposal will provide for an additional use which is complementary to the approved neighbourhood centre development. This will encourage employment and economic growth on the subject site and within the locality, and provide access to recreational opportunities which would otherwise not be present within the Austral locality; and
- Aim (g): The proposal will encourage multi-purpose trips, and will provide for much needed recreational uses within the Austral locality, which is currently underrepresented and in demand. If this planning proposal is not advanced, workers and residents will be required to travel to other centres to enjoy recreational facilities, which is antipathetic to this aim, amongst others.

Questions for consideration in demonstrating justification

6.3.1 Section A - The Need for the Planning Proposal

Q1: Is the planning proposal a result of an endorsed LSPS, strategic study or report?

No. The Planning Proposal is not made in direct response to any endorsed local strategic planning statement, strategic study or report but rather to reflect the Employment Zones Reform. The NSW State Government introduced 5 new employment zones and 3 supporting zones into the Standard Instrument Order 2006, commencing on 26 April 2024. The zoning reforms were implemented into the *Liverpool Local Environment Plan 2008*, however, were excluded from the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*, including *Appendix 4 Liverpool Growth Centres Precinct Plan*. Whilst the subject site is located within the Liverpool LGA, given the Western Parkland City SEPP applies to these properties, they do not benefit from the zoning reforms made to the majority of the Liverpool LGA.

Q2: Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. A Planning Proposal is the best and only means of achieving the objectives and intended outcomes and this has been confirmed by Liverpool Council and the State Government. The current B1 zoning does not allow for flexibility in the use of *recreation facility (indoor)*.

As described in this Report, and the supporting Recreational Needs and Economic Assessment, the subject site and locality has a variety of attributes which would positively enable the use of indoor recreational facilities. Not only will the Planning Proposal achieve the objectives and intended outcomes, but will also deliver the following public benefits:

- Promote healthy communities through additional permitted uses;
- Allow for the flexibility of use to ensure the successful ongoing operation of the mixed-use development;
- Allow for economic growth; and
- Provide additional indoor recreational uses in a location better suited and where there is a significant undersupply and demand.

The public benefits can only be delivered through the proposed amendments to the SEPP. It is noted that these SEPP Amendment fits the category of a 'Standard' planning proposal described in the DPIE Guideline as follows:

Standard

A standard planning proposal refers to any one or more of the following proposed LEP amendment types, including an amendment:

- To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone
- That relates to altering the principal development standards of the LEP
- That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP
- That is consistent with an endorsed District/Regional Strategic Plan and/or LSPS
- Relating to classification or reclassification of public land through the LEP

As discussed, the proposal seeks to permit *recreation facilities (indoor)* to align with the intent of the employment zones reform as set out in this document. The Planning Proposal is the only way to satisfy objectives and intended outcomes as detailed above.

6.3.2 Section B – Relationship to the Strategic Planning Framework

Assessment against the following matters for consideration listed in the guidelines (Questions 3-6) demonstrate that the planning proposal has clear strategic and site-specific planning merit.

This application for a Planning Proposal is consistent with the applicable regional and sub-regional strategies. The strategic plans identify the need to provide recreational facilities to promote healthy communities throughout urban areas. This application for a Planning Proposal seeks to enable the use of recreational facility (indoor) to be permitted which is reflective of the strategic location and characteristics.

Q3: 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)?

The relevant regional or district plans include the following and are addressed in detail below:

- *The Greater Sydney Region Plan: A Metropolis of Three Cities;*
- *Western City District Plan;* and
- *South West Growth Area Structural Plan.*

6.3.2.1 Greater Sydney Region Plan – A Metropolis of Three Cities (GSRP)

On 23 March 2018, the Greater Sydney Commission released *A Metropolis of 3 Cities: The Greater Sydney Region Plan* (GSRP) which sets out strategic priorities for 2016 to 2036. The Regional Plan contains ten directions for the Greater Sydney Metropolitan Area. The Directions include the following:

1. A city supported by infrastructure;
2. A collaborative city;
3. A city for people;
4. Housing the city;
5. A city of great places;
6. A well connected city;
7. Jobs and skills for the city;
8. A city in its landscape;
9. An efficient city;
10. A resilient city.

The Metropolitan Strategy does not identify Austral as within any Strategic Centre, however, is within close proximity to Leppington as shown in **Figure 17**. It is noted that Austral is not identified as a Local Centre under the Western City District Plan.

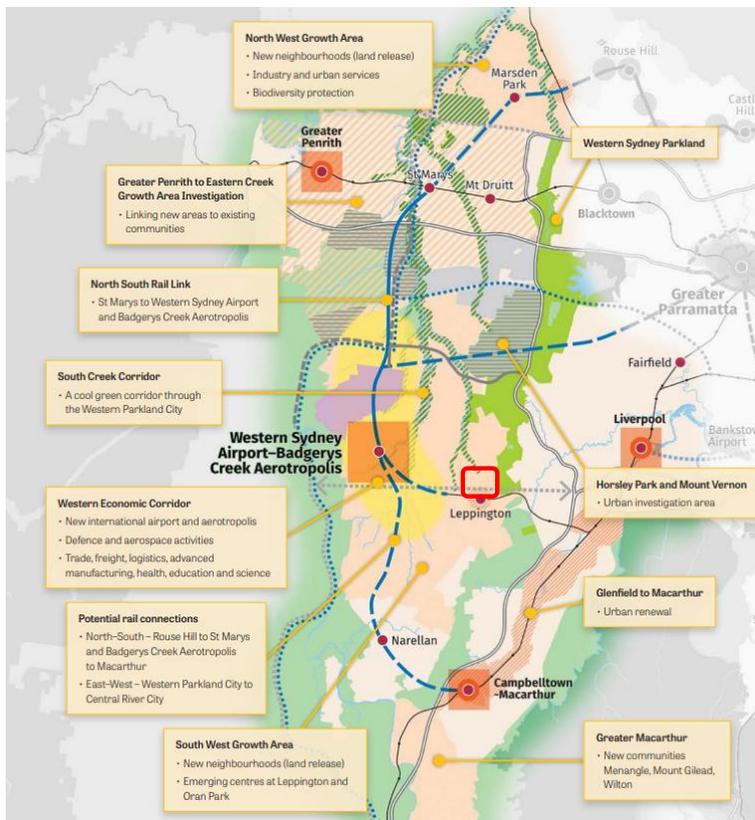


Figure 17 The Western Parkland City (Source: A Metropolis of 3 Cities: The Greater Sydney Region Plan)

An assessment against the relevant directions and their objectives is provided in the table below.

Table 4 Greater Sydney Region Plan: A Metropolis of Three Cities Directions
Direction 1 – A city supported by infrastructure
Objectives 1 to 4
These objectives relate to the provision of infrastructure to support the future needs of the three cities.

Table 4 Greater Sydney Region Plan: A Metropolis of Three Cities Directions

As detailed in Section 1 of this Report, the subject site represents a unique opportunity whereby it contains the potential to support *recreational facilities (indoor)* within an approved mixed-use development. The provision of an additional and compatible use within this neighbourhood centre will ultimately improve the viability of the centre. It is not uncommon for neighbourhood centre developments, comprising of supermarkets, commercial and retail uses, to be accompanied by *recreation facilities (indoor)*, where it diversifies use and encourages multipurpose trips.

Direction 3 – A city for people*Objective 6: Services and infrastructure meet communities' changing needs*

This objective is about providing social infrastructure and public places that reflects the needs of the community now and in the future.

The proposal will facilitate the delivery of indoor recreational facilities where it is currently prohibited by the planning controls. This provision is supported by the nature of the approved mixed-use development. Indoor recreational facilities will be located within the approved built form and is considered an appropriate planning outcome. As identified within the Recreational Needs and Economic Assessment, there is a significant undersupply and demand of the proposed use, which will only be exacerbated as the population begins to diversify and increase.

Objective 7 Communities are healthy, resilient and socially connected

This objective is about creating a lively connected neighbourhood that is in close proximity to shops, creative arts centres, schools, health care centres and community facilities. It promotes the benefits of mixed-use centres and the opportunities for public and alternative forms of transport.

As the subject site contains to an existing approval for a neighbourhood centre development, the proposed use of indoor recreational facilities will bolster the sense of community and enable healthy, resilient and socially connected groups. As discussed, the use is currently prohibited. The additional use will be easily accessible, and will be agglomerated with the commercial and retail facilities which are available. Due to the subject site's strategic location and current development approval, that is, within a neighbourhood centre servicing the needs of the Austral population, the additional permitted use will achieve the connectedness envisaged by the GSRP.

It will also allow for ease of access to recreational facilities, and will ensure future residents and workers will not be required to travel alternate centres to access the proposed use. It also allows for an additional use within walking distance to R3 and R2 zoned land, which will also see an increase in density pursuant to the permitted planning controls.

Objective 8 - Greater Sydney's communities are culturally rich with diverse neighbourhoods

This objective is about fostering cultural diversity and facilitating their growth.

The provision of an additional permitted use to the approved development will diversify land use, cater for a greater cross section of the community and also promote multi-purpose trips. In turn this will foster cultural diversity and facilitate growth. The proposal provides for greater satisfaction of Objective 8, whereby the current land uses not respond to its strategic location and beneficial characteristics.

Direction 4 – Housing the city*Objective 10 - Greater housing supply*

The NSW Government has identified that 725,000 new homes will be needed to meet demand based on current population projections to 2036.

This planning proposal does not seek to provide additional housing, but rather provides a use that will serve the needs of the diverse and growing population within Austral. The site presents as a unique opportunity to support the use of indoor recreational facilities.

Direction 5 – A city of great places

Table 4 Greater Sydney Region Plan: A Metropolis of Three Cities Directions
<i>Objective 12 - Great places that bring people together</i>
<p>The Metropolitan Plan promotes the following principles for the design of great places:</p> <ul style="list-style-type: none"> • People friendly public open space areas and streets • Fine grain fabric and activity • A diverse mix of uses • A socially connected region • Ensure adequate car parking which takes into account access to public transport • Encourage the use of car sharing and hybrid vehicles <p>Indoor recreational facilities promote good places as they offer inclusive and accessible environments that foster physical and social interaction between different community groups. The current land use permissibility does not support this. The additional permitted use will improve the experience of the general public as it will foster a good sense of community and promote multipurpose trips.</p> <p>The proposal will also improve the approved development by diversifying the permissible uses available to the mixed-use development.</p>
Division 6: A well-connected city
<i>Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities</i>
<p>This objective seeks to create a well-connected city with transport and other services.</p> <p>Whilst the subject site is not currently serviced by frequent public transport routes in close proximity, this is anticipated to change. Despite this, this planning proposal will promote multipurpose trips to the approved mixed use development, and is also located in an area surrounded by various land uses which are anticipated to undergo a significant increase in density. It is not uncommon for neighbourhood centre developments, comprising of supermarkets, commercial and retail uses to be accompanied by recreation facilities (indoor), where it diversifies use and encourages multipurpose trips.</p>
<i>Objective 15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive</i>
The subject site is not within the Western Economic Corridor and this objective is not a matter for consideration.
Division 7: Jobs and skills for the city
<i>Objective 22: Investment and business activity in centres</i>
<p>This objective seeks to strengthen centres through attracting investment, business and jobs.</p> <p>The planning proposal will provide indoor recreational facilities which will provide additional jobs and services in the local community.</p>
Direction 10 – A resilient city
<i>Objective 37: Exposure to natural and urban hazards is reduced</i>
<p>This objective seeks to ensure the delivery of resilient communities.</p> <p>The subject site is bush fire affected. The conclusions and conditions issued under DA-381/2023 will remain unchanged as the Planning Proposal does not require any physical changes to accommodate the additional permitted use.</p>

6.3.2.2 Western City District Plan (WCDP)

The *Western City District Plan* (WCDP) adopts the Directions of the GSRP and lists Planning Priorities relevant for consideration in this Planning Proposal. The WCDP applies to Blue Mountains, Hawkesbury, Penrith, Camden,

Campbelltown, Fairfield, Liverpool and Wollondilly. The District Plan sets out a 20-year plan and aims to enhance liveability, productivity and sustainability.

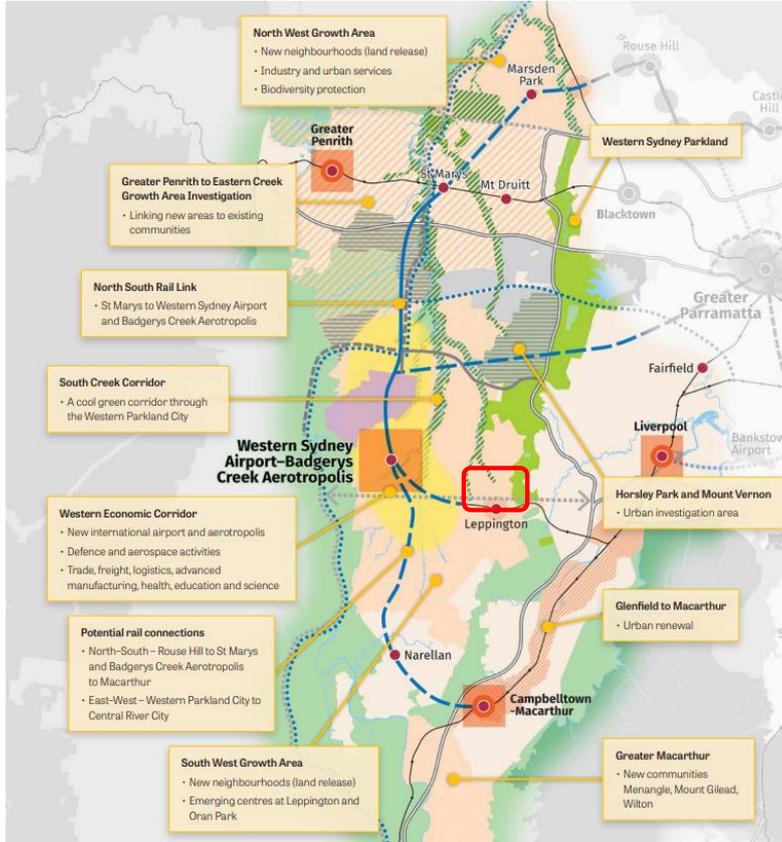


Figure 18 The Western City District Plan excerpt

The District Plan establishes a number of priorities and actions to guide growth, development and change, relating to productivity, liveability and sustainability. Additional housing to improve diversity and affordability co-ordinated with transport, development of centres and services is required in response to population growth. As such, the local area will require more facilities and services, such as *recreation facilities (indoor)*, to promote healthy communities, accommodating the needs of the growing population. The District Plan also identifies the need for community facilities, places of public worship and public open spaces.

In accordance with the above, the Proposal supports a number of the *Directions* and *Planning Priorities* outlined in the plan as outlined in the following table:

Table 5 Western City District Plan
Direction 1 - A city supported by infrastructure
<i>Planning Priority E1 Planning for a city supported by infrastructure</i>
As discussed within Table 4 and per the Greater Sydney Regional Plan, the proposal will allow for the delivery of indoor recreational facilities within a highly accessible location in close proximity to numerous services and facilities.
The proposal will deliver uses within an area of demand and can be supported by the approved development under DA-381/2023. As described, the subject site is suited to the additional permitted use given the recent approval and strategic location.

Table 5 Western City District Plan
Direction 3 – A city for people
<i>Planning Priority E3 Providing services and social infrastructure to meet people's changing needs</i>
The additional permitted use sought as part of this proposal will provide for indoor recreational facilities to a highly accessible site with excellent access to services and infrastructure. Indoor recreational facilities provide accessible environments where different individuals and communities can participate and engage in physical activity, social interaction and personal development.
<i>Planning Priority W4 Fostering healthy, creative culturally rich and socially connected communities</i>
The additional permitted use of indoor recreational facilities to the approved mixed use development will enable communities to be connected through providing inclusive spaces where individuals can come together for a shared interest. The additional permitted use further promotes physical and mental well being through various forms of activities. By encouraging the use, it will promote regular social interaction and foster welcoming environments complementing the diverse needs of the community.
Direction 4 – Housing the city
<i>Planning Priority E5 Providing housing supply, choice and affordability with access to jobs, services and public transport</i>
The Planning Proposal does not seek to provide additional housing but will rather promote indoor recreational facilities to support the diverse needs of the growing population. As the population increases, so will the need for recreational facilities.
Direction 5 – A city of great places
<i>Planning Priority E6 Creating and renewing great places and local centres, and respecting the District's heritage</i>
The subject site is not located in close proximity to any identified local centres, however, is identified as a neighbourhood centre. In this regard, the Planning Proposal will foster great places through the provision of indoor recreational spaces which will complement the desired character of the centre. Indoor recreational facilities provide the opportunity to encourage foot traffic, diversify uses and patrons, which will support businesses of mixed-use development. The additional use will be integrated into the existing approved urban fabric of the mixed-use development which respects the character of the locality.
Direction 6 – A well connected city
<i>Planning Priority W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City</i>
The Planning Proposal will have no negative bearing on delivering integrated land uses and transport planning. In fact, the provision of an additional permitted use will assist in the delivery of a '30-minute city' as recreational facilities to the mixed use development will aid in providing multi-purpose trips.
Direction 9 – A resilient city
<i>Planning Priority W20 Adapting to the impacts of urban and natural hazards and climate change</i>
The subject site is bush fire affected. No further consideration is required as the bush fire impacts have been considered within the assessment of DA-381/2023 and the additional permitted use will not change the conclusions.

6.3.2.3 South West Growth Area Structural Plan

Ministerial Directions as prescribed in Section 9.1(2) of the EP&A Act, provide Local Planning Directions, of which the any planning proposal must be consistent. The *Southwest Growth Area Structure Plan* applies to the subject site. The Southwest Growth Area Structure also applies to Liverpool, Greater Penrith, Campbelltown-Macarthur, Western Sydney International (Nancy-Bird Walton) Airport and Western Sydney Aerotropolis.

The Structure Plan establishes a strategic vision for the growth area as outlined in the *Greater Cities Commission's A Metropolis of Three Cities* and the *Western City District Plan*. The Structure Plan aims to provide a thriving and greener place to live while enabling improved housing choices, access to shops, schools, and transport options for the growing communities. As such, the locality will require more facilities and services, such as *recreation facilities (indoor)* to promote healthy communities, accommodating the needs of the growing population.

In accordance with the above, the Proposal supports a number of the *Principles and outcomes* outlined in the plan as outlined in the following table:

Table 6 Southwest Growth Area Structure Plan**Provide opportunities for jobs closer to home****Local and Neighbourhood Centres**

The proposed additional permitted use will have no negative bearing on the Eighth Avenue Neighbourhood Centre. In fact, the provision of an additional permitted use will assist in the delivery of a '15-minute neighbourhood' as recreational facilities within the mixed-use development will aid in providing multi-purpose trips and diversification of uses. The additional use will also ensure future residents and workers will not be required to travel to alternate centres to enjoy recreational facilities. To deny the subject planning proposal would mean accessibility to services and facilities will be compromised.

Plan for connected Communities**Local and Regional**

As discussed within **Table 4** and per the Greater Sydney Regional Plan, the proposal will allow for the delivery of indoor recreational facilities within a highly accessible location in close proximity to numerous services and facilities which will support the growing population of the Austral community, where there is a significant undersupply of indoor recreational facilities.

The proposal will deliver uses within an area of demand and can be supported by the approved infrastructure under DA-381/2023. As described, the subject site is suited to the additional permitted use given the recent approval and strategic location.

6.3.2.4 Strategic Merit

In addressing Question 3, the DPIE Guideline requires an application for a Planning Proposal to address the assessment criteria for strategic merit. The DPIE Guideline provides assessment criteria to determine if a planning proposal has strategic and site-specific planning merit. Accordingly, the planning proposal is considered against the assessment criteria below.

Strategic Merit

The assessment criteria to determine if a Planning Proposal has strategic planning merit is addressed in **Table 7** below (known as the 'strategic merit test').

Table 7 Strategic Merit Test

Assessment Criteria	Comment
Will the proposal "Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/ precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy".	<p>The applicable strategic plans are <i>A Metropolis of 3 Cities: The Greater Sydney Region Plan</i> and the <i>Western City District Plan</i>, both of which have been prepared by the Greater Sydney Commission.</p> <p>Alignment with the relevant Planning Priorities of both the GSRP and WCDP has been demonstrated in Section 6.3.2.1 and 6.3.2.2, respectively. It has been demonstrated that the planning proposal is considered to give effect to both strategic documents, achieved primarily by permitting the use of indoor recreational facilities within a highly accessible and strategic location. The additional permitted use has considered the relationship to the surrounding locality and any impacts. This is outlined in this Report and the supporting documentation.</p>
Will the proposal "demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan".	<p>Consideration of the proposal against the Liverpool Local Strategic Planning Statement is addressed in detail under 'Question 4' below, and Section 6.2.3.5 of this Report. In summary, the proposal will give effect to the LSPS by being aligned with the relevant strategic goals and the potential public benefits that can be realised by facilitating an additional permitted use for the site. As discussed, the proposal will provide for an additional permitted use within a strategically located site, in addition to promoting healthy communities.</p>
Does the proposal "Respond to a change in circumstances that has not been recognised".	<p>The proposal is a response to the limitation of the current land use permissibility. That is, the current standards do not permit the use of recreational facilities (indoor). Further to this, the proposal is in response to the Employment Zones Reform. This is discussed throughout this Report.</p>



6.3.2.5 Site-Specific Merit

Site-Specific Merit

The planning proposal has site-specific merit given the following:

- The site contains numerous characteristics which also enable site-specific merit. This includes the following:
 - The site contains an existing development approval for a neighbourhood centre development;
 - The Employment Zones Reform did not amend the Western Parkland City SEPP to provide zoning and permissible uses pursuant to the Standard Instrument;
 - There is a significant shortfall of indoor recreational facilities within proximity to the subject site and will only be exacerbated as development area increases as permitted by the relevant planning controls; and
 - The site is within a highly accessible and strategic area as it is surrounded by compatible land uses.
- The Planning Proposal will not result in any significant adverse environmental impacts, which are outlined as follows:
 - **Amenity Impacts:** This planning proposal does not include any changes to the permitted building height or other controls which influence the bulk and scale of the site. The additional permitted use would utilise the existing floor space as approved in DA-381/2023.
 - **Acoustic Privacy:** The specific use, nature and its acoustic impacts upon future residents will form part of future development consent. It is anticipated that any future development consent would be subject to conditions which would minimise acoustic impact on surrounding uses. Furthermore, the uses will be accommodated within an approved development which considered acoustic impact in depth and was found to be acceptable.
 - **Bush Fire:** The planning proposal will not alter the conclusions and conditions issued under DA-381/2023 as the planning proposal does not involve any physical works.
 - **Traffic:** The proposal will seek to introduce an additional permitted use on the subject site and as such a Traffic Report has been prepared by *Colston Budd Rogers & Kafes Pty Ltd*. This Report concludes any additional parking can be accommodated as the approved development provides a surplus of parking and there will be no significant impact to the local traffic.
- The proposal will appropriately respond to the objectives of the B1 Neighbourhood Centre zone, as discussed below:
 - *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood*

Comment: The proposal will provide for indoor recreational uses that will serve the needs of locality community who live in close proximity to the subject site or future employees of the mixed-use development and as such, the proposed amendments are not antipathetic with regard to this objective. In fact, to deny this proposal will be inconsistent with this objective as it will force residents and workers to travel to other centres for the use of recreation facilities (indoor).

The assessment criteria outlined in the DPIE Guideline to determine if a planning proposal has site-specific planning merit is addressed in **Table 8**.

Table 8 Site-Specific Merit Test	
Site-Specific Merit Test	Comment
<i>Does the proposal have site-specific merit, with regards to the following:</i>	

Table 8 Site-Specific Merit Test

<i>The natural environment on the site to which the proposal relates and other affected land (including known significant environmental areas, resources or hazards)</i>	<p>The site is not subject to any hazards or risks, excluding bushfire as detailed above. The planning proposal will not impact the existing classification or potential impact and is considered to be acceptable.</p> <p>Furthermore, the site does not contain items or features that have significant natural or environmental values. As outlined in this Report the proposal does not require to remove any vegetation to accommodate the additional permitted use.</p>
<i>The built environment, social and economic conditions</i>	<p>The site is strategically located and the additional permitted use within an approved mixed use neighbourhood centre which is surrounding by residential zoning. The proposed additional permitted use will be integrated into the approved built form which is considered to respond to the desired future character of the Austral locality.</p> <p>In terms of social and economic conditions, the proposed additional permitted use of an recreational facilities (indoor) will deliver distinctive social benefits in a desirable and growing locality. As described, the site represents an excellent opportunity to improve the liveability and will contribute to the create healthy, thriving communities within the Liverpool LGA. It is also noted that the proposal will generate employment opportunities and support surrounding businesses, contributing to the local economy.</p>
<i>The existing, approved and likely future uses of land in the vicinity of the land to which the proposal relates</i>	<p>The additional permitted use will not impact or restrict the existing approval or future development of neighbouring properties. Whilst providing an additional permitted use, the proposal will facilitate options for additional uses to the approved development which is compatible with the context and setting of the environment. As discussed in this Report and supporting documentation, it is demonstrated that the proposal will have no adverse impact in terms of amenity.</p>
<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>	<p>The proposed change additional permitted use will be supported by the services and infrastructure available in accordance with the development application approval. The approval provides for water connection, gas connection, sewer connection, stormwater and electricity infrastructure.</p>

Additional Clause under Schedule 1 of Appendix 4

As set out under Section 5.1.1 of this Report, additional clauses are to be inserted into Western Parkland City SEPP. These are proposed, as follows:

- Insert an additional clause in Schedule 1 Additional Permitted Uses that permitted with consent the use of *recreation facilities (indoor)* on the subject site.

The clause as set out above will ensure that appropriate uses will be delivered on the subject site. This will satisfy the relevant strategic documents as set by State and Local Government, and will deliver much needed recreational uses in the Austral locality.

As demonstrated in the above assessment, the planning proposal has both strategic and site-specific merit and is suitable to be progressed to a Gateway determination.

Q4: Is the Planning Proposal consistent with a Council's local strategic or other local strategic plan?

The relevant local strategic plans or policies include the following and are addressed in detail below.

- *Liverpool City Council Local Strategic Planning Statement – Connected Liverpool 2040;*
- *Liverpool Community Strategic Plan 2022-2032;* and
- *Liverpool Centres and Corridors Strategy.*

6.3.2.6 Liverpool City Council Local Strategic Planning Statement – Connected Liverpool 2040

The *Liverpool Local Strategic Planning Statement* (LSPS) came into force March 2020 and was endorsed by the Greater Sydney Commission. The LSPS sets out a 20-year land use vision to guide land use planning for the LGA. The LSPS will provide Council with strategic direction for planning and help facilitate a coordinated approach to managing growth and development in the Liverpool LGA. The LSPS will align with the Community Strategic Plan and Western City District Plan.

The Planning Proposal is consistent with the relevant vision and strategic goals of the Liverpool LSPS:

- *Connectivity;*
- *Liveability;*
- *Productivity; and*
- *Sustainability*

Of relevance to this Planning Proposal is Planning Priority 9, which is to promote *Safe, healthy and inclusive places shaping the wellbeing of the Liverpool Community*. This Planning Priority includes a number of Principles and Actions, which are to promote public and active transport and access to recreation opportunities around strategic centres. The rationale for this Planning Priority stems from the following:

'High car dependence, relatively lower levels of spare time due to commuting and traffic, poor access to public and active transport, and fewer recreation opportunities.

A healthy built environment is a key motivator for the future. We are working to build more walking and cycling trails, opening access to our natural assets, focusing development near public transport to encourage mode shift, and ensuring there is enough open space and recreational facilities to meet growing demand. New urban centres will be compact and transit-oriented, to maximise opportunities for walking and active transport...'

This proposal will promote *recreation facilities (indoor)*, not only aligning with the employment zones reform, but also directly promoting safe, healthy and inclusive localities. As identified in the excerpt above, Council is seeking to deliver compact and transit orientated communities, with excellent access to services and facilities, including recreational facilities. The provision of additional recreational facilities on a key site in the Austral region, which is earmarked for redevelopment in the near future cognisant with the respective development consent, will expressly deliver additional uses supporting health and well-being. The proposal will also remove the need to travel to surrounding suburbs and localities to access other recreational facilities and will in turn reduce reliance on private motor vehicle travel and encourage active and public transport usage.

The proposal is demonstrably consistent with the LSPS.

6.3.2.7 Liverpool Community Strategic Plan 2022-2032

The Liverpool Community Strategic Plan 2022-2032 (CSP) identifies the strategic direction and integrated planning framework for the Liverpool Community. The Plan sets out the communities' vision to 2032 and sets out four strategic themes:

- **Theme One:** Healthy, Inclusive, Engaging
- **Theme Two:** Liveable, Sustainable, Resilient
- **Theme Three:** Evolving, Prosperous, Innovative
- **Theme Four:** Visionary, Leading, Responsible

The proposal is compatible with the vision set out within the CSP, particularly with regard to the longer term objective for healthy, inclusive and engaging communities under Themes One and Three.

Theme One

The proposal is consistent with the 10-year strategies (reproduced below) which are proposed to satisfy Theme One:

- *Improve liveability and quality of life for the community by delivering vibrant parks, places and facilities*
- *Promote a harmonious community that celebrates its diversity*
- *Embrace the city's heritage and history*
- *Support an inclusive community by fostering access and equity for all*
- *Deliver great and exciting events and programs for our people and visitors*
- *Support active and healthy lifestyles by improving footpaths, cycleways and walkways and other infrastructure that promotes and supports active transport*
- *Communicate, listen, engage and respond to the community by encouraging community participation*

The proposal seeks to improve liveability and quality of life for the community through the provision of indoor recreation facilities on a site with excellent access to other services and facilities. The proposal will contribute to recreational facilities within the Austral locality (and wider LGA) where there is a significant shortfall in the uses and will provide for an appropriate use to accompany the approved development. Importantly, the site is surrounded by low and medium density zoned land and a variety of other land uses, including open spaces, educational facilities and the like.

The additional uses in a prime location will therefore contribute to healthy communities and satisfy the objectives and goals of the CSP.

Theme Three:

The proposal is also consistent with some of the 10-year strategies (reproduced below) which are proposed to satisfy Theme Three:

- *Implement planning controls and best practice urban design to create high-quality, inclusive urban environments*
- *Facilitate quality local employment, training and education opportunities*
- *Develop the economic capacity of local businesses and industries*
- *Maintain strong relationships with agencies, stakeholders and businesses to achieve beneficial outcomes for the city*

The proposal will seek to enhance the local economy through diversifying the land uses and supporting the health and wellbeing of individuals. Given the subject site was not afforded the benefits of the employment zones reform that have been implemented into the Standard Instrument, it is unreasonable to limit the subject site from providing the opportunity to offer a use which will deliver significant benefits to the community. The additional permitted uses will generate employment opportunities for the indoor recreational uses and will be compatible with that envisaged in the neighbourhood centre.

Given the site currently contains a development approval for a mixed-use development, providing an additional use will increase traffic to local businesses. The provision of indoor recreational facilities will align with Council's strategic goals as it will foster collaboration with stakeholders and deliver infrastructure that will support the growing population, and contribute to an economically resilient community.

6.3.2.8 Liverpool Centers and Corridors Strategy

The Liverpool Centres and Corridors Strategy ('Strategy') is a response to Planning Priority 11 'An attractive environment for local jobs, business, tourism and investment', Action 11.1 'Develop a Centres and Corridor Strategy, and review LEP and DCP to ensure alignment' of Council's LSPS. The Strategy redefines and recategorises Liverpool's centres and corridors and provides direction for future planning.

With regards to Austral, specifically the Eighth Avenue Neighbourhood Centre, this is identified as key centre serving the growing community of Austral. Eighth Avenue is desired to provide for a range of retail and commercial premises serving the community, with supporting social infrastructure. The proposed additional use will complement the retail and commercial nature of the development (as approved) and will strengthen the viability of the centre through diversifying uses and also encouraging healthy and socially active communities.

As set out and perDA-381/2023, the subject site is capable of accommodating *recreation facilities (indoor)*, without impacting the provision of retail or commercial premises. This will ensure that the function of the Eighth Avenue Neighbourhood Centre will support the strategy in creating inclusive, accessible and economic hubs to serve the growing population of Austral and the wider locality.

Q5: Is the planning proposal consistent with applicable state and regional studies or strategies?

There are no other state and regional studies or strategies to which the proposed amendments are required to align.

Q6: Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

There are no State Environmental Planning Policies (SEPPs) or draft Policies or Deemed SEPPs that would prohibit or restrict this Planning Proposal. A list of relevant SEPPs is included in **Table 9**.

Table 9 Relevant State Environmental Planning Policies			
SEPP	Relevance	Y/N	Comments
SEPP Resilience and Hazards 2021	The Resilience and Hazards SEPP repealed and replace three former SEPPs related to coastal management, hazardous and offensive development and remediation of land.	Yes	The application for a Planning Proposal will not change the land use zoning and will seek to permit with consent an additional permitted use. This will not change the application of remediation of land. In terms of Coastal Management and Hazardous or Offensive Material, the application does not change the manner in which the chapters of the SEPP applies to the site.
SEPP (Sustainable Buildings) 2022	This SEPP encourages the design and delivery of more sustainable buildings across NSW. It sets sustainability standards for residential and non-residential development and starts the process of measuring and reporting on the embodied emissions of construction materials.	Yes	This application does not change the manner in which this SEPP will apply to any future development consent
SEPP (Housing) 2021	This SEPP aims to incentivise the supply and ensure the effective delivery of new affordable and diverse housing. The Housing SEPP consolidates six existing housing related policies, including: • State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP); • SEPP 65 (Design Quality of Residential Apartment Development) • State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 (Seniors SEPP); • State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes) (SEPP 70); • State Environmental Planning Policy No 21 - Caravan Parks; and • State Environmental Planning Policy No 36 - Manufactured Home Estates.	Yes	This application does not change the manner in which this SEPP applies to the site.
SEPP (Exempt and Complying Development Codes) 2008	This SEPP defines types of development for which development consent is not required.	Yes	This application for a Planning Proposal does not change the manner in which this SEPP applies to the site.

Table 9 Relevant State Environmental Planning Policies			
SEPP	Relevance	Y/N	Comments
SEPP (Transport and Infrastructure) 2021	This SEPP aims to facilitate the delivery of new infrastructure and protect the safe and efficient operation of existing infrastructure. This SEPP repeals and replaces four former SEPPs related to infrastructure, transport, education and childcare.	Yes	The application for a Planning Proposal does not change the way in which the SEPP would apply to the site or to future development upon the site. Parking is considered in the submitted Traffic Impact Assessment prepared by CBRK.
SEPP (Biodiversity and Conservation) 2021	This SEPP repeals and replaces 11 previous SEPPs.	Yes	The application for a Planning Proposal does not change the way in which the SEPP would apply to the site or to future development upon the site. No vegetation currently exists on the subject site.
SEPP (Industry and Employment) 2021	This SEPP repeals and replaces two former SEPPs related to employment lands in Western Sydney and advertising and signage.	Yes	The Planning Proposal does not change the way in which the SEPP (specifically, Chapter 3 Advertising and Signage) would apply to the site or to future development upon the site.
SEPP (Planning Systems) 2021	This SEPP identifies state or regionally significant development, state-significant infrastructure, and critical state-significant infrastructure.		This Planning Proposal does not change the way in which this SEPP would apply to the site or to future development

Q7: Is the Planning Proposal consistent with the applicable Ministerial Directions?

The proposal is consistent with all applicable Ministerial Directions under Section 9.1 of the *Environmental Planning and Assessment Act 1979* as outlined in the below table.

Table 10 Section 9.1 Ministerial Directions			
Ministerial Direction	Relevance	Y/N	Comments
1. Planning Systems			
1.4 Site Specific Provisions	This direction applies to all relevant planning authorities when preparing a planning proposal that will allow a particular development to be carried out. (1) A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either: (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. (2) A planning proposal must not contain or refer to drawings that show details of the proposed development.	Yes	The Planning Proposal will seek to include an additional permitted use to allow for recreation facility (indoor) on the site which is consistent with the zoning and employment reforms. (a) The proposal will allow for an additional permitted use in the B1 zone, consistent with the employment zones reform. (b) As above, the proposal will not rezone the site rather will include an additional permitted use. (c) The proposal will not include any standards beyond those currently required. Noted.
1.21 Implementatio	This direction applies to when a planning proposal authority prepares a planning proposal	Yes	The subject planning proposal is consistent with the South West Growth Area Structure

Table 10 Section 9.1 Ministerial Directions

n of South West Growth Area Structure Plan	for land in the Camden, Campbelltown and Liverpool local government areas that applies to land within the South West Growth Area. (1) A planning proposal authority must ensure that a planning proposal is consistent with the Structure Plan and Guide approved by the Minister for Planning and as published in December 2022 on the website of the Department of Planning and Environment.		Plan as set out in Section 6.3.2.3 of this Report. It is noted that the provision of an additional permitted use on the subject site will encourage healthy, socially interactive and economically robust localities and is therefore consistent with the Structure Plan.
3. Biodiversity and Conservation			
3.1 Conservation Zones	This direction applies to all relevant planning authorities when preparing a planning proposal. A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas	N/A	The subject site is not zoned or identified as environmentally sensitive land and therefore this direction does not apply.
3.2 Heritage Conservation	This direction applies to all relevant planning authorities when preparing a planning proposal. A planning proposal must contain provisions that facilitate the protection and conservation of heritage significance and Indigenous heritage significance	N/A	The subject site does not contain any heritage restrictions and therefore this does not apply.
3.7 Public Bushland	This direction applies when a planning proposal authority prepares a planning proposal for land in the Woollahra Local Government Area. A Planning Proposal must retain public bushland unless the planning proposal authority is satisfied that significant environmental, economic or social benefits will arise that outweigh the value of the public bushland.	N/A	The subject Planning Proposal is not located within any public bushland.
3.9 Sydney Harbour Foreshores and Waterways Area	This direction applies when a planning proposal authority prepares a planning proposal for land within the Foreshores and Waterways Area as defined in the State Environmental Planning Policy (Biodiversity and Conservation) 2021.	N/A	The subject site is not located within the foreshore and waterways area and therefore this direction does not apply.
3.10 Water Catchment Protection	This direction applies when a planning proposal authority prepares a planning proposal which will affect land within a regulated catchment, excluding the Sydney Drinking Water Catchment, within the meaning of the State Environmental Planning Policy (Biodiversity and Conservation) 2021. (1) When preparing a planning proposal, the planning proposal authority must be satisfied that the planning proposal achieves the following: (a) is consistent with the objectives of this direction, (b) is consistent with the Australian and New Zealand Guidelines for Fresh and Marine Water Quality, as published by Water Quality	Yes	The subject site is located within the Hawkesbury-Nepean Catch and therefore this direction applies. The Planning Proposal seeks only to permit an additional permitted use (Recreational Facility (Indoor)) and does not propose any physical works or changes to built form, vegetation, or stormwater infrastructure beyond the development consents associated with DA-381/2023. As the proposal will not increase human interference, affect native vegetation, alter scenic quality, or impact

Table 10 Section 9.1 Ministerial Directions

	<p>Australia, and any water quality management plan prepared in accordance with those guidelines,</p> <p>(c) includes documentation, prepared by a suitably qualified person(s), indicating whether the planning proposal:</p> <p>i. is likely to have an adverse direct, indirect or cumulative impact on terrestrial, aquatic or migratory animals or vegetation, and any steps taken to minimise such impacts</p> <p>ii. is likely to have an impact on periodic flooding that may affect wetlands and other riverine ecosystems</p> <p>iii. is likely to have an adverse impact on recreational land uses within the regulated catchment</p> <p>(d) identifies and considers the cumulative impact of the planning proposal on water quality (including groundwater) and flows of natural waterbodies and on the environment more generally, including on land adjacent to or downstream of the area to which this direction applies,</p> <p>(e) identifies how the planning proposal will:</p> <p>i. protect and improve environmental values, having regard to maintaining biodiversity, and protecting native vegetation, cultural heritage and water resources (including groundwater), ii. impact the scenic quality of the natural waterbodies and the social, economic and environmental interests of the community, iii. protect and rehabilitate land from current and future urban salinity, and prevent or restore land degradation,</p> <p>(f) considers any feasible alternatives to the planning proposal.</p> <p>(2) When preparing a planning proposal, the planning proposal authority must:</p> <p>(a) consult with the councils of adjacent or downstream local government areas where the planning proposal is likely to have an adverse environmental impact on land in that local government area, and</p> <p>(b) as far as is practicable, give effect to any requests of the adjacent or downstream council.</p>		<p>catchment health within the site, it is considered consistent with the objectives of Ministerial Direction 3.10.</p>
4. Resilience and Hazards			
4.1 Flooding	<p>This direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p>	N/A	<p>The subject site is not identified as flood prone and therefore this direction does not apply.</p>
4.3 Planning for Bushfire Protection	<p>This direction applies to all local government areas when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to, land mapped as bushfire prone land. This applies where the relevant planning authority is required to prepare a bush fire prone land map under section 10.3 of the</p>		<p>The subject site is identified as bushfire prone land. The proposed additional permitted use will not have any undue impact to the bushfire affectation of the site, noting this is resolved per the development approval on the subject site.</p>

Table 10 Section 9.1 Ministerial Directions			
	EP&A Act, or, until such a map has been certified by the Commissioner of the NSW Rural Fire Service, a map referred to in Schedule 6 of that Act.		
4.4 Remediation of Contaminated Land	<p>This direction applies when a planning proposal authority prepares a planning proposal that applies to:</p> <p>(a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land:</p> <p>i. in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>ii. on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>	Yes	The Planning Proposal is for an additional permitted use, noting that the land is suitable for development as evidenced in the approved development, and therefore this application for a Planning Proposal is consistent with Direction 4.4.
4.5 Acid Sulfate Soils	<p>This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils when preparing a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps held by the Department of Planning and Environment.</p> <p>The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</p>	Yes	The land is not mapped as containing Acid Sulfate Soils and is therefore considered acceptable with regards to this Direction.
5. Transport and Infrastructure			
5.1 Integrating Land Use and Transport	<p>This direction applies to all relevant planning authorities when preparing a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p> <p>(1) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <p>(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</p>	Yes	<p>This Planning Proposal will not increase maximum building height and floor space ratio which applies to the subject site, however, will include an additional permitted use. Therefore, the maximum density on-site will be maintained</p> <p>It is noted that this application is submitted with a Traffic Report prepared by CBRK which concludes that the proposal will have no adverse impact to traffic and is therefore acceptable with regards to this Direction.</p>

Table 10 Section 9.1 Ministerial Directions			
	(b) The Right Place for Business and Services – Planning Policy (DUAP 2001)		
5.2 Reserving Land for Public Purposes	This direction applies to all relevant planning authorities when preparing a planning proposal. (1) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or an officer of the Department nominated by the Secretary).	N/A	Not applicable to subject Planning Proposal.
5.3 Development Near Regulated Airports and Defence Airfields	This direction applies to all relevant planning authorities when preparing a planning proposal that will create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.	N/A	Not applicable to subject Planning Proposal.
6. Housing			
6.1 Residential Zones	This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted.	N/A	The Planning Proposal will not alter the permissibility of residential uses, and will only permit with consent <i>recreation facility (indoor)</i> .
7. Industry and Employment			
7.1 Employment Zones	This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed Employment zone (including the alteration of any existing Employment zone boundary).	N/A	The site is zoned B1 Neighbourhood Centre. Whilst unclear if this applies, it is noted that the subject proposal will provide for an additional permitted use which will be consistent with this Direction as it will provide for additional employment opportunities within the zone, and will support the local economy of Austral South.

6.3.3 Section C - Environmental, Social and Economic Impacts

Q8: 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 proposal does not seek any built form changes as part of this application as it results to an additional permitted use. Despite this, recreational facility (indoor) are not anticipated to introduce any significant environmental impact beyond that considered in DA-381/2023.

Q9: Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The current approval (DA-381/2023) as referenced in this Planning Proposal demonstrates that similar uses can be operated without any detrimental environmental effects, as is discussed in greater detail below.

Aural Privacy

The acoustic privacy of neighbouring properties will form part of a development consent when undertaking applications to pursue the use. It is understood that Council will impose general conditions for the future use of recreational facilities

when seeking development consent. Importantly, the approved development undertook detail acoustic testing and analysis, where it was determined that construction measures and operational management can limit adverse aural impact.

Vehicle Traffic

A Transport, Traffic and Parking Assessment has been prepared by *Colston Budd Rogers & Kafes Pty Ltd* and is submitted under a separate cover. The Transport, Traffic and Parking Assessment provides consideration of the vehicular movements, quantum of car and bicycle parking as part of the provision of additional permitted use.

Notably, the Liverpool Growth Centre Development Controls Plan does not stipulate a rate for indoor recreational facilities.

The proposal does not seek any additional parking spaces or changes to the existing road network and any future application will utilize the existing parking arrangements as established under DA-381/2023. The Traffic Assessment concludes that any additional car parking spaces required for any future use of the recreational facilities (indoor) can be accommodated within the approved car parking area, particularly given the approved development provided a surplus of spaces.

Bushfire

The subject site is located in a Bushfire Prone Area. The proposed additional permitted use will not exacerbate the bushfire vulnerability nor alter the conclusions made under DA-381/2023.

Q10: Has the Planning Proposal adequately addressed any social and economic effects?

This Planning Proposal will result in positive social and economic effects, including the provision of providing indoor recreational facilities in a well located and sought out location. There are clear benefits associated with the additional permitted use. These are described further below.

Social Impact

The proposal will offer distinctive social benefits through the provision of indoor recreational facilities, in a desirable area, whilst providing significant improvements to the health and well-being of the local community. A Social Impact Assessment ('SIA') has been prepared by *Planning Ingenuity* and is submitted under a separate cover. The SIA had concluded that:

"The demographic data for Austral indicates that the Planning Proposal to accommodate the additional permitted use of a recreational facility (indoor) will fulfill the needs of the anticipated growing population in the locality and Council's adopted strategic planning documents, which indicate that the population should be suitably serviced by planning infrastructure, community facilities and services. The potential additional permitted use will further increase the ability to make healthy thriving communities in the Liverpool LGA.

...The potential positive impacts include:

- *Improved health and well being*
- *Improved community cohesion; and*
- *Enhanced Passive Surveillance;"*

Accordingly, the Planning Proposal will improve the liveability and functionality of the approved mixed-use neighbourhood centre. That is, the proposed additional use will allow community members and employees access to a use that is currently prohibited by the planning controls. The use will improve social interaction and healthy living for future residents and works.

Economic Impact

As discussed, this Planning Proposal will allow for the strategic use of recreation facilities (indoor) on the subject site.

The Austral South locality and wider Liverpool LGA have a strong demand for the provision of recreational facilities

(indoor), either in the form of traditional gyms, fitness centres and ancillary fitness facilities as established in the Recreational Needs and Economic Assessment prepared by *Location IQ*. In this regard, the Austral locality, inclusive of the subject site, is well-suited to accommodate recreational facility (indoor). The proposal, which will provide for additional indoor recreational facilities in a highly accessible site, will provide for direct and positive economic impacts in terms of increased expenditure and the subsequent support of surrounding local businesses, serving multi-purpose trips.

Ultimately, the proposal will provide for economic benefits during and post construction associated with recreational facilities. Post construction benefits are afforded through the provision of additional employment opportunities on the site, thus supporting the local economy.

Other Public Benefits

In addition, the proposal will provide a number of other indirect public benefits which include, but are not limited to:

- Improved physical and mental health and wellbeing;
- Foster social interaction between community members;
- Access to services not currently available in the locality; and
- Increased activation and natural surveillance of the public domain.

In conclusion, the public benefits offered (above) are considered to be substantial in exchange for the additional permitted use of recreational facilities (indoor).

6.3.4 Section D - State and Commonwealth Interests

Q11: Is there adequate public infrastructure for the Planning Proposal?

The site is within an area which is undergoing transformation and is (and will be) serviced by public infrastructure. Whilst providing an additional permitted use on the site, this will not trigger requirements for local or regional scale amplification or introduction of new infrastructure, services or facilities. Subject to future applications any consent associated with the additional permitted uses will utilise the infrastructure approved under DA-381/2023.

Q12: What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The relevant authorities will be consulted as part of the full Planning Proposal process, in accordance with the relevant legislative requirements. It is noted that the proposed SEPP amendments will not trigger any changes to:

- Infrastructure and services provided by State agencies and public authorities;
- Resources managed by State agencies and public authorities.

The proposal does not trigger the referral criteria in Attachment B to the DPIE Guideline. For these reasons no referrals or consultation with State agencies and authorities are considered necessary.

A future Gateway determination will specify the list of agencies and public authorities required to be consulted and the methods and timing of such consultation.

6.4 PART 4 - MAPPING

The Planning Proposal does not seek to amend the SEPP mapping as identified in this Report.

6.5 PART 5 - COMMUNITY CONSULTATION

Consistent with the requirements for a Standard LEP amendment and the DPIE Guidelines, it is anticipated that a draft Planning Proposal would be publicly exhibited for a period of 28 days. The exhibition material will include documents

as specified in the Gateway determination and will include a copy of the Planning Proposal, an explanation of provisions, and an indication of the timeframes for completion of the process as estimated by Council.

It is anticipated that the Community Consultation methods will include forwarding copies of relevant documents to appropriate State and Commonwealth agencies, notice of public exhibition in a local newspaper and on Liverpool Council's website, providing copies of exhibition material in electronic and hard copy form at relevant local government premises and letters of notification to nearby and potentially affected land owners.

6.6 PART 6 - PROJECT TIMELINE

The estimation of the project timeline is provided below with the intention of optimising efficiency in the process:

Table 11 Project Timeline	
Phase	Timing
Gateway determination date	TBD (by Department of Planning & Environment)
Completion of required technical information	No additional supporting studies required.
Government agency consultation (pre-exhibition)	Not required
Government agency consultation (during exhibition)	Concurrent with public exhibition (28 days)
Commencement and completion dates for public exhibition period	TBD
Consideration of submissions	Two weeks from close of public exhibition
Post-exhibition consideration of the application	Four weeks from close of public exhibition
Date of submission to the Department to finalise the LEP / anticipated date RPA will make the plan (if delegated)	Six weeks from close of public exhibition

7. Conclusion

This planning proposal seeks to amend *Appendix 4 Liverpool Growth Centres Precinct Plan* of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* to permit with consent *recreation facility (indoor)* at Nos. 330-350 Eighth Avenue, Austral. Specifically, it is proposed to insert an additional permitted use clause into Schedule 1 Additional Permitted Uses.

This application for a planning proposal has been prepared in accordance with Part 3 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as well as the NSW DPIE "*Local Environmental Plan Making Guideline*" (August 2023).

As discussed and per the recent employment zones reform, the site would have been zoned E1 Local Centre consistent with the *Liverpool Local Environmental Plan 2008*. In the E1 zoning of the LLEP 2008, *recreation facility (indoor)* are prescribed as a permitted land use. As the SEPP is yet to implement into the employment zones reform, *recreation facility (indoor)* remain as prohibited on the site which is inconsistent with that permitted under the LLEP 2008 and for the remaining LGA.

The application demonstrates the proposed SEPP amendment is not only consistent with the employment zones reform, but also has strategic and site-specific merit. The amendment is consistent with the *Greater Sydney Regional Plan*, the *Western City District Plan*, majority of key priorities of the *Local Strategic Planning Statement*, applicable State Environmental Planning Policies and Ministerial Directions as prescribed by Section 9.1 of the EP&A Act.

This Planning Proposal recognises the considerable potential of the site to provide indoor recreational facilities to accompany the recent neighbourhood centre development approval (DA-381/2023). The Planning Proposal has the potential to provide for an additional permitted use on a key site that is highly accessible and strategically located.

The proposal is considered to have strategic and site-specific merit and not only provides indoor recreational facilities, but will also provide for community benefits through promoting additional uses within an approved neighbourhood centre development. These benefits will not be realised if this Planning Proposal is not supported. As a summary, the changes to the planning controls will:

- Promote healthy communities through additional permitted uses;
- Allow for the flexibility of use to ensure the successful ongoing operation of the mixed-use development;
- Provide additional indoor recreational uses in a well suited location where there is a significant shortfall, ensuring members of the community are not required to travel elsewhere for access to these services; and
- Allow for the orderly and economic development of the land.

The application is entirely consistent with the local, regional and state strategic planning directions. It follows that the additional permitted use will not result in unacceptable environmental effects or demands for new or augmented local and regional infrastructure and services. The amendment will facilitate future development options on the site that:

- are consistent with adopted key planning strategies;
- are compatible with the context and setting; and
- can deliver future social and economic benefits.

The Liverpool Local Government Area prioritises promoting healthy, safe and inclusive environments. To meet these targets, neighbourhood centres must permit with consent *recreational facility (indoors)*. Currently, the B1 Neighbourhood Centre zoning prohibits indoor recreational facilities. As the site contains a recent approval for a mixed-use neighbourhood centre development, the provision of additional permitted uses is ideally supported for a property within a strategic location. Importantly, the additional permitted use can be delivered in the near future given the recent approval and imminent construction.



As such, the supporting documentation demonstrates the additional permitted use of indoor recreational facilities will offer significant public benefit to the community. The supporting documentation comprehensively demonstrates that the additional permitted use will deliver land uses that will positively contribute to the existing development approval.

This Planning Proposal concludes that the additional permitted use contributes to the Austral locality to allow for the delivery of indoor recreation uses which is entirely compatible with the existing and continually emerging character of the locality. This application for a Planning Proposal is therefore worthy of Council's support.

Item Number:	0
Application Number:	RZ-4/2025
Proposed Development:	Planning Proposal to amend Schedule 1 of Appendix 4 of the State Environmental Planning Policy <i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i> to permit a 'recreational facility (indoor)' as an additional permitted use.
Property Address	330-350 Eighth Avenue, Austral NSW
Legal Description:	Lot 940 DP 1265677
Applicant:	Planning Ingenuity on behalf of Fabcot Pty Ltd
Land Owner:	Fabcot Pty Ltd
Cost of Works:	N/A
Recommendation:	Proceed to Gateway Assessment
Assessing Officer:	Lamiokor Wellington

1 EXECUTIVE SUMMARY

On 25 August 2025, Planning Ingenuity lodged a privately initiated Planning Proposal at 330-350 Eighth Avenue Austral (Lot 940 DP 1265677). The Planning Proposal seeks to amend Appendix 4, Schedule 1 of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (WPC SEPP 2021) to permit 'Recreation Facility (indoor)' on the subject site. The intent of the proposal is to facilitate a 'gym' on the site.

The proposal is strategically located along Eighth Avenue and is currently zoned B1 Neighbourhood Centre. A development application (DA-381/2023) was recently approved on the site for a supermarket development (Woolworths) and additional retail tenancies. The proposed additional permitted use 'gym' would therefore complement the proposal under the DA.

The Planning Proposal has been submitted pursuant to Section 3.33 of the *Environmental Planning and Assessment (EP&A) Act 1979*, and the proposal is referred to the Liverpool Local Planning Panel (LPP) in accordance with Section 2.19 of the EP&A Act 1979 for advice.

Determination of strategic and site-specific merit has been assessed in accordance with the 'Local Environmental Plan Making Guideline' published by the NSW Department of Planning, Housing, and Infrastructure (August 2023). Council staff consider the proposal to

Development Consent (DA-381/2023)

A development application (DA) was lodged with Council for the subject site on 27 June 2023 for the: *Demolition of existing structures, excavation and construction of an anchor supermarket (Woolworths), commercial and retail tenancies, public piazza and through-site link, with at-grade parking, signage and associated landscaping, civil and public domain works.*



Figure 5: 3D renders of proposed development submitted with DA-381/2023.

The DA received approval on 11 September 2024 by the Sydney Western Regional Planning Panel (SWRPP). Since the original approval two modification applications (DA-381/2023/A and DA-381/2023/B) have been lodged and subsequently approved.

These generally related to changes in building heights, minor design changes, and improvements to the functionality of the piazza to the east. It should be noted that early excavation works commenced on the subject site as of January 2025.

4. DETAILS OF THE PROPOSAL

The Planning Proposal seeks to amend *Schedule 1 Additional Permitted Uses of Appendix 4 Liverpool Growth Centre Precinct Plan* of the WPC SEPP 2021 by inserting a clause to allow for development for the purposes of recreation facility (indoor) on the subject site. Specifically, the Planning Proposal seeks to accommodate a 'gym' within the approved commercial and retail development, and the provision is proposed to read as follows:

2 Use of certain land at 330-350 Eighth Avenue, Austral

- (1) This clause applies to land known as 330-350 Eighth Avenue, Austral (Lot 940 DP 1265677)
- (2) Development for the purposes of recreation facility (indoor) is permitted with consent.

5. ASSESSMENT OF STRATEGIC AND SITE-SPECIFIC MERIT

Section A – Need for the planning proposal

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

No, the Planning Proposal is not the result of an endorsed LSPS, strategic study or report. The proposal is a privately initiated Planning Proposal and is considered a 'spot rezoning.'

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, a Planning Proposal is the best means of achieving the intended outcome, which is to include an additional permitted use for a recreation facility (indoor) at the subject site.

Section B – Relationship to the strategic planning framework

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)?

Greater Sydney Regional Plan – A Metropolis of Three Cities

The Greater Sydney Regional Plan (GSRP) was published in March 2018 and prepared by the (now dissolved) Greater Sydney Commission (GSC). The plan applies to three cities within the Greater Sydney Region, including the Western Parkland City, the Central River City, and the Eastern Harbour City. The overarching vision established by the Plan is for people to live with 30 minutes of their jobs, and have easy access to education, health facilities, key services and attractive places for leisure and recreation.

Consistency with the relevant parts of the GSRP are assessed in the Table 2 below:

Table 2 – Consistency with relevant Directions and Objectives of the GSRP

Direction & Objective	Council Comment (Consistent/Inconsistent)
A city supported by infrastructure -	Infrastructure supporting new developments
Objective 4: Infrastructure use is optimised.	This objective intends to use land more efficiently by co-locating services, and to encourage opportunities for interdependency of uses – therefore increasing sustainability and resilience. The subject proposal seeks to include an additional permitted use to a site where various services will be provided for the development of a local centre.

Direction & Objective	Council Comment (Consistent/Inconsistent)
	The Planning Proposal is consistent with this objective.
A city for people - Celebrating diversity and putting people at the heart of planning	
Objective 6: Service and infrastructure meet communities' changing needs.	<p>This objective relates to services and infrastructure being tailored to meet the varying needs of population groups and demographics.</p> <p>The community of Austral is one of the fastest growing in NSW. The additional permitted use will increase the variety of services within the new local centre.</p> <p>The Planning Proposal is consistent with this objective.</p>
Objective 7: Communities are healthy, resilient, and socially connected.	<p>This objective relates to delivering healthy, safe, and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities.</p> <p>The additional permitted use being a 'indoor recreational facility' will directly contribute to healthy and resilient communities, as it provides an opportunity for fitness activities for public use. It will also contribute to social interactions.</p> <p>The Planning Proposal is consistent with this objective.</p>
A city of great places - Designing places for people	
Objective 12: Great places that bring people together.	<p>This objective relates to providing a mix of land uses including social infrastructure and local services at the heart of communities.</p> <p>The additional permitted use being an 'indoor recreational facility' will contribute to the various services made available within a new local centre.</p> <p>The Planning Proposal is consistent with this objective.</p>

Western City District Plan

The Western City District Plan (WCDP) was published in March 2018 and prepared by the (now dissolved) Greater Sydney Commission (GSC). The WCDP outlines numerous directions and planning priorities which guide development and forecast growth throughout the district (inclusive of the Southwest Growth Area). Section 3.8 of the EP&A Act 1979 requires that Planning Proposals give effect to any district strategic plan applicable to the LGA to which the proposal is made.

The relevant directions and planning priorities are listed in the below Table:

Table 3 – Consistency with relevant Direction and Planning Priorities in the WCDP.

Direction & Planning Priority	Council Comment (Consistent/Inconsistent)
Celebrating diversity and putting people at the heart of planning	
Planning Priority W3: Providing services and social infrastructure to meet people's changing needs.	<p>This planning priority relates to how planning must recognise the changing composition of population groups and provide services and social infrastructure to meet changing needs.</p> <p>Permitting the proposed additional permitted use will allow for additional services that may be needed as the population in Austral South increases.</p> <p>The Planning Proposal is consistent with this planning priority.</p>
Designing places for people	
Planning Priority W6: Creating and renewing great places and local centres and respecting the district's heritage.	<p>This planning priority aims to facilitate well-designed centres with a mix of land uses and services.</p> <p>The proposal aims to include an additional permitted use of a gym at a newly established local centre (Eighth Avenue Neighbourhood Centre) within Austral. Therefore, contributing to a mix of tenure within the new local centre.</p> <p>The Planning Proposal is consistent with this planning priority.</p>

4. Is the planning proposal consistent with a council Local Strategic Planning Statement (LSPS) that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Yes. The Planning Proposal is consistent with Council's LSPS, as well as the Liverpool Centres and Corridors Strategy. The consistency of these documents in relation to the Planning Proposal are outlined below.

Connected Liverpool 2040 – Local Strategic Planning Statement (LSPS)

Council's Local Strategic Planning Statement (LSPS) was endorsed in 2020. This is a key planning document which details the shared vision and priorities of Council and the community and informs future land use planning for the Liverpool Local Government Area into 2040.

Planning Priority 9 of the LSPS aims to create safe, healthy and inclusive places, shaping the wellbeing of the Liverpool Community. The Planning Proposal seeks to permit a 'recreational facility (indoor)' on site. This use could act as a social connector within the new local centre and co-locates activities within the new centres. This proposal is consistent with this direction.

Liverpool Centres and Corridors Strategy

Council's Centres and Corridor Strategy has been developed in response to Action 11.3 of Council's LSPS. The Strategy essentially redefines and recategorises Liverpool's centres and corridors and provides guidance for future planning.

The Strategy includes a 'Guiding Criteria' which is intended to assist in the assessment process for Planning Proposals (p23). An assessment of consistency for the relevant criterion has been included in the table below.

Table 4 – Consistency with the Liverpool Centres and Corridors Strategy

Guiding Criteria	Council Comment
Proposals must not have a significant negative impact on the retail operation of the Liverpool City Centre, town centre and local centres (including planning future centres).	As the Planning Proposal is seeking to permit an additional permitted land use on the subject site, which is complementary to the recently approved DA, and zone objectives. It is considered consistent with this criterion.

5. Is the planning proposal consistent with any other applicable State and Regional studies or strategies?

The proposal is solely for an additional permitted use for recreation facilities (indoor) on a subject site and therefore does not trigger other State and regional studies or strategies.

6. Is the planning proposal consistent with applicable SEPPs?

Yes. The Planning Proposal is broadly consistent with SEPPs applicable to the land.

The SEPP (Biodiversity and Conservation) 2021 contains controls for vegetation, native bushland, and regulated water catchment. The site is located within a regulated water catchment; however, the applicant has not addressed the Planning Proposals impact on the catchment. Whilst, it is considered the Planning Proposal can be consistent with this SEPP, the Planning Proposal is required to be updated to demonstrate compliance.

7. Is the planning proposal consistent with applicable Ministerial Directions (Section 9.1 Directions) or key government priority?

Section 9.1 Ministerial Directions

The Planning Proposal has been assessed against Local Planning Directions (Ministerial Directions) in accordance with Section 9.1 of the EP&A Act (1979).

Table 5 – Consistency with relevant Section 9.1 Directions

Objective	Consistency	Comment
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Consistent.	The Planning Proposal achieves the overall intent of the Regional Plan and does not undermine the achievement of the Regional Plan's vision, land use strategy, goals, directions, or actions.
1.4 Site Specific Provision	Consistent.	The Planning Proposal is solely to include an additional permitted use and does not seek to amend any development standards in the WPC SEPP 2021.
Focus Area 3: Biodiversity and Conservation		
3.10 Water Catchment Protection	Justifiably inconsistent	As noted under Question 6 of this Report, the subject site of which this Planning Proposal applies is within a 'regulated catchment' as defined in the B&C SEPP 2021, therefore this Direction applies. The Planning Proposal is inconsistent with this Direction however due to the 'minor significance.' The Planning Proposal will be required to be updated prior to being sent to Gateway.

Focus Area 4: Resilience and Hazards		
4.4 Remediation of Contaminated Land	Consistent.	The proposal is consistent with this Direction as the land will be made suitable for development as determined in the Detailed Site Investigation Report under the approved DA.

Section C – Environmental, social, and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No. The subject site does not contain any threatened ecological communities or have any conservation significance. The subject site also does not contain any terrestrial biodiversity and is biodiversity certified.

9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The Planning Proposal application was referred to Council's relevant internal teams seeking comment from Subject Matter Experts (SMEs) and is detailed below:

Traffic

The Traffic Report submitted with the Planning Proposal (**Attachment 3**) stated that the proposed additional permitted use would have a 'minor increase in traffic of '1%', quantified as a further '12 vehicles per hour (two way) in the weekday afternoon peak hour'. Council's traffic SME found the proposed additional permitted use would have no adverse impact on the local road network.

Noise

Indoor recreation facilities commonly generate additional noise which may impact the surrounding area. However, given the additional permitted use will be applied to a B1 Neighbourhood Centre zone is it considered appropriate.

10. Has the planning proposal adequately addressed any social and economic effects?

Economic

The Planning Proposal report is supported by a Recreational Needs Assessment and Economic Impact Assessment (**Attachment 2**) which refers to the proposed additional permitted use in the context of the approved supermarket development on the site, stating 'Shopping centres are evolving to support a broader mix of uses beyond traditional retail, including health, fitness and well-being facilities. This diversification helps maintain foot traffic and improve centre vitality.' (p28)

Page 29 of the Assessment also concludes that *'the creation of additional employment which would result from this gym...has been factored into the employment generation from the overall Woolworths Austral South project...'*.

Council staff coincide with the conclusion of the Assessment.

Social

Council's Social Planner identified there to be significant shortage of social infrastructure and community facilities in Austral and found the proposed indoor recreation (gym) will widen the scope of having an essential service closer to home.

The supporting Social Impact Assessment (SIA) (**Attachment 4**) aligns with these recommendations, stating *'the future uses associated with indoor recreational facilities are anticipated to bring increased foot traffic, and incorporate CPTED principles in future applications for the uses'* (p23).

Section E – State and Commonwealth Interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The views of State and Commonwealth public authorities will be consulted should a Gateway determination be issued. Relevant public authorities will be identified for consultation at the Gateway determination stage.

6. NEXT STEPS

The proposed amendment is considered to demonstrate Strategic and Site-Specific Merit. The report has addressed the potential benefits of integrating recreation facilities (indoor) within the site and its wider benefits to the current and future community.

Following the Panel's consideration, the Planning Proposal will be reported to Council for consideration. Should the Planning Proposal request be endorsed, it will then be forwarded to DPHI seeking a Gateway Determination.

Following a Gateway Determination in support of the Planning Proposal, there will be a public exhibition and community consultation and a further report to Council, prior to proceeding with making of any amendment to the relevant legislation.

7. RECOMMENDATION

That the Planning Proposal is forwarded to the *Department of Planning, Housing, and Infrastructure* for a Gateway Assessment.

ATTACHMENTS

1. Attachment 1 - Planning Proposal Report - 330-350 Eighth Avenue, Austral
2. Attachment 2 - Recreational Needs Assessment & Economic Impact Assessment - 330-350 Eighth Avenue, Austral
3. Attachment 3 - Traffic Report - 330-350 Eighth Avenue, Austral
4. Attachment 4 - Social Impact Assessment - 330-350 Eighth Avenue, Austral



**ADVICE ON PLANNING PROPOSALS
LIVERPOOL LOCAL PLANNING PANEL**

Monday 24th November 2025

Held online via
MS Teams

Panel:

Terence Sheahan (Chair)
Stephen McMahon (Expert)
Caroline Pidcock (Expert)
Jeremy Thomas (Community Representative)

There were no conflicts of interest declared by any panel members in relation to any items on the agenda.

LIVERPOOL CITY COUNCIL**ADVICE OF LIVERPOOL LOCAL PLANNING PANEL****PAGE 1****24th November 2025**

APPLICATION NUMBER:	RZ-4/2025
SUBJECT:	Planning Proposal to amend Schedule 1 of Appendix 4 of the State Environmental Planning Policy State Environmental Planning Policy (Precincts – Western Parkland City) 2021 to permit a ‘recreational facility (indoor)’ as an additional permitted use.
LOCATION:	330-350 Eighth Avenue, Austral NSW
OWNER:	Fabcot Pty Ltd
APPLICANT:	Planning Ingenuity on behalf of Fabcot Pty Ltd
AUTHOR:	Lamiokor Wellington

ADVICE OF THE PANEL

The Panel read the Council officer’s report, was briefed by Council officers and visited the site.

The Panel’s advice to the Council is that the proposal should proceed to Gateway Assessment. Additionally, the Panel suggests Council seeks to investigate the opportunity to make a minor amendment to the State Environmental Planning Policies (SEPP) to include gymnasiums and any other anomalies.

VOTING NUMBERS:**4-0**



4.

Memo

To: The Mayor and Councillors
From: Lina Kakish, Director Planning and Design
Date: 17 February 2026
Subject: Proposed Amendment to the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* – 495 Fourth Avenue and 330-350 Eighth Avenue, Austral – Additional Information
Reference: 041962.2026

Purpose

To respond to the Questions Taken on Notice (QTON) at the Governance Committee Meeting (GCM) held on 10 February 2026 in relation to two (2) Proponent-initiated Planning Proposals at 495 Fourth Avenue and 330-350 Eighth Avenue, Austral.

Background

The two Proponent-led Planning Proposals seek to amend Schedule 1 of the *State Environmental Planning Policy (Western Parkland City – Precincts) 2021* to permit 'recreational facilities (indoor)' as an Additional Permitted Use. Both subject sites have approved Development Applications for a supermarket development and additional retail tenancies. The intent of these proposals is to facilitate a gym within these developments.

Both Planning Proposals were referred to the Local Planning Panel on 24 November 2025 where it was advised that both Proposals demonstrated Strategic and Site-Specific Merit.

The Planning Proposals were subsequently tabled at the Ordinary Meeting of Council on 4 February 2026 (Items PD 01 and PD 03) for Council consideration. At the Meeting, both Proposals were deferred to the next available Governance Committee Meeting for further discussion. A copy of the Council Resolutions is provided in **Attachment 3**.

Both Proposals were subsequently referred for discussion at the February 2026 GCM on 10 February 2026. At this Meeting, additional information was requested in relation to the associated transport impact of including a gym as an Additional Permitted Use.

Copies of both transport assessments supporting the two Planning Proposal is provided in **Attachment 1** (495 Fourth Avenue) and **Attachment 2** (330-350 Eighth Avenue) for Councillor consideration.

Next Steps

The Planning Proposals will again be reported to the Ordinary Meeting of Council on 25 March 2026 to seek Council endorsement to progress them both to the *Department of Planning Housing and Infrastructure* (DPHI) for Gateway Assessment.

Should you have any questions about this matter, please do not hesitate to contact Mark Hannan, Council's Manager City Planning, via email at hannanma@liverpool.nsw.gov.au.

**Lina Kakish**

Director Planning and Design

Attachments

Attachment 1 – Traffic Analysis – 495 Fourth Avenue, Austral (RZ-3/2025)

Attachment 2 – Traffic Analysis – 330-350 Eighth Avenue, Austral (RZ-4/2025)

Attachment 3 – Meeting Minutes – Ordinary Meeting of Council – 4 February 2026

Attachment 1

Colston Budd Rogers & Kafes Pty Ltdas Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: TR/12588/mc

Transport Planning
Traffic Studies
Parking Studies

8 July 2025

Fabcot Pty Ltd
c/- Woolworths Limited
PO Box 8000
BAULKHAM HILLS NSW 2153**Attention: Wilson Wise**
Email: wwise1@woolworths.com.au

Dear Sir,

**RE: NORTH AUSTRAL WOOLWORTHS
PROPOSED RECREATIONAL FACILITY (GYM)**

1. As requested, we have reviewed the traffic and parking effects of converting one of the approved first floor commercial tenancies (some 1,450m² GFA) to a recreational facility (gym). The traffic and parking review is set out through the following sections:
 - approved development;
 - proposed recreational facility (gym);
 - pedestrian catchment and active transport;
 - parking provision;
 - traffic effects; and
 - summary.

Approved Development
2. The approved Woolworths shopping centre development is located within the Gurner Avenue Neighbourhood Centre. It has a total area of some 7,411m² comprising:
 - 1,729m² commercial;
 - 3,540m² supermarket;
 - 143m² direct to boot (DTB);
 - 174m² liquor store; and
 - 1,825m² specialty retail.
3. 348 parking spaces are provided within at-grade car park and basement car parks with vehicular access provided from Fourth Avenue and Gurner Avenue.

Suite 1801/Tower A, Zenith Centre, 821 Pacific Highway, Chatswood NSW 2067

P.O. Box 5186 West Chatswood NSW 1515

Directors - Geoff Budd - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296

EMAIL: cbrk@cbrk.com.au

Colston Budd Rogers & Kafes Pty Ltd

Pedestrian access is provided from Fourth Avenue, Gurner Avenue and the car park.

Proposed Recreational Facility (Gym)

4. It is proposed to convert the approved first floor commercial tenancies (some 1,450m² GFA) to a recreational facility (gym).

Pedestrian Catchment and Active Transport

5. The Gurner Avenue Neighbourhood Centre is identified in the Liverpool Growth Centre DCP. The Liverpool Contributions Plan 2014 (amended 10 June 2020) – Austral and Leppington North Precincts, sets out expected development in the area. The Contributions Plan identifies provision of an off road cycleway (shared path) along Gurner Avenue and Fourth Avenue.
6. Pedestrian access in the area will be provided by footpaths on the new roads. Collector roads will provide a minimum 2.5 metre wide shared path while local roads will provide a minimum 1.5 metre wide footpath.
7. The site currently has limited access to public transport services. Interline currently operate Route 855 service (Blacktown to Parramatta) and Route 865 (Rutleigh Park to Liverpool via Austral and Leppington Stations). This operates along Fifteenth Avenue some 600 metres from the site. The DCP and Contributions Plan do not indicate any future bus routes in the area although this may change as development is completed in the area.
8. The typical pedestrian catchment to a gym would be similar to that deemed appropriate for public transport, which is an area within a radius of some 400 metres to 800 metres of the site. Provision of a gym on the subject site would place it within the pedestrian catchment of existing and future residential/commercial development with access provided by existing and future active transport infrastructure as described above and not require gym users to travel beyond the catchment area to access recreational facilities.

Parking Provision

9. The approved development provides 348 on-site parking spaces. Based on parking rates set out in the Liverpool City Council Growth Centre Precincts DCP, the approved development would require a maximum of some 300 parking spaces. This assumes that all the speciality retail would be shops greater than 200m² (when in practice the majority would be shops less than 200m²) and no reduction in parking due to the provision of DTB for the supermarket. Thus, there is a surplus of at least 48 spaces.

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10. The Liverpool City Council Growth Centre Precincts DCP does not include a parking rate for recreational facilities so the gym rate in Liverpool DCP 2008 has been adopted to estimate parking requirements for the proposed gym. The approved first floor commercial tenancy to be converted to a gym is some 1,450m². As a commercial use it would require 36 parking spaces (based on a rate of 1 space/40m²). When converted to a gym it would require 66 parking spaces (based on a rate of 1 space/22m²). This is an increase of 30 spaces which could be readily accommodated by the surplus of at least 48 spaces as described above.

Traffic Effects

11. The approved development was estimated to generate some 710 vehicles per hour (two way) in the weekday afternoon peak hour when the surrounding area was fully developed. The approved commercial tenancy to be converted to a gym was estimated to generate some 29 vehicles per hour (two way) in the weekday afternoon peak hour. Based on the TfNSW Guidelines a gym would generate some 3.6 vehicles per hour (two way) in the weekday afternoon peak hour. Applying this rate, the proposed gym would generate some 52 vehicles per hour (two way) in the weekday afternoon peak hour, an increase of some 23 vehicles per hour (two way) or a three percent (3%) increase in traffic compared to the approved development. Such a minor increase would have the same traffic effects as the approved development.

Summary

12. In summary the traffic and parking review of the proposal to convert one of the first floor commercial tenancies to a recreational facility (gym) has found the following:
- it is proposed to convert a 1,450m² first floor commercial tenancy to a recreational facility (gym);
 - provision of a gym on the subject site would place it within the pedestrian catchment of existing and future residential/commercial development with access provided by existing and future active transport infrastructure as described above and not require gym users to travel beyond the catchment area to access recreational facilities;
 - additional parking required by the proposed gym use (30 spaces) can be accommodated by the surplus of parking provided (at least 48 spaces); and
 - the minor increase in traffic from the proposed gym (3%) would have the same traffic effects as the approved development.
13. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Colston Budd Rogers & Kafes Pty Ltd

Yours faithfully,

COLSTON BUDD ROGERS & KAFES PTY LTD

A handwritten signature in black ink, appearing to read 'T. Rogers', written over a horizontal line.

T. Rogers
Director

Attachment 2

Colston Budd Rogers & Kafes Pty Ltdas Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: TR/12588/mc

Transport Planning
Traffic Studies
Parking Studies

2 July 2025

Fabcot Pty Ltd
c/- Woolworths Limited
PO Box 8000
BAULKHAM HILLS NSW 2153**Attention: Wilson Wise**
Email: wwise1@woolworths.com.au

Dear Sir,

**RE: SOUTH AUSTRAL WOOLWORTHS
PROPOSED RECREATIONAL FACILITY (GYM)**

1. As requested, we have reviewed the traffic and parking effects of converting one of the approved first floor commercial tenancies (some 576m² GFA) to a recreational facility (gym). The traffic and parking review is set out through the following sections:

- approved development;
- proposed recreational facility (gym);
- pedestrian catchment and active transport;
- parking provision;
- traffic effects; and
- summary.

Approved Development

2. The approved Woolworths shopping centre development is located within the Eighth Avenue Neighbourhood Centre. It has a total area of some 7,550m² comprising:

- 2,019m² commercial;
- 3,477m² supermarket;
- 127m² direct to boot (DTB);
- 171m² liquor store;
- 1,560m² specialty retail; and
- 166m² team room.

Suite 1801/Tower A, Zenith Centre, 821 Pacific Highway, Chatswood NSW 2067

P.O. Box 5186 West Chatswood NSW 1515

Directors - Geoff Budd - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296

EMAIL: cbrk@cbrk.com.au

Colston Budd Rogers & Kafes Pty Ltd

3. 302 parking spaces are provided within an at-grade car park located in the southern part of the site with vehicular access provided from Warrawal Avenue and Auger Street. An additional 16 on street parking spaces are provided along the Warrawal Avenue and Eighth Avenue frontages of the site. Pedestrian access is provided from Eighth Avenue and the car park.

Proposed Recreational Facility (Gym)

4. It is proposed to convert one of the approved first floor commercial tenancies (some 576m² GFA) to a recreational facility (gym).

Pedestrian Catchment and Active Transport

5. The Eighth Avenue Neighbourhood Centre is identified in the Liverpool Growth Centre DCP. The Liverpool Contributions Plan 2014 (amended 10 June 2020) – Austral and Leppington North Precincts, sets out expected development in the area. The Contributions Plan identifies provision of an off road cycleway (shared path) along Eighth Avenue (east of the Warrawal Avenue) and the Warrawal Avenue (south of Eighth Avenue). This would connect to a future off road cycleway (shared path) on Fourth Avenue and the existing cycle facilities on Bringelly Road (on road cycle lane and off road cycleway (shared path)).
6. Pedestrian access in the area will be provided by footpaths on the new roads. Collector roads will provide a minimum 2.5 metre wide shared path while local roads will provide a minimum 1.5 metre wide footpath.
7. The site currently has limited access to public transport services. Interline operate the 861 service between Denham Court and Carnes Hill (via Austral). This operates along Tenth Street to the north, Kelly Street to the west and Sixth Avenue to south with the closet bus stop located on at the intersection of Fourth Avenue/Sixth Avenue. The DCP and Contributions Plan do not indicate any future bus routes in the area although this may change as development is completed in the area.
8. The typical pedestrian catchment to a gym would be similar to that deemed appropriate for public transport, which is an area within a radius of some 400 metres to 800 metres of the site. Provision of a gym on the subject site would place it within the pedestrian catchment of existing and future residential/commercial development with access provided by existing and future active transport infrastructure as described above and not require gym users to travel beyond the catchment area to access recreational facilities.

Parking Provision

9. The approved development provides 302 on-site parking spaces and 16 on-street parking spaces along the Warrawal Avenue and Eighth Avenue frontages

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of the site. Based on parking rates set out in the Liverpool City Council Growth Centre Precincts DCP, the approved development would require a maximum of some 298 parking spaces. This assumes that all the speciality retail would be shops greater than 200m² (when a practice the majority would be shops less than 200m²) and no reduction in parking due to the provision of DTB for the supermarket. Taking these two factors into account would reduce parking required to some 270 to 280 parking spaces resulting a surplus of 22 to 32 on-site parking spaces.

10. The Liverpool City Council Growth Centre Precincts DCP does not include a parking rate for recreational facilities so the gym rate in Liverpool DCP 2008 has been adopted to estimate parking requirements for the proposed gym. The approved commercial tenancy to be converted to a gym is some 576m². As a commercial use it would require 15 parking spaces (based on a rate of 1 space/40m²). When converted to a gym it would require 26 parking spaces (based on a rate of 1 space/22m²). This is an increase of 11 spaces which could be readily accommodated by the surplus of 22 to 32 spaces as described above.

Traffic Effects

11. The approved development was estimated to generate some 700 vehicles per hour (two way) in the weekday afternoon peak hour when the surrounding area was fully developed. The approved commercial tenancy to be converted to a gym was estimated to generate some 12 vehicles per hour (two way) in the weekday afternoon peak hour. Based on the TfNSW Guidelines a gym would generate some 3.6 vehicles per hour (two way) in the weekday afternoon peak hour. Applying this rate, the proposed gym would generate some 20 vehicles per hour (two way) in the weekday afternoon peak hour, an increase of some 8 vehicles per hour (two way) or a one percent (1%) increase in traffic compared to the approved development. Such a minor increase would have the same traffic effects as the approved development.

Summary

12. In summary the traffic and parking review of the proposal to convert one of the first floor commercial tenancies to a recreational facility (gym) has found the following:
 - it is proposed to convert a 576m² first floor commercial tenancy to a recreational facility (gym);
 - provision of a gym on the subject site would place it within the pedestrian catchment of existing and future residential/commercial development with access provided by existing and future active transport infrastructure as described above and not require gym users to travel beyond the catchment area to access recreational facilities;

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- additional parking required by the proposed gym use (11 spaces) can be accommodated by the surplus of parking provided (22 to 32 spaces); and
- the minor increase in traffic from the proposed gym (1%) would have the same traffic effects as the approved development.

13. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Yours faithfully,

COLSTON BUDD ROGERS & KAFES PTY LTD



T. Rogers
Director

ITEM NO: PD 01
FILE NO: 419228.2025
SUBJECT: Amendment to the State Environmental Planning Policy (Precincts - Western
Parkland City) 2021 – 495 Fourth Avenue, Austral

COUNCIL DECISION

Motion: **Moved: Cllr Macnaught** **Seconded: Cllr Ammoun**

That this item be deferred for a discussion at a Governance Committee meeting covering issues that may arise and best outcomes achieved for Council prior to amending the State Environmental Planning Policy (SEP).

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.

*Note: Cllr Ristevski was an apology for the meeting.
Cllrs Ibrahim, Karnib and Monaghan were not present at the meeting.*

ITEM NO: PD 03
FILE NO: 424931.2025
SUBJECT: Amendment to the State Environmental Planning Policy (Precincts - Western
Parkland City) 2021 - 330-350 Eighth Avenue, Austral

COUNCIL DECISION

Motion: **Moved: Cllr Macnaught** **Seconded: Deputy Mayor Harle**

That this item be deferred for a discussion at a Governance Committee meeting covering issues that may arise and best outcomes achieved for Council prior to amending the State Environmental Planning Policy (SEP).

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.

*Note: Cllr Ristevski was an apology for the meeting.
Cllrs Ibrahim, Karnib and Monaghan were not present at the meeting.*



Ref No.: 033606.2026
Contact: Mark Hannan
Ph: 0467 800 724
Date: 25 February 2026

Ms Jessica Farrell
Director Metro and Cities Strategic Planning
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Email: sydney-plan@planning.nsw.gov.au

Dear Ms Farrell,

Re: Draft Sydney Plan, Statewide Policy for Industrial Lands & A New Approach to Strategic Planning Discussion Paper – Non-Endorsed Submission – Liverpool City Council

Thank you for the opportunity for Liverpool City Council (“Council”) to provide comment on ‘*The Draft Sydney Plan, A New Approach to Strategic Planning Discussion Paper*’ and ‘*The Statewide Policy for Industrial Lands*’.

The Liverpool Local Government Area (LGA) is one of the most diverse and fastest-growing LGAs in Greater Sydney, with a population forecast to increase from 262,171 to 352,811 by 2046 (Forecast ID). The LGA supports a broad range of household types, income levels and cultural backgrounds, resulting in ongoing demand for a diverse mix of housing, services and employment opportunities.

The LGA also accommodates a concentration of State and Regionally-significant industrial and employment lands, including the Moorebank Intermodal Precinct and Western Sydney Aerotropolis, as well as the Prestons, Warwick Farm and Chipping Norton Industrial Precincts. These Precincts play a critical role in supporting Greater Sydney’s freight, logistics, manufacturing and distribution functions.

This combination of rapid population growth and strategic employment assets positions the Liverpool LGA as a key contributor to Greater Sydney’s housing supply and workforce needs, while also generating heightened demand for social infrastructure, open space and transport services that must be carefully planned and sequenced alongside growth.

Feedback on the three (3) documents is provided in the following Appendices:

- The Sydney Plan Submission – **Appendix A**
- A New Approach to Strategic Planning Discussion Paper Submission – **Appendix B**
- Statewide Policy for Industrial Lands Submission – **Appendix C**

It should be noted that this submission is yet to receive Council endorsement – a Council endorsed submission will be forwarded to the Department of Planning, Housing and Infrastructure (DPHI) following referral for Council consideration at the Ordinary Meeting of Council on 25 March 2026.

Council would welcome the opportunity to walk the DPHI through our collective submission on the three documents and looks forward to working collaboratively with the DPHI to ensure that the decision-making process underpinning both The Sydney Plan and the Statewide Policy for Industrial Lands is robust and strategically informed.

In the interim, should you require any further information on this matter, please do not hesitate to contact Mark Hannan, Council's Manager City Planning, via phone on 0467 800 714 or via email at hannanma@liverpool.nsw.gov.au.

Yours sincerely



Lina Kakish

Director Planning and Design

Attachments

Appendix A – Draft Sydney Plan Submission (Non-Endorsed)

Appendix B – A New Approach to Strategic Planning Discussion Paper Submission (Non-Endorsed)

Appendix C – Draft Statewide Policy for Industrial Lands Submission (Non-Endorsed)

Appendix A – Draft Sydney Plan Submission (Non-Endorsed)

This submission outlines Council's key considerations on the *Draft Sydney Plan* to ensure coordinated housing delivery, employment growth, infrastructure sequencing, environmental resilience, and liveability outcomes for South West Sydney.

Council's comments are informed by Liverpool's established metropolitan role, its capacity to deliver State and regionally-significant outcomes, and the practical challenges associated with implementing long-term strategic objectives at the local level. The submission is provided to assist in refining the Draft Plan to ensure it is evidence-based, deliverable, and capable of supporting coordinated growth across Greater Sydney.

Recognition of Liverpool as an 'Emerging CBD'

The *Greater Sydney Region Plan – A Metropolis of Three Cities* and the *Our Greater Sydney 2056 Western City District Plan*, released in 2018, categorised the Liverpool CBD, along with Greater Penrith, Campbelltown, Macarthur and the Western Sydney Aerotropolis Precinct, as a Metropolitan Centre.

Under the *Draft Sydney Plan*, the Liverpool CBD is recast as a "Commercial Centre" whereas the Bradfield City Centre is elevated in the centre hierarchy as an "Emerging CBD".

Council's strategic aspiration, articulated within the Liverpool Local Strategic Planning Statement (LSPS), is for the Liverpool CBD to achieve formal recognition as Sydney's Third CBD and the official Gateway to South West Sydney.

The Liverpool CBD is an established centre with the foundational elements in place to realistically support an "Emerging CBD" status – particularly when compared with the Bradfield City Centre which is decades away from achieving its full potential. These include comprehensive planning controls to enable significant commercial and mixed use intensification, established transport networks, major civic, health and education anchors including four (4) universities (Western Sydney University, University of Wollongong, University of NSW, University of Notre Dame), TAFE NSW and Liverpool Hospital.

Liverpool CBD already has significant zoning capacity. Further strategic investment from the NSW Government in catalytic infrastructure, particularly high-frequency mass transit like a Metro extension between Bankstown and Liverpool, would significantly accelerate the transition towards a higher operating CBD in line with the trajectory of Parramatta. This would provide the opportunity to leverage off an already functioning Metropolitan Centre, enabling faster housing delivery – analysis undertaken by Council indicates a Metro extension between Bankstown and Glenfield via Liverpool CBD could yield up to **103,000 new homes** along the corridor, stronger employment growth and improved liveability outcomes for Southwest Sydney.

While Bradfield will play an important long-term role within the Western Sydney Aerotropolis, its ability to function as a comparable CBD remains contingent on future infrastructure, market demand and institutional establishment, which are unlikely to be fully realised within the timeframes of the Sydney Plan (i.e. 20 years). Council believes that Bradfield's strategic function is better defined as a major employment and innovation hub supporting industrial, logistics, enterprise and agribusiness uses within the Western Sydney Aerotropolis rather than an "Emerging CBD".

Recommendation: The *Draft Sydney Plan* should recognise Liverpool as an “Emerging CBD” to reflect its established capacity to deliver housing, infrastructure, and liveability outcomes, as well as its position as the Gateway to South West Sydney. Meanwhile, the Bradfield City Centre should be repositioned as a long-term employment and innovation hub supported by future infrastructure investment.

Housing Delivery

The Draft Plan identifies the delivery of affordable and diverse housing as a key priority, with an expectation that Local Government plays a role in facilitating outcomes through local planning frameworks. While Council supports this objective in principle, the delivery of affordable housing is largely constrained by broader market conditions, development feasibility which is beyond Council's direct control. Rising construction costs, and land values significantly limit the viability of affordable housing provision through land use planning alone.

Additionally, whilst Council can ensure planning controls facilitate development, it is the private sector which will deliver this outcome on the ground. This aspect provides important context to understanding the current housing crisis and moving towards addressing this issue.

Liverpool has been assigned one of the highest housing delivery targets – 16,700 new homes by 2029 – in Greater Sydney. Despite this, the Liverpool LGA currently experiences limited access to high-frequency public transport when compared to many Central and Eastern City LGAs. In order to ensure these stipulated housing targets can be met, it is essential for the NSW Government to commit the necessary infrastructure required to support our growing communities and deliver greater modal choice, more often.

Additionally, it is important to acknowledge that due to difficult economic circumstances there is a growing gap between development approvals and completed dwellings. *Figure 1* highlights that the gap between approved and constructed dwellings has significantly widened since July 2024, meaning approvals are not consistently translating into construction or occupancy.

Housing delivery and market conditions are outside the scope of Council's operations and as such, it is essential for the NSW Government to acknowledge this when assessing housing targets.



Figure 1 – Housing Delivery Liverpool LGA – Approved vs Delivered vs NSW Housing Target

Unlocking Housing with the Liverpool LGA

Liverpool already comprises a comparatively high proportion of medium to high-density residential zoning around centres and transport corridors, however as noted above, completions continue to lag approvals and targets. This demonstrates that land use planning capacity alone is not the primary constraint and reinforces the need for a more nuanced, evidence-based application of housing priorities that considers market capacity, infrastructure readiness, and feasibility at the local level.

Achieving the housing priorities and actions outlined in the Plan will therefore require stronger Australian and NSW Government-led interventions to ensure outcomes are realistic, deliverable, and equitably shared across Greater Sydney.

Council has identified a potential solution in the South West Connector Project, a proposed extension of the City and Southwest Metro to Glenfield via Liverpool. By aligning high-capacity transport with land capable of early development, the Project could unlock significant housing supply, reduce car dependency and improve equitable access to jobs and services.

The Project tested three corridor alignment options to maximise housing uplift within walkable station catchments (see Figure 2) and prioritised station locations on NSW Government-owned land, enabling State-led development and providing greater certainty in housing yield and timing.

For the preferred Southern Corridor option, the extension could facilitate delivery of approximately **103,000 new homes**, materially contributing to the State's housing delivery targets under the National Housing Accord. In parallel, the Project would also improve access to greater employment and educational opportunities, and address long-standing transport disadvantage and socio-economic challenges in South West Sydney.

Council believes that initiatives like the South West Connector Project would provide the catalyst to deliver additional housing capacity at scale across South West Sydney and should be included for consideration by the NSW Government alongside "in flight" investigations like the Bradfield to

Campbelltown/Macarthur Metro extension when considering future investment decisions to increase housing supply.

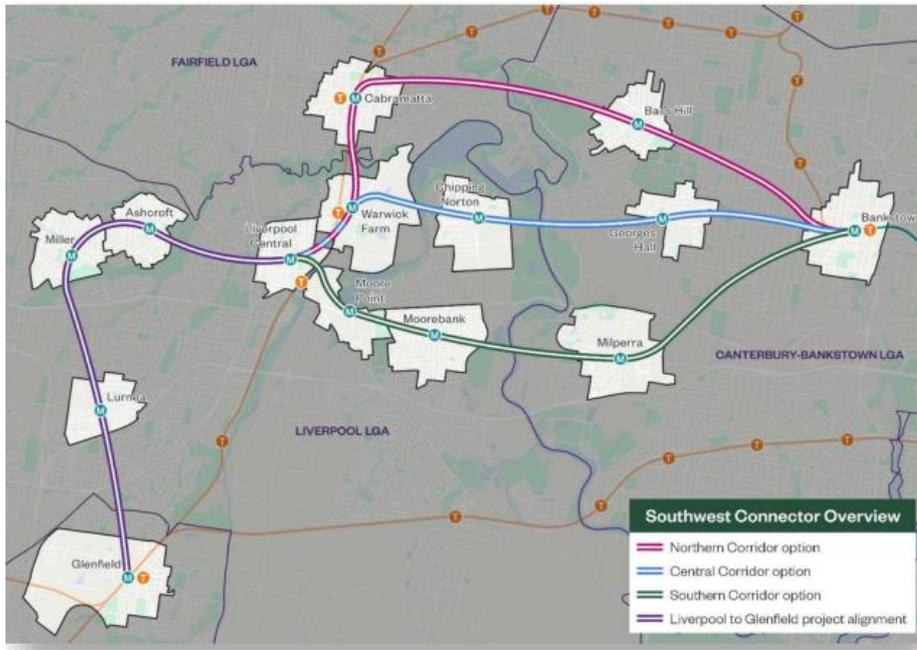


Figure 2 – Proposed Corridor Options & Station Precincts

Recommendation: Council would welcome the opportunity to brief the DPHI on the South West Connector Project to present a viable solution for accelerating housing delivery in South West Sydney.

Employment Growth and Industry Distribution

It is crucial that new jobs are supported by adequate infrastructure and frequent public transport connections. The jobs projections outlined in Appendix E for Bradfield, Liverpool, and Leppington underestimate the amount of jobs growth the Liverpool LGA is likely to experience.

For example, jobs within and associated with the Agribusiness and Innovation Zones in the Aerotropolis is likely to exceed 63,000 jobs by 2044, particularly in advanced manufacturing, logistics, warehousing, and education. The Liverpool CBD, anchored by Liverpool Hospital, TAFE NSW, and four (4) universities, is also expected to exceed its projected 7,800 to 8,700 jobs, with industrial and professional services likely to grow beyond current estimates.

As such, these projections are conservative, underscoring the need for proactive policy, targeted investment, and infrastructure delivery to fully realise the economic potential of South West Sydney.

Recommendation: The Draft Sydney Plan should more clearly align employment growth targets with the delivery and sequencing of public transport infrastructure, particularly in growth areas.

Employment precincts and emerging centres must not be expected to absorb significant job growth without committed, funded and timely public transport connections to support workforce access.

The Plan should explicitly require that employment growth assumptions are contingent on infrastructure readiness, with NSW Government-led coordination to ensure transport investment is delivered in advance of, or concurrently with, major employment development to avoid car dependency, congestion and inequitable access to jobs.

Infrastructure Planning

The Draft Plan assigns the Liverpool LGA one of Greater Sydney's highest housing targets by 2029 – 16,700 new homes, while also recognising its major industrial and freight precincts, including Moorebank Intermodal and the Western Sydney Aerotropolis.

The Draft Plan does not however include any clear commitments to support new infrastructure. City shaping infrastructure projects are often the catalyst to driving change or the missing link resulting in delays for delivering growth. Clear infrastructure commitments are essential to ensure the delivery of the combined housing and industrial growth identified for the Liverpool LGA. Without clear, funded or sequenced infrastructure to support the growth it is unlikely to ever eventuate.

As discussed previously, the South West Connector Project provides a clear example of how catalytic infrastructure could unlock positive housing, employment and socio-economic outcomes. Beyond this Project, the Draft Plan needs to identify and commit to additional key infrastructure projects to support both residential and industrial growth across Sydney, ensuring planned growth is deliverable, coordinated and sequenced effectively.

Further, reliance on Local Contributions Plans is also problematic to fast-track delivery of local infrastructure. Monetary contributions from development is not collected until Construction Certificate or Occupation Certificate stage which is often too late to deliver the essential infrastructure – roads, drainage, open space, community facilities – required to unlock additional housing, particularly in greenfield areas like we have in our LGA. This places significant constraints on Local Government and results in delays for the local community.

Expecting Local Government to deliver housing and industrial growth concurrently without adequate and coordinated infrastructure – particularly NSW Government infrastructure which is key to opening up development and supporting communities like State Roads, water supply, utilities, public transport, education and medical facilities – creates a significant implementation gap, placing pressure on land and undermining liveability, productivity, and sustainable growth.

Council believes that the NSW Government should be open to providing seed funding to Growth Councils like Liverpool, enabling them to acquire land and deliver local infrastructure upfront, with developer contributions used to repay the Government support over time. This approach would help ensure that essential infrastructure is in place to support housing and employment growth, reduce delivery delays and maintain liveability outcomes.

The Draft Plan refers to the Sydney Infrastructure Opportunities Plan (IOP) as a tool to identify NSW Government Agency infrastructure projects to support new housing and employment.

Council provided input into the Draft IOP in May 2025 but has not received updates from the DPHI since.

Limited information is provided regarding roads, public transport, active transport, and green infrastructure. Council supports these tools if they include clear commitments, are regularly updated, and implemented to deliver infrastructure.

Recommendation: Align housing and industrial targets with timely, funded, and clearly sequenced infrastructure delivery. Infrastructure planning should consider NSW and Local Government and developer responsibilities, ensure coordination among all stakeholders, and include clear commitments across transport, schools, hospitals, utilities, open space and social infrastructure.

Additionally, Council also recommends that the NSW Government consider providing seed funding to enable upfront delivery of essential infrastructure and also requests an update on the status of the IOP and the outcome of its May 2025 submission.

Environmental Resilience and Liveability

The “Resilient” priority outlines key challenges for Council in the environmental and liveability space. However, the associated responses focus primarily on protecting new developments from natural hazards, and open space delivery. These measures do not adequately address other critical issues, including biodiversity loss, insufficient tree canopy cover, and climate-related risks to the community. This is a significant gap within the Draft Plan.

Without these measures identified, it will be difficult to assess Planning Proposals which aim to deliver housing on biodiversity significant land.

Recommendation: Additional measures are required to address biodiversity loss and resilience across Greater Sydney. Key priorities should include tangible measures such as:

- Retaining and enhancing existing vegetation and habitat areas within and around new developments;
- Establishing biodiversity corridors to connect key habitat areas and support wildlife movement;
- Requiring native species planting and habitat features in all developments;
- Implementing offset or restoration programs where biodiversity impacts are unavoidable; and
- Monitoring and reporting biodiversity outcomes to ensure compliance and effectiveness at the local level.

Open Space Data Modelling

The Draft Plan’s Liveable Priority assumes that the Liverpool LGA has sufficient open space based on SA2 level modelling. This approach is inconsistent with the NSW Movement and Place Framework, which identifies “*population accessing public space*” as the appropriate metric and requires assessment of the population within 5-10 minute walking catchments (400m and 800m)

of public open space. Contrary to the data presented in the Draft Plan, analysis undertaken by Council identifies a shortage of accessible open space across the LGA.

Furthermore, Appendix F indicates that the suburb of Austral is projected to have more than three (3) hectares of open space per 1,000 residents by 2045, based on SA2-level modelling. However, Council's recent infrastructure analysis of Austral projects a population of approximately 60,972 by 2040, with around 120 hectares of open space available. This equates to approximately 0.002 hectares of open space per person, or two hectares per 1,000 people – essentially one hectare of open space short for every 1,000 people. This is significantly lower than the figure presented in the Draft Plan and it is vital that this information is accurate.

Recommendation: Council recommends that the DPHI revise its assessment of open space to use a dwelling based accessibility approach, measuring the population within 5-10 minute walking catchments of public open space, in line with the NSW Movement and Place Framework rather than high-level SA2 modelling. Additionally, Council can share its detailed open space analysis to support this assessment and ensure more accurate planning outcomes.

Public Open Space Provisions

Council has faced significant challenges delivering essential infrastructure due to poorly planned integration of biodiversity conservation areas under State Planning Instruments (particularly Existing Native Vegetation under the *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*). This has caused a significant offsetting burden for Council due to unavoidable impacts caused by the delivery of essential infrastructure.

Such conflicts should be recognised and mitigated within the Plan to ensure that there is a robust approach to biodiversity conservation that accommodates for the delivery of essential infrastructure and required urban growth.

Recommendation: It is recommended that biodiversity preservation in the public open space network, and potential conflicts with active recreational uses is considered. It is often assumed that open space can be used for both biodiversity preservation and recreation. However, recreation infrastructure such as the delivery of playing fields, should be planned for to ensure that the open space network is fit for purpose for both biodiversity and active recreation outcomes.

Flooding

The 2022 NSW Flood Inquiry identified the Georges River Catchment as “high risk” for flooding. Recent Planning Proposals in proximity to the Georges River within the Liverpool LGA have been rejected due to flood evacuation and safety concerns.

For example, Planning Proposal PP-2024- 658 for 146 Newbridge Road, Moorebank (part of the Georges Cover Marina Precinct) sought to enable residential development adjacent to the Marina. The Proposal faced significant issues relating to flooding and flood evacuation, and was ultimately rejected by the Independent Planning Commission (IPC) on these grounds prior to Gateway Determination.

To better manage flood risk and support sustainable development, it is recommended that the NSW Reconstruction Authority prepare a Disaster Adaptation Plan (DAP) for the Georges River Catchment, alongside the existing DAP for the Hawkesbury-Nepean Catchment.

Recommendation: The DPHI, through the NSW Reconstruction Authority, develop and implement a Disaster Adaptation Plan for the Georges River Catchment to guide future land use, planning approvals, flood mitigation measures and flood evacuation.

Blue-Green Grid

The Map included for Western Sydney in Appendix G: Blue-Green Grid is not at a scale that can be readily interpreted, and no rationale for corridor choice has been provided. The extent of each high priority corridor should be clearly identified, with rationale for inclusion provided, proposed uses outlined (particularly conflicting uses such as biodiversity preservation vs active recreation), and responsibility for delivery assigned to ensure the network is fit-for-purpose.

Recommendation: It is recommended that additional corridors like the Nepean River, and the width of the corridors, are considered. Important biodiversity corridors (and associated optimal corridor widths) should be embedded within the Plan. For example, there appears to be limited consideration of corridors identified by the Chief Scientist and Engineer in their advice on the protection of the Campbelltown Koala population and the protection of koala populations associated with the Cumberland Plain Conservation Plan.

In relation to public open space, the NSW Government should adopt a more strategic role in growing and connecting the regional open space network. As the Western Sydney Aerotropolis develops, significant areas of privately-owned land will become available that are unsuitable for Local Government acquisition due to their scale (including sites exceeding 150 hectares). These sites present a unique opportunity to expand the either the Western Sydney Parklands or include as new potential National Parks or Nature Reserves under the responsibility of the National Parks and Wildlife Service (NPWS).

Tree Canopy Targets

The Draft Plan sets an ambitious target for increasing Greater Sydney's tree canopy to 40% by 2036. Achieving this in greenfield growth areas, such as Liverpool, presents significant challenges. Council has little control of site coverage in these areas as approvals are generally sought through the Complying Development SEPP.

The Plan would benefit from greater clarity on implementation, including staging, interim targets, and the differentiated role of each LGA, particularly between Eastern and Western Sydney and initiatives to replant areas where trees have been removed or lost.

Recommendation: Clarify the staged implementation of the 40% canopy target, including interim targets and LGA-specific roles.

Amend the Exempt and Comply Development State Environmental Planning Policy to require more deep soil landscaping opportunities and tree protection.

Recognise Councils with existing Tree Management Strategies like Liverpool and adjust actions to focus on implementation and alignment rather than development of new frameworks.

Urban Heat

The Draft Plan identifies urban heat as a key risk to liveability and resilience, with Figure 27 showing the Liverpool LGA in the most heat vulnerable area. The LGA's heat vulnerability is likely to worsen as the Western Sydney Aerotropolis develops, particularly if existing tree canopy is removed and replaced with large industrial and commercial complexes.

This presents both a challenge and an opportunity. Council notes that new industrial developments can incorporate mitigation measures to reduce heat impacts, including rooftop solar, rainwater harvesting, and green roofs or walls. Implementing these measures can help moderate local temperatures, improve environmental outcomes and enhance liveability while supporting energy efficiency and sustainable infrastructure.

Recommendation: Council recommends that urban heat considerations be integrated into planning and design requirements for new industrial and residential developments across Greater Sydney, and dedicated initiatives to address urban heat issues in high risk LGAs like Liverpool should be included in the updated Plan.

Assessment Mechanisms

Whilst the Draft Plan sets ambitious targets for housing, jobs, and industrial growth, it does not provide clear, tangible mechanisms for assessing Planning Proposals. Without defined criteria or actionable guidance, it is difficult for Councils to determine whether proposals effectively contribute to the Plan's objectives. This is particularly challenging for Proponent-led Planning Proposals, which rely on NSW and Local Government actions to achieve the Plan's outcomes.

When the Plan explicitly attributes certain actions to Government agencies, Proponents are left without guidance on how to address these requirements. This is likely to create uncertainty and potential delays in delivery. This represents a critical gap in implementation, reducing the Plan's ability to deliver outcomes that are both realistic and accountable.

Recommendation: The Plan should include a clear, actionable framework for assessing Planning Proposals, outlining measurable criteria and processes. A technical note or assessment guideline could be developed for Councils and other stakeholders, providing a practical tool to evaluate whether Proposals, both Council and Proponent-led, contribute to the Plan's objectives in a transparent and accountable manner.

Data and Mapping

Table 1 highlights Figures and Maps within the Draft Plan that contain discrepancies or lack sufficient detail and requires clarification to ensure accurate and informed planning decisions.

Table 1 – Data and Mapping Discrepancies

Figure #	Council Comment	Council Recommendation
Figure 9: <i>Housing Affordability</i>	Figure 9 measures housing affordability but does not address housing supply and applies inconsistent metrics for rental and mortgage stress.	Revise the figure and supporting text to apply consistent affordability measures and clearly distinguish affordability from housing supply.
Figure 11: <i>Sydney Overview Map</i>	Figure 11 highlights limited connectivity between the South West and broader Sydney, particularly to Liverpool.	Update the map to show the 43 strategic centres and identify improved South-West connectivity.
	Figure 11 introduces the Draft Urban footprint. However, does not explain how the footprint is defined or whether key environmental constraints were considered.	Clarify the methodology used to define the Urban Footprint, including consideration of the Cumberland Plain and 1 in 100 AEP flood constraints, and reflect these elements transparently in the mapping.
Figure 14: <i>Historical net completions and building approvals</i>	Figure 14 highlights a clear and persistent gap between approved dwellings and completed housing, showing housing delivery constraints post-DA approval.	Expand the final plan's analysis to examine post-approval delivery constraints and clearly distinguish between approvals and delivery outcomes.
Figure 18: <i>Sydney's employment network</i>	Figure 18 shows higher car dependency in western Sydney but does not illustrate how the Plan will address this or support employment land connectivity.	Revise Figure 18 to show planned transport networks that reduce car dependency and improve connectivity to employment areas
Figure 24: <i>Network of Current Industrial Lands</i>	Figure 24 incorrectly identifies agriculturally zoned land under SEPP (Precincts – Western Parkland City) 2021 as Industrial land.	Correct the mapping to accurately reflect current zoning controls.

	Figure 24 does not indicate the forecast working population for each industrial area, limiting understanding of links to supporting population and housing demand.	Include forecast working populations for each industrial precinct to inform alignment with housing and supporting infrastructure.
Figure 25: <i>Connected Sydney</i>	The reliance on rapid bus routes does not adequately support projected housing and employment growth in Western Sydney.	Identify a future heavy rail connection between Leppington and Bradfield as a strategic priority
Figure 26: <i>Key Natural Hazards</i>	Figure 26 underrepresents flood risk by excluding the Georges River Catchment despite being identified as high risk in the 2022 Flood Inquiry.	Update to include the 1 in 100 AEP flood extent for the Georges River Catchment
	Figure 26 does not consider projected climate changes impacts such as sea level rise or increased exposure to extreme heat.	Incorporate climate-related hazards to support climate resilient strategic planning.
Figure 27: <i>Heat Vulnerability</i>	Figure 27 shows Liverpool LGA as highly vulnerable to urban heat. The map should reflect projected heat increases from ongoing industrial and urban development, with clear measures to address resilience.	Update the Heat Vulnerability Index to include projected urban heat impacts across Liverpool and the Aerotropolis Precinct.
Figure 28: <i>Open Space Precincts</i>	Figure 28 does not clearly demonstrate walkable access to open space for key population centres.	Update the map to identify both Liverpool and Bradfield.
	The map and text should show a prioritised, phased blue/green grid with active transport connections. The role of UDP and ELDP in delivering green infrastructure is unclear.	Update the map and text to reflect phased blue/green grid initiatives, active transport, and clarify UDP/ELDP responsibilities.

Figure 29: <i>Percentage of People Born Overseas</i>	Figure 29 does not materially inform land use, infrastructure or planning outcomes.	Remove the figure or clearly articulate its strategic planning relevance.
Figure 33: <i>High Growth Capacity Housing Areas</i>	Figure 33 overstates Bradfield's short-term housing capacity given the absence of supporting infrastructure.	Amend the map to reflect infrastructure readiness and overlay existing and committed rail and metro infrastructure.
Figure 38: Key elements of a vibrant neighbourhood in Sydney	Figure 38 should better illustrate active transport and generous landscaping / tree canopy. Current depiction of small-scale planting risks urban heat; deep soil and canopy trees should be highlighted. Connection to the blue/green grid and open space should also be shown.	Update Figure 38 to show dedicated cycle paths, deep soil planting with larger canopy trees, and integration with the blue/green grid and open space.
Figure 40: <i>Industrial Lands</i>	Figure 40 lacks clarity regarding the location of State Significant Industrial Precincts.	Label key sites such as Moorebank Intermodal and Western Sydney International Airport.
Figure 42: <i>Greenfield Precincts Overview</i>	Figure 42 does not reflect the four precinct status categories described in the text, creating ambiguity for assessment.	Figure 42 does not reflect the four precinct status categories described in the text, creating ambiguity for assessment.

Appendices

Table 2 below highlights appendices within the Plan that contain discrepancies or lack sufficient detail and requires clarification to ensure accurate and informed planning decisions.

Table 2 – Appendices Discrepancies

Appendix #	Council Comment	Council Recommendation
Appendix D: <i>Pipeline of State Rezonings</i>	The appendix lists numerous State Significant and state-assessed rezoning processes, but it is unclear how these contribute to Priority: Housing and Response 2 in the Draft Sydney Plan.	Include State Significant rezoning projects as a separate category in the housing maps on pages 20 and 47.
Appendix E: <i>Jobs guidance</i>	Employment guidance indicates 24% of jobs in the Liverpool Commercial Centre are in 'Industrial and Manufacturing'. This is inconsistent with the limited presence of industrial/manufacturing land uses within the CBD and requires review.	Reassess the employment distribution for Liverpool Commercial Centre to reflect the actual mix of land uses, ensuring the proportion of industrial and manufacturing jobs aligns with on-the-ground conditions.
	The current guidance does not show existing employment numbers for each centre, making it difficult to compare future job projections and assess relative growth. Understanding current jobs is necessary to evaluate how centres like Liverpool CBD will compare to Bradfield CBD by 2044.	Include existing employment figures for each centre in Appendix E to enable comparison, supporting a more informed hierarchy of strategic centres and guiding future employment planning.
	The employment projections for Bradfield, Liverpool, and Leppington appear conservative. Bradfield, supported by Western Sydney International Airport and transport connections, is likely to exceed projected jobs, particularly in advanced manufacturing, logistics, and	Revise Appendix E to reflect a more realistic growth scenario for these centres. Include guidance on proactive policy, targeted investment, and infrastructure delivery to support accelerated employment growth and ensure planning aligns with economic potential in Southwest Sydney.

	education. Liverpool's commercial and institutional hubs will also likely grow faster than projected. Leppington's retail and service sectors will need to scale with residential growth.	
Appendix H: <i>Sydney Industrial lands categorisation</i>	Moore Point is identified as regionally significant land, but it is also included in Appendix D as part of the State rezoning pipeline. This creates ambiguity regarding its status and future planning considerations.	Clarify the categorisation of Moore Point to reconcile its regional significance with its inclusion in the State rezoning pipeline. Update mapping and text to reflect a consistent status.
	Luddenham Village is part of the Agribusiness Precinct under the Western Sydney Aerotropolis SEPP, but Appendix H maps it as Regionally Significant Industrial Land. This creates uncertainty about its categorisation and planning implications.	Clarify how the Agribusiness Precinct designations align with the Regionally Significant Industrial Land categories, ensuring consistency in mapping and text.
Appendix J: <i>Urban footprint policy guidance</i>	The Draft Urban Footprint includes agribusiness areas, including The Dwyer Road precinct, Kemps creek and Rossmore. These areas are not yet serviced with infrastructure and are currently zoned rural residential. Including them in the footprint is premature and may be misleading for the public	DPHI should clearly identify the timing and staging for rezoning these precincts. Stage 1 should be developed before inclusion in the urban footprint mapping to ensure transparency and alignment with infrastructure readiness.

Appendix B – New Approach to Strategic Planning Discussion Paper Submission (Non-Endorsed)

This submission provides Council's response to the discussion questions outlined in the *New Approach to Strategic Planning – Discussion Paper*.

1. What barriers do you encounter in the current framework?

The questions are based on the barriers encountered under the Metropolis of Three Cities, and Western City District Plan:

Local Place-Based Planning

One of the most significant issues encountered is the prioritisation of housing targets over place-based planning and good design outcomes. Locally, this has had a considerable impact on long term projects which have been consistent with the Liverpool Local Strategic Planning Statement (LSPS).

This is best exemplified with the Liverpool LEP Review Project, which initially proposed to downzone several residential properties to resolve interface issues. The downzoning also addressed Action 8.2 of the Liverpool LSPS, which required Council review the zoning of certain areas to address interface issues. Despite the proposed downzoning, the Planning Proposal still resulted in an overall net increase in dwelling capacity (by approximately 9,500 dwellings), due to other changes.

Unfortunately however, once the Planning Proposal was submitted for a Gateway Determination the Department of Planning, Housing and Infrastructure (DPHI) did not support the downzoning of these properties. This was despite the downzoning giving effect to the Liverpool LSPS and forming a minor proportion of the Planning Proposal (which still resulted in an overall increase in housing capacity).

Competing Priorities

The current framework is largely silent on how to manage competing priorities in the instance a Planning Proposal aligns with one Priority but is inconsistent with another. A lack of guidance or discussion on this in the plans delays the assessment process, particularly when the trade-off (e.g. loss of residential for an increase in industrial) is largely balanced.

State Environmental Planning Policies

The number of State Environmental Planning Policies (SEPPs) which either overlap (e.g. childcare centre controls) or override local controls (e.g. dual occupancy permissibility controls) have contributed to the overcomplication of the NSW Planning System. Efforts should be taken to simplify this, or at the very minimum, identify what local development standards need to be modified to align with state controls moving forward.

Cross-Agency Collaboration

State agencies play an integral role in the assessment and progression of planning proposals and Masterplans. However, fragmented decision-making across various State Agencies is leading to inconsistent outcomes. Furthermore, individual State Agencies operate under their own policies

and guidelines, which are not always aligned and reflect competing or conflicting priorities. The lack of policy integration can further delay progression and creates uncertainty for both Councils and proponents.

2. How could the State Land Use Plan shape or support local planning and decision making?

The State Land Use Plan should provide guidance on statewide planning matters and policy such as Statewide Flooding Policies, Bushfire Policies, Draft Greener Places etc. This will embed these policies within the Strategic Planning Framework, which is essential.

For example, Council has had several planning proposals for land situated within the Georges River floodplain. Advice on how to manage these planning proposals however has been inconsistent and conflicting, leading to differing outcomes for each Proposal. The State Land Use Plan provides an opportunity to address the uncertainty around development of flood prone land and provide guidance for future planning proposals at the highest strategic level.

More broadly, the State Land Use Plan will have a broader scope than any plan within the current strategic framework. It is therefore recommended that discussion of the 7 Priorities be entirely relocated to this document. This will allow the State Land Use Plan to function as a visionary piece, and free up the Sydney Plan to include more detailed content (similar to the current district plans).

3. What would make region plans more useful in driving action and tracking whether outcomes are achieved?

Application of Planning Proposals

The draft Sydney Plan predominantly comprises of data analysis and aspirational discussion. Whilst there is some policy and planning proposal guidance, this is quite limited and deeply interwoven within the abovementioned sections. This creates uncertainty when assessing planning proposals against the plan and complicates the process of determining strategic merit.

It is therefore imperative that the plan be restructured, having regard to its function in the plan making process. This should include a clearer structure with subheadings (objectives) under each Priority / Response. This will ensure the vision of the Sydney Plan is correctly interpreted and applied to the context of individual proposals. Alternatively, a guidance summary section can be provided at the end of the document.

Further Streamlining

The draft Sydney Plan is accompanied by 10 appendices, some of which include content which should be embedded into the draft Sydney Plan or State Land Use Plan (e.g. Appendix I – Flood planning principles). Other attachments have limited functionality, particularly in the context of a long term land use plan (e.g. Appendix D – Pipeline of State Rezoning). It is suggested these appendices are revisited and content is potentially streamlined into the draft Sydney Plan. This simplified approach will ensure key aspects within the appendices are not overlooked.

The plans should also directly reference and align with the broad aspirations of other State Strategies. This will streamline statewide goals (e.g. 40% canopy cover) and provide added weight in the planning proposal assessment process.

Additional Discussion on New Release Areas

Given the extensive greenfield development occurring across Western Sydney, further discussion on the specific issues relevant to planning for these areas could be further expanded upon. This could include:

- Discussion / investigation on the barriers to development in these areas (e.g. land fragmentation, infrastructure lag) and methods to overcome them;
- Identification of sequencing for new release areas (e.g. Rossmore);
- Review of the limitations and infrastructure plans of utility providers (e.g. Sydney Water) and other key agencies (e.g. SINSW).

4. Does the proposed structure provide enough clarity on who is responsible for planning and implementation at each tier?

No, the draft Sydney Plan employs mixed messaging, and further refinement is required. The plan lacks tangible actions and metrics. The plan essentially ignores Privately Initiated Planning Proposal and does not include clear priorities and objectives to assess these against.

5. What further support would councils or agencies need to deliver their responsibilities under this model?

Alignment between Targets & Infrastructure

As evidenced in the growth areas of Liverpool, despite there being sufficient land zoned for housing, delivery is now at risk due to delays in infrastructure delivery. It is therefore crucial that housing targets align with committed and funded infrastructure (i.e. transport connections/upgrades, schools, health precincts etc). This is particularly evident for LGA such as Liverpool where housing is delayed due to lack of available water and sewage.

Funding

The actions in the draft Sydney Plan place a significant burden on Councils (e.g. preparation of an Affordable Housing Contribution Scheme, develop canopy targets, review controls for dual occupancies, review E1 & E2 zone controls etc). Implementation of these actions, particularly within the specified timeframes should be supported with necessary funding, with different Councils having different funding needs.

Affordable Housing Contribution Scheme

Action 3.3 of the draft Sydney Plan requires Councils prepare and adopt an Affordable Housing Contribution Scheme by 2027. Concerns are raised with the implementation of this action, which is a significant undertaking for individual Councils. As discussed in Council's submission on the *Draft Sydney Plan (Appendix A)*, housing feasibility is already constrained by construction costs, Labor shortages and market uncertainty. The introduction of additional affordable housing

contribution requirements are highly likely to further impact project viability and potentially discourage development and slow down housing delivery.

6. Do the proposed regional planning boundaries make sense for how infrastructure and growth are planned and delivered in your part of NSW?

The Metropolitan Sydney boundary is logical and consistent with previous region plan iterations. Given however the discontinuation of district plans, it is strongly recommended that the content within the region plan further refined.

For instance, Liverpool is expected to accommodate for considerable growth and is tasked with a housing target of 16,700 dwellings. A more localised approach would allow infrastructure planning and investment to better align with the scale and pace of this growth.

7. How can the framework make sure that State and regional priorities are delivered locally, through plans that directly shape housing, jobs and infrastructure outcomes?

Cascading Objectives and Priorities

The Metropolis of Three Cities Plan comprises of high-level Objectives which then cascade down into Planning Priorities in the Western City District Plan. These Planning Priorities directly align with the Region Plan Objectives but are more detailed and location specific. Council's LSPS then links back up to these outcomes.

This cascading model is effective in ensuring the visionary ambitions in the Region Plan are translated into attainable and locally relevant goals. When assessing planning proposals, this streamlined structure also makes determining strategic merit easier. It is therefore strongly recommended that a similar approach be replicated in the new framework.

Geographically Specific Context

The current Metropolis of Three Cities District Plan provides the platform for the visionary ambitions in the region plan to intersect with the geographical context of each district. This middle ground provides sufficient direction to ensure local plans genuinely enact the region priorities. The Metropolis of Three Cities was effective in bringing focus back into Western Sydney, and this resulted in good outcomes.

Whilst an overarching plan for Sydney is essential, Greater Western Sydney has a very different context to those LGAs in the eastern portion of the city. For example as the level of infrastructure required in the growth areas far outweigh development within established area. It is important this is acknowledged and recognised within The Sydney Plan.

Overall, the exhibited content is far too vague to ensure the Priorities are genuinely delivered at the local scale. It is recommended the framework is revised to include the following elements:

- State Land Use Plan → Visionary document providing a holistic vision for the state and includes Priorities discussion.
- Sydney Region Plan → Vision for Sydney, includes geographically specific discussion and policy direction (e.g. identification of opportunities and constraints, current infrastructure provision etc).

- Local → Responds to directions and objectives of State and Region Plans at local scale.

8. Feedback is invited on whether these priorities are the right ones to guide land use planning across NSW

Aboriginal Outcomes

Council acknowledges the importance of ensuring Aboriginal outcomes are embedded into strategic planning processes. Unlike the other Priorities however, this Priority is not an outcome in itself, but rather an additional step in the implementation process. It is therefore recommended this content not be listed as a Priority and be reworded (e.g. retained in current section but not listed as a Priority or relocated to implementation section).

Additionally, the Priority is framed in quite broad terms and lacks specific, actionable measures that can be applied at a local level. Issues detailed under this Priority like Closing the Gap reflect complex socio-economic matters that cannot be resolved within the confines of land use planning alone and overlap its role.

It should also focus more on matters relevant to Strategic Planning such as the Connecting with Country framework. If retained however, additional resources should be provided to assist in the assessment of a planning proposal against this Priority. The material should address, at minimum, the following questions:

- Will this Priority be relevant to all Planning Proposals?
- How to assess a Planning Proposal against this Priority?
- What does satisfying this Priority look like for a residential / commercial / industrial Planning Proposal (i.e. provide examples)?

Housed

Council acknowledges the crucial nature of this Priority, particularly amidst the current housing crisis. The Priority however lacks discussion regarding the macroeconomic factors that affects housing completions (construction, take up rates etc) which is detailed above.

It is also recommended that this Priority address the need to produce good quality housing that maximises amenity for its residents.

Prosperous

Whilst supported in principle, it is important to acknowledge that although planning can ensure sufficient land is zoned for employment purposes, the provision of certain job types is largely market influenced, which is everchanging.

The consolidation of zones under the Employment Zone Reforms has also further expanded the scope of each zone, and therefore further reduced Council's ability to target particular job types through zoning decisions.

Connected

Whilst this Priority is supported, it is discouraging to see a lack of commitment to expanding the transport network, which can function as the catalyst to growth. This is particularly relevant to

Liverpool which is located on the periphery of the Sydney public transport system and is characterised by poor active transport links.

Resilient

Council staff acknowledge the importance of this Priority, which cannot be understated. The content under this section however needs to be strengthened, to include greater detail on matters such as energy efficiency, climate adaptation, water management and tree management.

For instance, the 'Sustainable Built Environment' section broadly describes various environmental matters but does not address how growth should be managed to address urban heat, flood and other environmental constraints. The responses and actions associated with this Priority are also quite vague.

As a general note, it would also be more relevant to rename this Priority to 'Sustainability' which better encapsulates the matters discussed under this Priority.

Liveable

Council staff highly commend the inclusion of this Priority, which is integral to ensuring planning proposals which satisfy other Priorities / metrics in the Plan (e.g. adequate job numbers, housing supply growth etc), equally have a positive contribution to the public domain and overall health and wellbeing of our communities. To this end, it is suggested that this priority be strengthened with robust data and analysis that can meaningfully be used to inform planning decisions.

Coordinated

Council staff are of the opinion that this Priority should be listed first in the Plan, as it underpins all other Priorities and is therefore the most significant. This is because without a coordinated approach to land use planning, all the other Priorities cannot be genuinely achieved.

This is best exemplified through the rapid development of South West Growth Areas like Austral, which has significantly outpaced the delivery of essential infrastructure needed to support the area. This has meant that these communities live far from jobs and public transport, making access to work, transport, goods and services more difficult (which align with the Housed, Prosperous, Liveable and Connected Priorities). Similarly, a delay in open space provision, lack of consistent tree planting and pathways does not promote healthy living and has made these communities less resilient to climate change impacts like the urban heat island effect.

This outcome has also reinforced the utmost need essential infrastructure like roads, open space and stormwater facilities, as well as early land acquisition to be delivered upfront, to support the delivery of housing. Until the NSW Government provides funding opportunities for Local Government, particularly those with significant greenfield precincts like Liverpool to acquire land and deliver essential infrastructure early in the development cycle, the same coordination problems will continue. In light of this, it is disappointing to note that this Priority has not been fully expanded upon to address these lessons learnt.

Finally, given the issues arising from some state agencies operating in siloes, having a coordinated approach will ensure efficient delivery of housing and infrastructure. Especially, if other state agencies priorities contradict the Sydney Plan.

9. What types of triggers would make updates meaningful?

Whilst Council staff generally support a more agile approach to updating the region plan. Although it is unclear what the process of making these updates will consist of, if Councils (and other relevant stakeholders) will be granted an opportunity to comment before updates are embedded into the Plan. considerations will determine what types of triggers would be appropriate.

Notwithstanding this, the following scenarios could potentially warrant an update (if relevant).

- New major infrastructure commitments with timing;
- Emerging planning issues that are being experienced across multiple Councils;
- New data or research, especially if location based (a paper on the need for family friend apartments in the Liverpool CBD led to local policy changes)
- Major economic shifts or demographic changes that do not align with current assumptions;
- New / revised planning assumptions; and
- Significant environmental events or phenomenon.

10. Which plan components should be modular versus core?

The Priorities reflect the universal needs of a community and provide the foundation to achieving the vision for metropolitan Sydney. Given this, they should be retained as core content.

All other components can be modular, however, components which are more likely to become outdated (e.g. data and supporting analysis) are expected to be updated more frequently than other sections.

11. How can monitoring drive real action?

Monitoring can inform planning decisions in real time, maintain accountability for each stakeholder and ensure the Plan stays outcome focused. A stronger emphasis should therefore be placed on monitoring, with adequate resourcing dedicated to this within the DPHI. The progress of targets (e.g. housing targets) should also be routinely communicated to Councils or publicly available for tracking. Where actions are not on track to being met, evidence based insights on why this may be occurring should be investigated by the DPHI, to ensure lessons learnt can be applied moving forward.

In terms of matters which may be beneficial to monitor, the following is suggested:

- Dwelling approvals Vs dwelling completions
- Projected density (assumptions) Vs density occurring in Growth Areas (reality)

12. How can plans remain flexible and responsive?

Plans can remain flexible through a frequent review cycle that is consistently upheld. This ensures updates are made in real time and in a transparent manner. Where updates materially change the strategic merit tests, opportunities for feedback from relevant stakeholders should also be factored into the process.

To support these updates, workshops could be held routinely (e.g. quarterly) to allow Councils the opportunity to raise issues being encountered with the application of the plan. This provides an avenue for valid issues and / or improvements to be identified. For example, if particular actions are falling behind, alternative goals or contingency plans can be established and embedded into the plan.

Appendix C – Draft Statewide Policy for Industrial Land Submission (Non-Endorsed)

Industrial lands in the Liverpool Local Government Area (LGA) are critical to the economic growth of both Western Sydney and more broadly, New South Wales. Key sites, including the Moorebank Intermodal, Western Sydney Aerotropolis and Prestons, support freight, logistics and distribution activities that underpin NSW's supply chains and generate significant employment.

As the Western Sydney International Airport becomes operational, it is expected to further accelerate and employment activity, with significant job growth in aviation, freight, advanced manufacturing and agribusiness.

The following comments are submitted for consideration. This aim is to assist in refining the Draft Policy to ensure it effectively supports the strategic planning, preservation, and expansion of industrial lands across NSW.

Local Case Study with Liverpool

Within the Draft Policy, a case study of a recent Council-initiated Planning Proposal in Austral is highlighted as a success. The Council-initiated Planning Proposal sought to introduce more restrictive provision to safeguard industrial land from encroachment and incompatible uses. It is however important to note that at Gateway, a number of Council's recommended protection Clauses were not supported by the DPHI, resulting in the Planning Proposal being significantly amended. This experience highlights the challenges Local Government face in seeking to preserve Industrial lands in the absence of a strong and consistently applied State-led Industrial Lands Policy.

Overall, Council staff support the Draft Policy in principle, providing a clear framework to guide the planning of existing and new industrial and employment lands across the State. The Policy's approach of categorising lands as state, regional, or locally significant is particularly welcomed, as it recognises the differing context, scale, and strategic importance of each Precinct.

Guidance on Balancing Priorities

The Liverpool LGA is in a unique position compared to other LGAs across Greater Sydney where the LGA has a vast amount of state and regionally-significant employment lands and can be supported to provide more. Though simultaneously, the *Draft Sydney Plan* has set one of the highest five-year housing targets for the Liverpool LGA.

The inherit aim of strategic land use planning is to sustainably balance the demand for housing, jobs and services however the responses in the *Draft Sydney Plan* and objectives of *Statewide Policy for Industrial Lands* contradict one another and provide no guidance for how Local Government needs to consider these priorities. For example, areas around Moorebank Avenue which are in close proximity to the Intermodal face pressure for medium and high-density housing, which could conflict with industrial operations and limit capacity for freight, logistics and manufacturing growth. As such, there is a major risk that industrial land will be displaced in favour for housing, undermining the intent of this Policy.

Recommendation: The Policy needs to provide direction for Councils on balancing priorities with industrial land development and housing.

Assessment Mechanisms

The Policy requires clearer guidance on its role in assessing Planning Proposals (PPs) and Development Applications (DAs), including structured objectives or mechanisms to determine the strategic merit of proposals.

Recommendation: It is recommended that these objectives be structured similarly to Technical Note 2 of the Draft Policy. The detailed considerations already included in the Draft Policy can be translated into clear objectives to guide the assessment process and ensure development proposals align with the Policies intentions.

It is further recommended that guiding criteria or objectives be provided for a range of scenarios affecting industrial and employment lands, including:

- Planning Proposals to create new industrial precincts;
- Proposals to expand, increase, or intensify activities in existing precincts;
- Proposals that reduce industrial land or development potential in an existing precinct;
- Proposals for Additional Permitted Uses in existing precincts; and
- Proposals introducing a new zone.

Terminology

The interchangeable use of the term *industrial land* to encompass all employment lands creates confusion. While the introduction states that the Policy does not apply to areas used primarily for commercial or retail purposes, it simultaneously defines all employment lands as *industrial lands*. Furthermore, the glossary definition of *industrial lands* currently refers to *employment lands*, which adds to the ambiguity.

Recommendation: The terms *industrial lands* and *employment lands* should have distinct definitions. *Industrial lands* should refer to traditional industrial uses, such as warehousing, manufacturing, and freight, while *employment lands* should encompass all employment uses, including retail, services, health, utilities, and industrial uses. Clearer definitions of the various industrial typologies are also needed, as each has different requirements and considerations, including location, land needs, sensitivity impacts, and utility infrastructure.

Industrial Lands Interface

There are increasing interface issues between residential and industrial developments, particularly as the both intensify. While the Policy comments on the interface issue, there is not enough guidance on how to manage it.

This is especially pertinent for the Liverpool LGA as it has some of the largest industrial precincts. In addition to operational impacts such as noise, traffic and amenity, visual prominence is also a significant consideration. Large scale industrial built form and associated infrastructure can be highly visible within the broader landscape. For example, elements of the Moorebank Intermodal Precinct are visually prominent from surrounding residential areas and transport corridors. Visual impacts should be recognised as part of the interface management framework.

Recommendation: The Policy provide greater guidance on the interface issues between industrial precincts and residential development including consideration of operational, amenity and visual impacts to mitigate visual prominence.

Infrastructure Commitments

A number of major industrial precincts in Liverpool have been planned, rezoned or approved by the State Government, including Prestons, the Moorebank Intermodal Terminal Precincts, and the Aerotropolis. Despite their strategic importance, these precincts have historically experienced insufficient or delayed transport infrastructure delivery.

This has resulted in:

- Constraints on development staging and capacity,
- Reduced investor confidence,
- Increased congestion and travel delays on surrounding road networks,
- Elevated road safety risks, including serious-injury crash potential, and
- Significant ongoing financial burden on Council for bridge, culvert and pavement maintenance.

Council strongly emphasises that timely delivery of committed transport infrastructure is critical to achieving the intended economic and employment outcomes of these state-led precincts

In particular, the Aerotropolis precincts requires clear infrastructure staging to ensure transport, utility and enabling infrastructure is delivered in a coordinated and integrated manner. Without clearly defined sequencing and alignment between land release and infrastructure provision there is a risk that development will outpace infrastructure capacity.

Recommendation: Council requests that the Policy explicitly address:

- The requirement for early and coordinated transport infrastructure delivery in state-led industrial precincts,
- Mechanisms to secure infrastructure commitments prior to or concurrent with development, and
- Clear accountability for delivery between DPHI, Transport for NSW (TfNSW), and relevant agencies.

Lack of Sustainability and Resilience

The Liverpool LGA is one of the most vulnerable areas of Greater Sydney to heat, with the number of hot days in the LGA expected to increase over the coming years.

Future industrial sites should be mandated to improve overall landscaping, and tree canopy.

Furthermore, industrial precincts are dominated by heavy-vehicle movements and car-based employee travel. Providing greater public and active transport connections will improve the health of users in the area and enhance the sustainability of the precinct.'

Recommendation: Council recommends measures to support workforce accessibility, reduce congestion, improve safety outcome as well as enhance resilience and sustainability, by including in the Policy:

- A best-practice guide for integrating public transport access into industrial precincts,
- Safe and connected active transport infrastructure, and
- Measures to encourage mode shift for employees where feasible.
- Additional landscaping requirements and metrics
- Embedding tree canopy recommendations for both public land and private land
- Greater consideration of biodiversity matters.

Key Policy Issues and Recommendations

Table 1 below identifies inconsistencies and areas where additional guidance or clarification is needed within the Policy

Table 1 – Key Policy Issues and Recommendations

Issue	Council Comment	Council Recommendation
1.2 What the Policy includes		
Assessment framework	Considerations are high-level and lack structured objectives, criteria or decision-making tools to assess PPs and DAs affecting industrial lands	Translate existing considerations into clear assessment objectives, aligned with Technical Note 2, and confirm the Policy's role in assessing matters under Clauses 3.33 and 4.12 of the EP&A Act.
Definition inconsistency	The interchangeable use of "industrial lands" and "employment lands" creates ambiguity and undermines policy application.	Adopt distinct definitions: "industrial lands" for traditional industrial uses, and "employment lands" for broader employment functions. Amend glossary accordingly
1.4 Where the Policy applies		
Policy scope	The Policy states it "generally applies" to certain zones and instruments, creating uncertainty in statutory application.	Clearly define where and how the Policy applies, including explicit zone and SEPP coverage.

2.2 Principles and metrics		
Inclusion of Locally Significant Column	Metrics lack clarity, and Locally Significant industrial lands are not adequately addressed.	Add a Locally Significant category to the metrics table and clearly identify quantitative indicators used.
3.1 Roles and responsibilities of managing industrial land		
Role of the Employment Lands Development Program	Limited transparency and engagement with Councils regarding the Employment Lands Development Program (ELDP).	Provide clearer governance arrangements, key contacts, and commit to regular Council engagement.
3.2 Planning implications of categorisation		
Development standards	Councils are expected to amend standards without guidance, risking duplication and inconsistency.	DPHI to provide direction on which development standards may require amendment and associated timeframes
Cumulative traffic impacts	Exempt and complying pathways may intensify industrial activity without addressing cumulative traffic impacts.	Introduce a framework to monitor cumulative impacts and define triggers for infrastructure upgrades.
3.5 Process for recategorisation		
Mapping update process	Unclear process for updating industrial land categorisation and maps.	Clarify whether updates occur through region plans, PPs, or a centralised spatial platform.
4.1 Strategic considerations and triggers for industrial land intensification		
Undermining Section 5	Preference for intensification risks undermining the strategic case for new industrial land supply.	Clarify that intensification should not preclude or disadvantage proposals for new industrial precincts.
Monitoring development activity trigger	The trigger; Monitoring of development activity has little rationale and largely does not make sense. As sustained development applications may actually indicate that an industrial	It is recommended to remove this as a trigger as it largely does not make sense.

	<p>precinct is functioning well, with controls being able to respond to market changes and allowing emerging industries to locate in existing precincts.</p> <p>Additionally, does this section mean to say increasing floor space or increasing floor space ratios, as increased FSRs would typically be the result of intensification planning process and increasing total industrial floor space would mean that the existing controls already permit intensification of industrial lands.</p>	
4.2 Matters for consideration in the intensification of industrial land		
Environmental impacts	The environmental impacts section focuses too much on mitigating adverse effects and does not outline any requirements to improve the resilience and sustainability of the precinct.	It is recommended that the matter for consideration under environmental impacts also encourages ways to improve environmental outcomes rather than just mitigating adverse affects and should include the consideration of biodiversity within the environmental impacts row.
5 Planning new industrial lands		
Duplication	'Create a quality place' is duplicated.	Remove.
Assessment requirements	This section outlines broad vision statements and should provide greater detail and guidance, with detailed objectives that Councils we be able to use in assessments for Planning Proposals.	Recommending outlining measurable and detailed objectives for this section and an example of a planning proposal assessment.
Landscaping requirements	Landscaping is only mentioned for street frontages and site boundaries.	Additional landscaping, including tree canopy above carparking areas to help

		mitigate urban heat, should also be considered. Biodiversity conservation areas should also be recognised as a sensitive land use and sensitive receivers
7 Monitoring and evaluation		
ELDM and ELDP	Heavy reliance on ELDM/ELDP without clear accountability or reporting mechanisms.	Commit to transparent reporting, regular updates, and Council involvement in monitoring and infrastructure sequencing.
8 Glossary		
Terminology	As comments listed above regarding 'employment lands' and 'industrial lands'.	Recommended amending the definitions for 'industrial lands' and 'employment lands' to reflect comments made earlier in this submission. Sensitive land uses' should also include biodiversity conservation areas.
Technical Note 2		
Lack of measurable outcomes	The considerations of this Technical Note provide some guidance for Councils however they require more tangible outcomes and actions.	The justifications are largely open ended and any proposal aiming to add alternative uses should be required to answer specific questions or justification.
Balance of priorities	Residential development has not been addressed in this section as well. More guidance is needed for Councils to balance priorities across the State.	Council recommends residential development should only be considered in exceptional circumstances and should not result in residential development adjacent to industrial lands.



lindsaytaylorlawyers
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Deed

Edmondson Park Precincts 3, 5 and 9 Planning Agreement

Under s7.4 of the *Environmental Planning and Assessment Act 1979*

Liverpool City Council
The Minister for Planning and Public Spaces
Landcom

[28 October 2025]

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**Regulatory Compliance Tables****Table 1 – Provisions of Act**

Act Provision	Requirement	Compliance
S.7.4(1)	'Planning Authority'	Council and the Minister
	'Developer'	Landcom
	Development Application / Modification Application	See definitions of ' <i>Subsequent DA</i> ', ' <i>Modification Application</i> ' in clause 1.1
	Development Contributions	See Part 2 and Development Contributions Table
S.7.4(1), (2)	Public Purpose	See Column 4 of the Development Contributions Table
S.7.4(3)(a)	Land	See Definition of ' <i>Land</i> ' in clause 1.1
S.7.4(3)(b)(i)	Instrument Change	N/A
S.7.4(3)(b)(ii)	Development	See definition of ' <i>Development</i> ' in clause 1.1
S.7.4(3)(c)	Details of Developer's Provision	See Development Contributions Table
S.7.4(3)(d)	Whether s7.11, s7.12 and Subdivision 4 of Division 7.1 of the Act Apply to the Development	See clauses 8.1 to 8.5
S.7.4(3)(e)	Whether benefits under Deed are or are not to be taken into consideration in determining a Development Contribution under s7.11	N/A
S.7.4(3)(f)	Mechanism for the Resolution of Disputes	See Part 3

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S.7.4(3)(g)	Enforcement of the Agreement by a Suitable Means in the Event of Breach by the Developer	See Part 4
S.7.4 (10)	Conformity of Agreement with Act, Environmental Planning Instruments, & Development Consents Applying to the Land	Yes
S.7.5	Public Notice & Public Inspection of Draft Agreement	Yes
S.7.6	Registration	See Part 5
S.6.15(1)(d)	If the Development involves the subdivision of land, does this Agreement impose requirements that are required to be complied with before a subdivision certificate is issued?	Yes

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Regulation Provision	Requirement	Compliance
Environmental Planning and Assessment Regulation 2021		
S.203(1)	Form & Subject-Matter	Yes
S.203(7)	Secretary's Practice Note	Yes
S.204	Public Notice & Public Inspection of Draft Agreement	Yes
S.205	Explanatory Note	See Appendix
Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021		
Ss.21, 34	If the Development involves building work or subdivision work, does the Agreement specify requirements that are required to be complied with before a construction certificate or subdivision works certificate for the work is issued?	Yes, see Development Contributions Table

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- Council** **Liverpool City Council** ABN 84 181 182 471 of Ground Floor, 50 Scott Street, Liverpool NSW 2170
- Minister** **Minister for Planning and Public Spaces** ABN 38 755 709
681 c/- NSW Department of Planning, Housing and Infrastructure of 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150.
- Developer** **Landcom** ABN 79 268 260 688 of Level 14, 60 Station Street Parramatta New South Wales 2150.

Background

- A The Land is partly owned by the Developer, partly owned by the Planning Ministerial Corporation and partly owned by private entities being companies which are part of the Urban Property Group and Golden Properties NSW Pty Limited.
- B The Office of Strategic Lands (**OSL**) administers the Planning Ministerial Corporation. The Developer has entered into arrangements with the OSL in respect of land owned by the Planning Ministerial Corporation which enable it to meet its obligations under this Deed.
- C On 18 August 2011, the NSW Planning Assessment Commission granted a Part 3A Concept Approval to Concept Plan Application MP10_0118 for residential and commercial development on the Land.
- D The Developer offered to enter into this Deed in connection with the modification of the Concept Approval by Mod 5 and the development of up to 3030 dwellings in Precinct 9. Condition 1.8B of the Concept Approval, as modified, requires that this Deed be entered into.
- E The Developer offers to make the Development Contributions required by this Deed in connection with the Concept Approval, to provide public amenities and services in connection with development of Precincts 3, 5 and 9.

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**Operative provisions****Part 1 - Preliminary****1 Definitions & Interpretation****Definitions**

- 1.1 In this Deed, the words and phrases appearing in Column 1 of the following table have the meaning set out in Column 2 of that table corresponding to those words or phrases except in so far as the context or subject-matter otherwise indicates or requires:

Table

Column 1	Column 2
Word or phrase	Meaning
Act	means the <i>Environmental Planning and Assessment Act 1979</i> (NSW).
Approval	includes approval, consent, licence, permission or the like.
Authority	means the Commonwealth or New South Wales government, a Minister of the Crown, a government department, a public authority established by or under any Act, a council or county council constituted under the <i>Local Government Act 1993</i> (NSW), or a person or body exercising functions under any Act including a commission, panel, court, tribunal and the like.
Bank Guarantee	means an irrevocable and unconditional undertaking in favour of Council without any expiry date or end date provided by the Sydney Office of an Australian bank or financial institution approved in writing by Council to pay an amount or amounts of money to Council on demand.
Claim	includes a claim, demand, remedy, suit, injury, damage, loss, Cost, liability, action, proceeding or right of action.
Completion	in relation to the Developer Works or a specified part of the Developer Works, occurs when the Developer has issued a

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	Completion Notice to Council in accordance with clause 31 of Schedule 6 and the Developer Works are complete or deemed complete in accordance with Schedule 6.
Concept Approval	the approval granted to MP 10-0118 by the Minister for Planning on 18 August 2011 pursuant to the former Part 3A of the Act, as modified up until the date of this Deed.
Conservation Agreement	means the agreement between the Minister for the Environment, Heritage and the Arts on behalf of the Commonwealth of Australia, the NSW Minister for Climate Change and the Environment and the NSW Minister for Planning on behalf of the NSW Government dated 20 August 2009.
Construction Certificate	has the same meaning as in the Act.
Construction Contract	means a contract or arrangement entered into between Landcom as principal and another person under which the other person undertakes to provide Work required by this Deed, or to supply related goods and services, for Landcom.
Contractor	means the contractor under the Construction Contract.
Contribution Value	in relation to an Item specified in the Development Contributions Table means the \$ amount specified in Column 6 of that Table corresponding to the Item.
Contributions Plan or CP	means the <i>Liverpool Contributions Plan 2008 – Edmondson Park</i> .
Cost	means a cost, charge, expense, outgoing, payment, fee and other expenditure of any nature.
CPI	means the 'Consumer Price Index – Sydney All Groups' published by the Australian Bureau of Statistics.
Dedication Land	means land that is required to be dedicated to the Council free of cost under this Deed
Deed	means this Deed and includes any schedules, annexures and appendices to this Deed.
Defect	means anything that adversely affects, or is likely to adversely affect, the appearance, structural integrity, functionality or use or enjoyment of a Work or any part of a Work, or will require maintenance or rectification works to be performed on them at some time in the future as a result of the existence of a defect.

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Defects Liability Period	means, in relation to the whole or any specified part of the Developer Works, the period of 12 months commencing on the day immediately after a Practical Completion Certificate is issued by the Council for the Developer Work.
Defect Notice	means a notice in writing: <ul style="list-style-type: none"> (a) identifying the nature and extent of a Defect or incomplete Work, and (b) specifying the works or actions that are required to Rectify the Defect or incomplete Work, and (c) specifying the date by which or the period within which the Defect or incomplete Work is to be rectified, which date or period must not be unreasonable having regard to the nature of the Defect or incomplete Work.
Design Documentation	has the meaning given to that term in clause 8 of Schedule 6.
Developer Works	means works described in column 4, which are identified as 'Works' in column 3 of the Development Contributions Table that the Developer is required to provide under this Deed.
Developer Works Provisions	means the provisions contained in Schedule 6.
Development	means development pursuant to the Concept Approval (as modified by Mod 5), and any Subsequent Development Consent on the land in Precincts 3, 5 and 9 to enable the development of a maximum of: <ul style="list-style-type: none"> (a) 3030 dwellings in Precinct 9; (b) 270 dwellings in Precinct 3; and (c) 1 additional environmental living lot in Precinct 5.
Development Application	means a development application within the meaning of the Act.
Development Consent	has the meaning given by the Act.
Development Contribution	means the dedication of land free of cost, a monetary contribution, the provision of any other material public benefit including but not limited to the provision of Works, or any combination of them.
Developer Contributions Location Plan	means the plan contained in Schedule 5 showing the location of the Developer Works.

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Development Contributions Table	means the table contained in Schedule 4.
Dispute	means a dispute or difference between the Parties under or in relation to this Deed.
Dwelling Cap	means the number of dwellings noted in column 2 of the table in Schedule 7 for the corresponding part of the of the land in Precinct 3 or 9 noted in column 1 of the table in Schedule 7.
ELNO	has the meaning given to that term in the Participation Rules.
Equipment	means any equipment, apparatus, vehicle or other equipment or thing to be used by or on behalf of Landcom in connection with the performance of its obligations under this Deed.
Final Lot	means a lot created in the Development for separate residential occupation and disposition or a lot of a kind or created for a purpose that is otherwise agreed by the Parties, not being a lot created by a subdivision of the Land: <ul style="list-style-type: none"> (a) that is to be dedicated or otherwise transferred to the Council, or (b) on which is situated a dwelling-house that was in existence on the date of this Deed.
GST	has the same meaning as in the GST Law.
GST Law	has the same meaning as in <i>A New Tax System (Goods and Services Tax) Act 1999</i> (Cth) and any other Act or regulation relating to the imposition or administration of the GST.
Item	means a numbered item appearing in the Development Contributions Table.
Item of Works	means an Item of Developer Works
Just Terms Act	means the <i>Land Acquisition (Just Terms Compensation) Act 1991</i> (NSW).
Land	means the land specified in Schedule 2.
Landowner	means an owner of any part of the Land, other than Landcom, as specified in Schedule 2.

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Maintain	in relation to Developer Works, means keep in a good state of repair and working order, and includes repair of any damage to the Works.
Maintenance Period	in relation to Developer Works means the period set out in the Development Contributions Table (if any) for the Developer Work commencing on the date a Practical Completion Certificate is issued for the Developer Work.
Mod 5	means the modification of the Concept Approval being MP 10_0118 MOD 5 which was approved on 14 February 2025.
Modification Application	means an application under s4.55 of the Act.
N/A	means Not Applicable.
Occupation Certificate (OC)	has the same meaning as in the Act.
Operations and Maintenance Plan	means in respect of an Item of Works a plan including an operations manual for the Item of Works, and a maintenance plan dealing with maintenance type and frequency.
Participation Rules	means the participation rules as determined by the <i>Electronic Conveyancing National Law</i> as set out in the <i>Electronic Conveyancing (Adoption of National Law) Act 2012</i> (NSW).
Party	means a party to this Deed.
PEXA	means Property Exchange Australia Ltd.
PMC Land	mean the land owned by the Planning Ministerial Corporation specified in Schedule 2.
Precinct 3, Precinct 5 and Precinct 9	mean the areas of the Land marked as such on the Precinct 3 Plan, Precinct 5 Plan and Precinct 9 Plan contained in Schedule 3.
Precinct 3 Plan, Precinct 5 Plan and Precinct 9 Plan	means each of the plans in Schedule 3
Principal Contractor	means the Person defined in as the Principal Contractor under the <i>Work Health and Safety Act 2011</i> (NSW) or <i>Work Health and Safety Regulation 2011</i> (NSW) or an equivalent under Commonwealth work health and safety laws.
Public Domain and Landscape Plan	means the Plan - Public Domain and Landscape Plan, Section 5.2 submitted with Mod 5.

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Purchaser Land	means the land owned by: <ul style="list-style-type: none"> (a) Edmondson Village 1 Pty Ltd (ACN 654 133 007); (b) Edmondson Village 2 Pty Ltd (ACN 654 134 219); (c) Edmondson Village 3 Pty Ltd (ACN 654 137 149); (d) Edmondson Village 5 Pty Ltd (ACN 654 138 208); and (e) Golden Properties NSW Pty Ltd (ACN 668 252 006), specified in Schedule 2.
Rectify	means rectify, remedy or correct.
Regulation	means the <i>Environmental Planning and Assessment Regulation 2021</i> (NSW).
Security	means a Bank Guarantee or bond or other form of security satisfactory to Council or, in the case of Landcom only, a bond issued by Treasury Corporation.
Subdivision Certificate	has the same meaning as in the Act.
Subsequent DA	means any Development Application for any part of the Development made pursuant to the Concept Approval (as modified by Mod 5).
Subsequent Development Consent	means any Development Consent granted to any Subsequent DA.
Technical Data	means all technical know-how and information in material form, including manuals, designs, standards, specifications, reports, models, plans, drawings, calculations, software, source code and test results.
WHS	means work health and safety.
WHS Law	means the <i>Work Health and Safety Act 2011</i> (NSW) and <i>Work Health and Safety Regulation 2011</i> (NSW).
Work	means the physical result of carrying out work in, on, over or under land.
Works-As-Executed Plan	means detailed plans and specifications of Developer Works carried out by the Developer.

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- 1.2 In the interpretation of this Deed, the following provisions apply unless the context otherwise requires:
- 1.2.1 Headings are inserted for convenience only and do not affect the interpretation of this Deed.
 - 1.2.2 A reference in this Deed to a business day means a day other than a Saturday or Sunday or a public holiday on which banks are open for business generally in Sydney.
 - 1.2.3 If the day on which any act, matter or thing is to be done under this Deed is not a business day, the act, matter or thing must be done on the next business day.
 - 1.2.4 A reference in this Deed to dollars or \$ means Australian dollars and all amounts payable under this Deed are payable in Australian dollars.
 - 1.2.5 A reference in this Deed to a \$ value relating to a Development Contribution is a reference to the value exclusive of GST.
 - 1.2.6 A reference in this Deed to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.
 - 1.2.7 A reference in this Deed to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced.
 - 1.2.8 A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Deed.
 - 1.2.9 An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.
 - 1.2.10 Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning.
 - 1.2.11 A word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders.
 - 1.2.12 References to the word 'include' or 'including' are to be construed without limitation.
 - 1.2.13 A reference to this Deed includes the agreement recorded in this Deed.

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1.2.14 A reference to a Party to this Deed includes a reference to the employees, agents and contractors of the Party, the Party's successors and assigns.

1.2.15 A reference to 'dedicate' or 'dedication' in relation to land is a reference to dedicate or dedication at no cost to Council.

1.2.16 Any schedules, appendices and attachments form part of this Deed.

2 Status of this Deed

2.1 This Deed is a planning agreement within the meaning of s7.4(1) of the Act.

3 Commencement

3.1 This Deed commences and has force and effect on and from the date when the Parties have:

3.1.1 both executed the same copy of this Deed, or

3.1.2 each executed separate counterparts of this Deed and exchanged the counterparts.

3.2 The Parties are to insert the date when this Deed commences on the front page and on the execution page.

4 Application of this Deed

4.1 This Deed applies to the Land and to the Development.

5 Warranties

5.1 The Developer warrants to Council and the Minister that it is:

5.1.1 legally and beneficially entitled to the Land, except for the PMC Land and Purchaser Land;

5.1.2 has full capacity to enter into this Deed, and

5.1.3 able to fully comply with their obligations under this Deed.

5.2 With respect to the PMC Land, the Developer warrants that it has entered into arrangements with Office of Strategic Lands which enable the Developer to meet its obligations under this Deed.

5.3 The Developer warrants to Council and the Minister that it has the Landowners' consent to register this Deed on the title to the Purchaser Land.

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- 6.1 The Parties may, at any time and from time to time, enter into agreements relating to the subject-matter of this Deed that are not inconsistent with this Deed for the purpose of implementing this Deed.

7 Surrender of right of appeal, etc.

- 7.1 The Developer is not to commence or maintain, or to cause or procure the commencement or maintenance, of any proceedings in any court or tribunal or similar body appealing against, or questioning the validity of this Deed, or an Approval relating to the Development in so far as the subject-matter of the proceedings relates to this Deed.

8 Application of s7.11, s7.12 and Subdivision 4 of Division 7.1 of the Act to the Development**Section 7.11 of the Act**

- 8.1 This Deed excludes the application of section 7.11 of the Act to the Development.

Section 7.12 of the Act

- 8.2 This Deed excludes the application of section 7.12 of the Act to the Development.

Subdivision 4 of Division 7.1 of the Act

- 8.3 This Deed does not exclude the application of Subdivision 4 of Division 7.1 of the Act to the Development.

Exceptions to exclusion of sections 7.11 and 7.12

- 8.4 Notwithstanding clauses 8.1 and 8.2, this Deed does not exclude the application of sections 7.11 and 7.12 of the Act to the development of any dwelling approved by a Subsequent Development Consent on a parcel of the Land specified in column 1 of the table in Schedule 7, in excess of the Dwelling Cap for that parcel of the Land.

Excision of Land for Concept Approval

- 8.5 If a modification to the Concept Approval after the date of this Deed has the effect that the Concept Approval no longer applies to a parcel of the Land specified in column 1 of the table in Schedule

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7, this clause 8 continues to apply to that parcel of the Land for the purpose of excluding the application of sections 7.11 and 7.12 of the Act to the development on that parcel of the Land up to the Dwelling Cap, and for that purpose, the reference in this clause 8 to 'Development' includes any development for dwellings on that part of the Land, and 'Subsequent Development Consent' means any Development Consent granted to a Development Application for the development of dwellings on that part of the Land.

Part 2 – Development Contributions**9 Provision of Development Contributions****Development Contributions**

9.1 The Developer is to make Development Contributions, including Developer Works which are located on land not owned by the Developer, to the Council in accordance with the Development Contributions Table and any other provision of this Deed requiring the Developer to make Development Contributions.

9.2 Each Development Contribution that is a monetary contribution is to be indexed in accordance with the following formula:

$$A = B \times C/D$$

where:

A = the indexed amount;

B = the Contribution Value for the respective Development Contribution;

C = the CPI most recently published before the date that the Development Contribution is made; and

D = the CPI published in the January 2026 [to be updated once Deed is agreed and executed] quarter.

Application of Development Contributions

9.3 The Council is to apply each Development Contribution made by the Developer under this Deed towards the public purpose for which it is made and otherwise in accordance with this Deed.

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- 10.1 The Developer must pay a monetary Development Contribution by the time specified in the Development Contribution Table.
- 10.2 A monetary Development Contribution is made for the purposes of this Deed when the Council receives the full amount of the contribution payable under this Deed in cash or by unendorsed bank cheque or by the deposit by means of electronic funds transfer of cleared funds into a bank account nominated by the Council.

Reduction for Development Contributions paid under Subsequent Development Consents

- 10.3 If any development contributions are required to be paid under Subsequent Development Consents pursuant to s7.11 or 7.12 of the Act, as contemplated by Condition 1.8B(c) of the Concept Approval (whether or not the Subsequent Development Consent in question was granted before or after the modification of the Concept Approval by Mod 5 to include Condition 1.8B), then Landcom will be issued with a credit in the amount of the development contributions required to be paid under the Subsequent Development Consents, once those contributions have been paid (**Contribution Credit**).
- 10.4 Notwithstanding clause 10.1, or any other provision of this Deed, an obligation to pay a monetary Development Contribution can be satisfied:
- 10.4.1 in the manner specified in clause 10.1;
 - 10.4.2 by the application of Contribution Credits; or
 - 10.4.3 by a combination of the application of Contribution Credits and payment in accordance with clause 10.1, provided the sum of the value of the Contribution Credits and the amount paid in accordance with clause 10.1 equals the amount payable.

11 Dedication of land**When dedication of land made**

- 11.1 The Developer must dedicate the Dedication Land to Council by the time specified in the Development Contributions Table.
- 11.2 A Development Contribution comprising Dedication Land is dedicated for the purposes of this Deed when:

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- 11.2.1 a deposited plan is registered in the register of plans held with the Registrar-General that dedicates the Dedication Land as a public road (including a temporary public road) under the *Roads Act 1993* (NSW) or creates a public reserve or drainage reserve under the *Local Government Act 1993* (NSW), or
- 11.2.2 the Council is given evidence that a transfer of the Dedication Land to the Council has been effected by means of electronic lodgement and registration through PEXA or another ELNO.

The Developer to facilitate dedication

- 11.3 The Developer is to do all things reasonably necessary to procure the dedication of Dedication Land and to enable registration of any instrument of transfer to occur.

Dedicated Land to be free of encumbrances

- 11.4 The Developer is to ensure that Dedication Land is free of all encumbrances and affectations (whether registered or unregistered and including without limitation any charge or liability for rates, taxes and charges) except as otherwise agreed in writing by the Council, or as disclosed in this Deed.

Request by the Developer

- 11.5 If, having used all reasonable endeavours, the Developer cannot ensure that the Dedication Land is free from all encumbrances and affectations, the Developer may request that Council agree to accept the land subject to those encumbrances and affectations, and Council will not unreasonably withhold its agreement.
- 11.6 If the Developer has failed to comply with the requirements of this Deed including under clause 12, the Developer acknowledges and agrees that Council is under no obligation to accept or acquire the Dedication Land, though Council may do so in its absolute discretion.

12 Contamination and remediation

- 12.1 Where the Developer is required to dedicate or procure the dedication of the Dedication Land under this Deed, the Developer must comply with this clause 12.
- 12.2 For the purposes of this clause 12:
- 12.2.1 **Contamination** has the same meaning as in the *Contaminated Lands Management Act 1997* (NSW);
- 12.2.2 **Contaminated** means subject to Contamination;

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- 12.2.3 **Intended Use** means in respect of each part of the Dedication Land, the purpose for the dedication as specified in column 4 of the Development Contributions Table;
- 12.2.4 **Site Audit Statement** means a site audit statement within the meaning of the *Contaminated Lands Management Act 1997* (NSW) or other written confirmation from a Site Auditor that the Dedication Land suitable for its Intended Use.
- 12.2.5 **Site Auditor** has the same meaning as in the *Contaminated Lands Management Act 1997* (NSW).
- 12.3 Prior to the dedication or transfer of any part of the Dedication Land, the Developer must, at its cost, obtain and provide to Council a Site Audit Statement in respect of that part of the Dedication Land, which (as a minimum) confirms that the Dedication Land in its present form is suitable for the Intended Use.
- 12.4 Notwithstanding the above, Landcom will endeavour to provide a Site Audit Statement for Items B1, B3 and B5 (OS7) and Maxwells Creek (**Conservation Land**), however should the Conservation Agreement prohibit remediation works Landcom will work with Council to ensure the Conservation Land is fit for purpose within the constraints of the Conservation Agreement.
- 12.5 The Developer indemnifies and must keep indemnified Council against all liability for and associated with all Contamination present in, on and under the Dedication Land at the date of dedication of the Dedication Land including full responsibility for compliance with and any liability in respect of such Contamination under the *Contaminated Lands Management Act 1997* (NSW) and all other relevant legislation and the requirements of the any relevant Authority.

13 Carrying out of Developer Works**Carrying out of Work**

- 13.1 The Developer is to carry out and complete the Developer Works described in column 4 of the Development Contributions Table by the time specified in column 7 of the Development Contributions Table.
- 13.2 Without limiting any other provision of this Deed, any Work that is required to be carried out by the Developer is to be carried out in accordance with:
- 13.2.1 the Developer Works Provisions; and
- 13.2.2 a Development Consent or other Approval authorising the carrying out of the Works.

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- 14.1 The Developer Works Provisions apply to and in respect of Developer Works required by this Deed.

15 Cost of Developer Works**Responsibility for Cost of Developer Works**

- 15.1 The Developer is responsible for meeting all Costs of and incidental to the Developer Works required to be provided under this Deed.

Part 3 – Dispute Resolution**16 Dispute Resolution – mediation****Application of clause**

- 16.1 This clause 16 applies to any Dispute arising in connection with this Deed.

Notice of Dispute

- 16.2 If a Dispute arises, then either Party (**First Party**) must give the other Party (**Second Party**) a notice, which:
- 16.2.1 is in writing specifying particulars of the Dispute;
 - 16.2.2 stipulates what the First Party believes will resolve the Dispute; and
 - 16.2.3 designate its representative to negotiate the Dispute.
- 16.3 The Second Party must, within 5 Business Days of service of the notice of dispute, provide a notice to the First Party designating as its representative a person to negotiate the Dispute (the representatives designated by the parties being together, the **Representatives**).

Conduct pending resolution

- 16.4 The Parties must continue to perform their respective obligations under this Deed if there is a Dispute but will not be required to complete the matter the subject of the Dispute, unless the appropriate party indemnifies the other parties against costs,

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damages and all losses suffered in completing the disputed matter if the Dispute is not resolved in favour of the indemnifying party.

Meeting between Parties

- 16.5 If a notice is given under clause 16.2, the Representatives are to meet within 14 days of the notice in an attempt to resolve the Dispute.

Meditation or expert determination of Dispute

- 16.6 If following the meeting under clause 16.5, the Dispute is not resolved within a further 28 days, the Parties are to:
- 16.6.1 mediate the Dispute in accordance with the Mediation Rules of the Law Society of New South Wales published from time to time and are to request the President of the Law Society to select a mediator; or
- 16.6.2 refer the Dispute for expert determination in accordance with clause 17.

Exercise of legal rights

- 16.7 If the Dispute is not resolved by mediation within a further 28 days, or such longer period as may be necessary to allow any mediation process which has been commenced to be completed, then the Parties may exercise their legal rights in relation to the Dispute, including by the commencement of legal proceedings in a court of competent jurisdiction in New South Wales.
- 16.8 Subject to clauses 16 and 17, proceedings must not be commenced unless:
- 16.8.1 the Representatives have met in accordance with clause 16.5 and endeavoured to resolve the Dispute; and
- 16.8.2 the Parties have attended a mediation that has been terminated.

Costs

- 16.9 Each Party is to bear its own costs arising from or in connection with the appointment of a mediator and the mediation.
- 16.10 The Parties are to share equally the costs of the President, the mediator, and the mediation.

Remedies available under the Act

- 16.11 Clauses 16 and 17 do not operate to limit the availability of any remedies available to Council under the Act.

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- 16.12 Clauses 16 and 17 do not prevent a party from seeking urgent injunctive or declaratory relief concerning any matter arising out of this document.

17 Dispute resolution – expert determination**Application of clause**

- 17.1 This clause 17 applies to a Dispute arising in connection with this Deed if:
- 17.1.1 the Parties agree that the Dispute can be appropriately determined by expert determination;
 - 17.1.2 the Representatives have referred the Dispute for expert determination under clause 16.6.2; or
 - 17.1.3 the Chief Executive Officer (or equivalent) of the professional body that represents persons who appear to have the relevant expertise to determine the Dispute gives a written opinion at the joint request of the Parties that the Dispute can be determined by a member of that body.

Expert determination – appointment of expert

- 17.2 If the Dispute is to be determined by expert determination, the Dispute must be determined by an independent expert in the relevant field:
- 17.2.1 agreed between and appointed jointly by the Parties; or
 - 17.2.2 if the parties fail to agree as to the relevant field or expert within 5 Business Days of the Parties agreeing to expert determination, either Party may refer the Dispute to the President of the NSW Law Society to determine:
 - (a) a relevant field; and/or
 - (b) appoint an expert for expert determination.
- 17.3 The President of the Law Society of New South Wales decision under clause 17.2.2 is final and binding on the Parties.
- 17.4 The expert appointed to determine a Dispute:
- 17.4.1 must have a technical understanding of the issues in dispute;
 - 17.4.2 must be independent of both parties.
- 17.5 The parties must promptly enter into a document with the expert appointed under this clause 17 setting out the terms of the expert's determination and the fees payable to the expert.

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- 17.6 In reaching a determination in respect of a dispute under this clause 17, the independent expert must give effect to the intent of the parties entering into this Deed and the purposes of this Deed.
- 17.7 The expert must:
- 17.7.1 act as an expert and not as an arbitrator;
 - 17.7.2 proceed in any manner as the expert thinks fit without being bound to observe the rules of natural justice or the rules of evidence;
 - 17.7.3 not accept verbal submissions unless both Parties are present;
 - 17.7.4 on receipt of a written submission from one Party, ensure that a copy of that submission is given promptly to the other Party;
 - 17.7.5 take into consideration all documents, information and other material which the Parties give the expert which the expert in its absolute discretion considers relevant to the determination of the Dispute;
 - 17.7.6 not be expected or required to obtain or refer to any other documents, information or material (but may do so if the expert so wishes);
 - 17.7.7 issue a draft certificate stating the expert's intended determination (together with written reasons), giving each party ten (10) Business Days to make further submissions;
 - 17.7.8 issue a final certificate stating the expert's determination (together with written reasons); and
 - 17.7.9 act with expedition with a view to issuing the final certificate as soon as practicable.
- 17.8 The parties must comply with all directions given by the expert in relation to the resolution of the Dispute and must within the time period specified by the expert, give the expert:
- 17.8.1 a short statement of facts;
 - 17.8.2 a description of the Dispute; and
 - 17.8.3 any other documents, records or information which the expert requests.

Expert may commission reports

- 17.9 Subject to clause 17.10:
- 17.9.1 the expert may commission the expert's own advisers or consultants (including lawyers, accountants, bankers, engineers, surveyors or other technical consultants) to provide information to assist the expert in making a determination; and

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17.9.2 the Parties must indemnify the expert for the cost of those advisers or consultants.

17.10 The parties must approve the costs of those advisers or consultants in writing prior to the expert engaging those advisers or consultants.

Expert may convene meetings

17.11 The expert must hold a meeting with all of the parties present to discuss the Dispute. The meeting must be conducted in a manner which the expert considers appropriate. The meeting may be adjourned to, and resumed at, a later time in the expert's discretion.

17.12 The parties agree that a meeting under clause 17.11 is not a hearing and is not an arbitration.

Expert determination binding

17.13 The expert determination is binding on the Parties except in the case of fraud or misfeasance by the expert.

Costs of Parties

17.14 Each Party is to bear its own costs arising from or in connection with the appointment of the expert and the expert determination.

Costs of Expert

17.15 The Parties are to share equally the costs of the President, the expert, and the expert determination.

18 Dispute Resolution – Confidentiality

18.1 The parties agree, and must procure that the mediator and the expert appointed in accordance with clauses 16 and 17, agree as a condition of his or her appointment:

18.1.1 to keep confidential all documents, information and other material disclosed to them during or in relation to the mediation or expert determination;

18.1.2 not to disclose any confidential documents, information and other material except:

(a) to a party or adviser or consultant who has signed a confidentiality undertaking; or

(b) if required by law or any Authority to do so; and

18.1.3 not to use confidential documents, information or other material disclosed to them during or in relation to the

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mediation or expert determination for a purpose other than the mediation or expert determination.

- 18.2 The Parties must keep confidential and must not disclose or rely upon or make the subject of a subpoena to give evidence or produce documents in any arbitral, judicial or other proceedings:
- 18.2.1 views expressed or proposals or suggestions made by a Party or the mediator or the expert during the expert determination or mediation relating to a possible settlement of the Dispute;
- 18.2.2 admissions or concessions made by a party during the mediation or expert determination in relation to the Dispute; and
- 18.2.3 information, documents or other material concerning the dispute which are disclosed by a party during the mediation or expert determination unless such information, documents or facts would be discoverable in judicial or arbitral proceedings.

Part 4 - Enforcement**19 Acquisition of Dedication Land****Compulsory acquisition of Dedication Land**

- 19.1 Subject to clause 19.2 and 20.2, if the Developer does not dedicate the Dedication Land by the time specified in column 7 of the Development Contributions Table, the Developer consents to the Council compulsorily acquiring the land for compensation in the amount of \$1 without having to follow the pre-acquisition procedure under the Just Terms Act.
- 19.2 The Council is to only acquire land pursuant to clause 19.1 if it considers it reasonable to do so having regard to the circumstances surrounding the failure by the Developer to dedicate the Dedication Land in accordance with this Deed.

Pre-acquisition agreement

- 19.3 Clause 19.1 constitutes an agreement for the purposes of section 30 of the Just Terms Act.

Re-imbusement of Council for third party compensation

- 19.4 If, as a result of the acquisition referred to in clause 19.1, the Council is required to pay compensation to any person other than the Developer, the Developer is to reimburse the Council that

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amount within 30 Business Days, upon a written request being made by the Council, or the Council can call on the Security.

Indemnity

- 19.5 The Developer indemnifies and keeps indemnified the Council against all Claims made against the Council as a result of any acquisition by the Council of the whole or any part of the Dedication Land except if, and to the extent that, the Claim arises because of the Council's negligence or default.
- 19.6 The Developer is to promptly do all things necessary, and consents to the Council doing all things necessary, to give effect to this clause 19, including without limitation:
- 19.6.1 signing any documents or forms,
 - 19.6.2 giving land owner's consent for lodgement of any Development Application, and
 - 19.6.3 paying the Council's costs arising under this clause 19.

20 Breach of obligations**Notice of breach**

- 20.1 If the Council reasonably considers that the Developer is in breach of any obligation under this Deed, it may give a written notice to the Developer:
- 20.1.1 specifying the nature and extent of the breach,
 - 20.1.2 requiring the Developer to:
 - (a) rectify the breach if it reasonably considers it is capable of rectification, or
 - (b) pay compensation to the reasonable satisfaction of the Council in lieu of rectifying the breach if it reasonably considers the breach is not capable of rectification,
 - 20.1.3 specifying the period within which the breach is to be rectified or compensation paid, being a period that is reasonable in the circumstances.

Notice of breach pre-requisite to exercise of rights

- 20.2 The Council may not exercise its rights under clause 19 or clause 20.3 unless it has first given the Developer a notice under clause 20.1 and the Developer has failed to comply with the Notice.

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- 20.3 If the Developer fails to comply with a notice given under clause 20.1 relating to the provision of Developer Works, the Council may, notwithstanding any other remedy it may have under this Deed, under any Act or otherwise at law or in equity, step-in and remedy the breach and may enter, occupy and use any land owned or controlled by the Developer and any Equipment on such land for that purpose.
- 20.4 The Developer must not impede or interfere with Council undertaking work in accordance with 20.3.

Recovery of costs by Council as debt due

- 20.5 Despite any other provision of this Deed, any costs incurred by the Council in remedying a breach of this Deed may be recovered by the Council as a debt due in a court of competent jurisdiction.
- 20.6 For the purpose of clause 20.5, the Council's costs of remedying a breach the subject of a notice given under clause 20.1 include, but are not limited to:
- 20.6.1 the costs of the Council's employees, agents and contractors reasonably incurred for that purpose,
 - 20.6.2 all fees and charges necessarily or reasonably incurred by the Council in remedying the breach, and
 - 20.6.3 all legal costs and expenses reasonably incurred by the Council, by reason of the breach.

Exercise of Council's rights at law or in equity

- 20.7 Nothing in this clause 20 prevents the Council from exercising any rights it may have at law or in equity in relation to a breach of this Deed by the Developer, including but not limited to seeking relief in an appropriate court.

21 Enforcement in a court of competent jurisdiction

- 21.1 Without limiting any other provision of this Deed, the Parties may enforce this Deed in any court of competent jurisdiction.
- 21.2 For the avoidance of doubt, nothing in this Deed prevents:
- 21.2.1 a Party from bringing proceedings in the Land and Environment Court to enforce any aspect of this Deed or any matter to which this Deed relates, or
 - 21.2.2 the Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this Deed or any matter to which this Deed relates.

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- 22.1 Subject to clause 22.2, prior to the issue of a Construction Certificate in respect of the Development, the Developer must deliver to Council Security in the amount of \$5 million.

Replacement of Security

- 22.2 The Developer may replace any Security provided by it at any time, provided that the amount of that replacement is not less than that which is required to be provided under this document.
- 22.3 On receipt of a replacement Security, Council must immediately release the Security being replaced and return it to the Developer.

Council may call on Security

- 22.4 If the Developer fails to comply with a notice issued under 20.1, without limiting any other remedies available to it, Council may call on any Security provided by the Developer.
- 22.5 If Council calls on any Security, it may use the amount so paid to it in satisfaction of any costs incurred by it in remedying the relevant breach.

Top up of Security

- 22.6 If Council calls on the Security, Council, by notice in writing to the Developer, may require the Developer to provide a further or replacement Security in an amount that, when added to any unused portion of any Security then held by Council, does not exceed the amount of the Security Council is entitled to hold at that time under this document.

Release of Security

- 22.7 Unless:
- 22.7.1 Council has made or intends to make a demand against any Security provided by the Developer;
 - 22.7.2 the Development Contributions on account of which that Security was provided have not been made; or
 - 22.7.3 the Developer is in breach of this document at the relevant time,
- Council, upon a written request being made by the Developer, must return the Security within ten (10) business days of such a request being made.

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- 23.1 This Deed is to be registered on the title to the Land pursuant to s7.6(1) of the Act.

Documents for registration

- 23.2 The Developer is to deliver to the Council within 10 Business Days of the date of this Deed:
- 23.2.1 an instrument in registrable form requesting registration of this Deed on the title to the Land duly executed by the registered proprietor of the Land, and
 - 23.2.2 the written irrevocable consent of the registered proprietor and each person referred to in s7.6(1) of the Act to that registration.
- 23.3 The Developer is to do such other things as are reasonably necessary to enable lodgement and registration of this Deed to occur electronically through PEXA or another ELNO.
- 23.4 Council will undertake the registration of this Deed.

Removing notation from title

- 23.5 The Parties are to do such things as are reasonably necessary to remove any notation relating to this Deed from the title to the Land:
- 23.5.1 in so far as the part of the Land concerned is a Final Lot,
 - 23.5.2 in relation to any other part of the Land, once Landcom has completed its obligations under this Deed to the reasonable satisfaction of the Council or this Deed is terminated or otherwise comes to an end for any other reason.

24 Restriction on dealings**Restriction**

- 24.1 Landcom is not to:

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- 24.1.1 sell or transfer the Dedication Land or any part of the Land on which Developer Works are proposed (**Infrastructure Land**), or
- 24.1.2 assign Landcom's rights or obligations under this Deed, or novate this Deed,
- to any person unless:
- 24.2 Landcom has, at no cost to the Council, first procured the execution by the person to whom the Dedication Land or Infrastructure Land or part is to be sold or transferred or Landcom's rights or obligations under this Deed are to be assigned or novated, of a deed in favour of the Council on terms reasonably satisfactory to the Council, and
- 24.2.1 the Council has given written notice to Landcom stating that it reasonably considers that the purchaser, transferee, assignee or novatee, is reasonably capable of performing its obligations under this Deed, and
- 24.2.2 Landcom is not in breach of this Deed, and
- 24.2.3 the Council otherwise consents to the transfer, assignment or novation, such consent not to be unreasonably withheld.
- 24.3 Any deed under clause 24.2 with a developer who is not a NSW government agency must contain the provisions set out in Schedule 8 requiring that developer to provide security for the performance of their obligations under this Deed. The security will only be required to relate to any Development Contributions that that developer is required to make as a result of the novation of any rights and obligations under this Deed, or the transfer of any of the Land to that developer.

Continued performance of obligations by Landcom

- 24.4 Subject to clause 24.2, Landcom acknowledges and agrees that it remains liable to fully perform its obligations under this Deed unless and until it has complied with its obligations under clause 23.1.

Exclusion from restriction

- 24.5 Clause 24.1 does not apply in relation to any sale or transfer of the Dedication Land or Infrastructure Land if this Deed is registered on the title to the Infrastructure Land at the time of the sale.

Infrastructure Land owned by Third Parties

- 24.6 In respect of any Dedication Land or Infrastructure Land which is owned by a Landowner, the Developer will procure compliance with this clause 23 by the Landowner.

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25.1 The Developer performs this Deed at its own risk and its own cost.

26 Release

26.1 The Developer releases the Council from any Claim it may have against the Council arising in connection with the performance of Landcom's obligations under this Deed except if, and to the extent that, the Claim arises because of the Council's negligence or default.

27 Indemnity

27.1 The Developer indemnifies the Council from and against all Claims that may be sustained, suffered, recovered or made against the Council arising in connection with the performance of the Developer's obligations under this Deed except if, and to the extent that, the Claim arises because of the Council's negligence or default.

Part 7 – Other Provisions**28 Review of Deed****Review Triggers**

- 28.1 The Parties agree to review this Deed if either Party is of the opinion that any change of circumstance has occurred, or is imminent, that materially affects the operation of this Deed.
- 28.2 For the purposes of clause 28.1, the relevant changes include any change to a law that restricts or prohibits or enables the Council or any other planning authority to restrict or prohibit any aspect of the Development.

Duty of Parties

- 28.3 For the purposes of addressing any matter arising from a review of this Deed referred to in clause 28.1, the Parties are to use all

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reasonable endeavours to agree on and implement appropriate amendments to this Deed.

Where change of law occurs

28.4 If this Deed becomes illegal, unenforceable or invalid as a result of any change to a law, the Parties agree to do all things necessary to ensure that an enforceable agreement of the same or similar effect to this Deed is entered into.

No Dispute

28.5 A failure by a Party to agree to take action requested by the other Party as a consequence of a review referred to in clause 28.1 (but not 28.4) is not a Dispute for the purposes of this Deed and is not a breach of this Deed.

29 Notices

29.1 Any notice, consent, information, application or request that is to or may be given or made to a Party under this Deed is only given or made if it is in writing and sent in one of the following ways:

29.1.1 delivered or posted to that Party at its address set out in Schedule 1, or

29.1.2 emailed to that Party at its email address set out in Schedule 1.

29.2 If a Party gives the other Party, 3 business days' notice of a change of its address or email, any notice, consent, information, application or request is only given or made by that other Party if it is delivered, posted or emailed to the latest address.

29.3 Any notice, consent, information, application or request is to be treated as given or made if it is:

29.3.1 delivered, when it is left at the relevant address,

29.3.2 sent by post, 2 business days after it is posted, or

29.3.3 sent by email and the sender does not receive a delivery failure message from the sender's internet service provider within a period of 24 hours of the email being sent.

29.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a business day, or if on a business day, after 5pm on that day in the place of the Party to whom it is sent, it is to be treated as having been given or made at the beginning of the next business day.

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- 30.1 Except as otherwise set out in this Deed, and subject to any statutory obligations, a Party may give or withhold an approval or consent to be given under this Deed in that Party's absolute discretion and subject to any conditions determined by the Party.
- 30.2 A Party is not obliged to give its reasons for giving or withholding consent or for giving consent subject to conditions.

31 Costs of this Deed**Costs of Deed**

- 31.1 The Developer is to pay to the Council the Council's costs not exceeding \$95,000 in relation to preparing, negotiating, executing and registering this Deed, and any document related to this Deed within 7 days of a written demand by the Council for such payment.

32 Entire Deed

- 32.1 This Deed contains everything to which the Parties have agreed in relation to the matters it deals with.
- 32.2 No Party can rely on an earlier document, or anything said or done by another Party, or by a director, officer, agent or employee of that Party, before this Deed was executed, except as permitted by law.

33 Further Acts

- 33.1 Each Party must promptly execute all documents and do all things that another Party from time to time reasonably requests to effect, perfect or complete this Deed and all transactions incidental to it.

34 Governing Law and Jurisdiction

- 34.1 This Deed is governed by the law of New South Wales.
- 34.2 The Parties submit to the exclusive jurisdiction of the courts of New South Wales and any courts of appeal from those court in respect of any proceedings in connection with the Deed.
- 34.3 The Parties are not to object to the exercise of jurisdiction by those courts on any basis.

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- 35.1 Except as otherwise set out in this Deed:
- 35.1.1 any agreement, covenant, representation or warranty under this Deed by 2 or more persons binds them jointly and each of them individually, and
 - 35.1.2 any benefit in favour of 2 or more persons is for the benefit of them jointly and each of them individually.

36 No Fetter

- 36.1 Nothing in this Deed shall be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law, and without limitation, nothing shall be construed as limiting or fettering in any way the exercise of any of the Council's statutory functions, powers, authorities or duties.

37 Illegality

- 37.1 If this Deed or any part of it becomes illegal, unenforceable or invalid as a result of any change to a law, the Parties are to cooperate and do all things necessary to ensure that an enforceable agreement of the same or similar effect to this Deed is entered into.

38 Severability

- 38.1 If a clause or part of a clause of this Deed can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.
- 38.2 If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Deed, but the rest of this Deed is not affected.

39 Amendment

- 39.1 No amendment of this Deed will be of any force or effect unless it is in writing and signed by the Parties to this Deed in accordance with section 203 of the Regulation.
- 39.2 If this Deed is amended at the request of the Developer, the Developer will pay the reasonable costs of Council incurred in relation to preparing, negotiating, executing and registering the amendment.

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- 40.1 The fact that a Party fails to do, or delays in doing, something the Party is entitled to do under this Deed, does not amount to a waiver of any obligation of, or breach of obligation by, another Party.
- 40.2 A waiver by a Party is only effective if it:
- 40.2.1 is in writing,
 - 40.2.2 is addressed to the Party whose obligation or breach of obligation is the subject of the waiver,
 - 40.2.3 specifies the obligation or breach of obligation the subject of the waiver and the conditions, if any, of the waiver,
 - 40.2.4 is signed and dated by the Party giving the waiver.
- 40.3 Without limitation, a waiver may be expressed to be conditional on the happening of an event, including the doing of a thing by the Party to whom the waiver is given.
- 40.4 A waiver by a Party is only effective in relation to the particular obligation or breach in respect of which it is given, and is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.
- 40.5 For the purposes of this Deed, an obligation or breach of obligation the subject of a waiver is taken not to have been imposed on, or required to be complied with by, the Party to whom the waiver is given.

41 GST

- 41.1 In this clause:
- Adjustment Note, Consideration, GST, GST Group, Margin Scheme, Money, Supply and Tax Invoice** have the meaning given by the GST Law.
- GST Amount** means in relation to a Taxable Supply the amount of GST payable in respect of the Taxable Supply.
- GST Law** has the meaning given by the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).
- Input Tax Credit** has the meaning given by the GST Law and a reference to an Input Tax Credit entitlement of a party includes an Input Tax Credit for an acquisition made by that party but to which another member of the same GST Group is entitled under the GST Law.
- Taxable Supply** has the meaning given by the GST Law excluding (except where expressly agreed otherwise) a supply in

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respect of which the supplier chooses to apply the Margin Scheme in working out the amount of GST on that supply.

- 41.2 Subject to clause 41.4, if GST is payable on a Taxable Supply made under, by reference to or in connection with this Deed, the Party providing the Consideration for that Taxable Supply must also pay the GST Amount as additional Consideration.
- 41.3 Clause 41.2 does not apply to the extent that the Consideration for the Taxable Supply is expressly stated in this Deed to be GST inclusive.
- 41.4 No additional amount shall be payable by the Council under clause 41.2 unless, and only to the extent that, the Council (acting reasonably and in accordance with the GST Law) determines that it is entitled to an Input Tax Credit for its acquisition of the Taxable Supply giving rise to the liability to pay GST.
- 41.5 If there are Supplies for Consideration which is not Consideration expressed as an amount of Money under this Deed by one Party to the other Party that are not subject to Division 82 of the *A New Tax System (Goods and Services Tax) Act 1999*, the Parties agree:
- 41.5.1 to negotiate in good faith to agree the GST inclusive market value of those Supplies prior to issuing Tax Invoices in respect of those Supplies;
- 41.5.2 that any amounts payable by the Parties in accordance with clause 41.2 (as limited by clause 41.4) to each other in respect of those Supplies will be set off against each other to the extent that they are equivalent in amount.
- 41.6 No payment of any amount pursuant to this clause 41, and no payment of the GST Amount where the Consideration for the Taxable Supply is expressly agreed to be GST inclusive, is required until the supplier has provided a Tax Invoice or Adjustment Note as the case may be to the recipient.
- 41.7 Any reference in the calculation of Consideration or of any indemnity, reimbursement or similar amount to a cost, expense or other liability incurred by a party, must exclude the amount of any Input Tax Credit entitlement of that party in relation to the relevant cost, expense or other liability.
- 41.8 This clause continues to apply after expiration or termination of this Deed.

42 Explanatory Note

- 42.1 The Appendix contains the Explanatory Note relating to this Deed required by section 205 of the Regulation.

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- 42.2 Pursuant to section 205 of the Regulation, the Parties agree that the Explanatory Note is not to be used to assist in construing this Deed.

43 Counterparts

- 43.1 This Deed may be executed in any number of counterparts and all those counterparts taken together constitute one and the same instrument.

44 Electronic execution

- 44.1 Each party consents to signing of this Deed by electronic means and agrees to be legally bound by this deed signed in this way.

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VPA – 45 _ Edmondson Park Precincts 3, 5 and 9 Planning Agreement**Liverpool City Council****Minister for Planning and Public Spaces****Landcom****Schedule 1: Notices**

(Clause 1.1)

1. Council Contact for Notices	Postal Address: Locked Bag 7064 Liverpool BC NSW 1871 Email: lcc@liverpool.nsw.gov.au Telephone: 1300 36 2170 Representative : [Insert]
2. Minister Contact for Notices	Postal Address: Locked Bag 5022 Parramatta NSW 2124 Email: planningagreements@planning.nsw.gov.au Telephone: 8275 1645 Representative : [Insert]
3. The Developer's Contact for Notices	Postal Address: PO Box 237 Parramatta 2124 Email: mchappell@landcom.nsw.gov.au Telephone: 9841 8600 Representative : Margot Chappell

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(Clause 1.1)

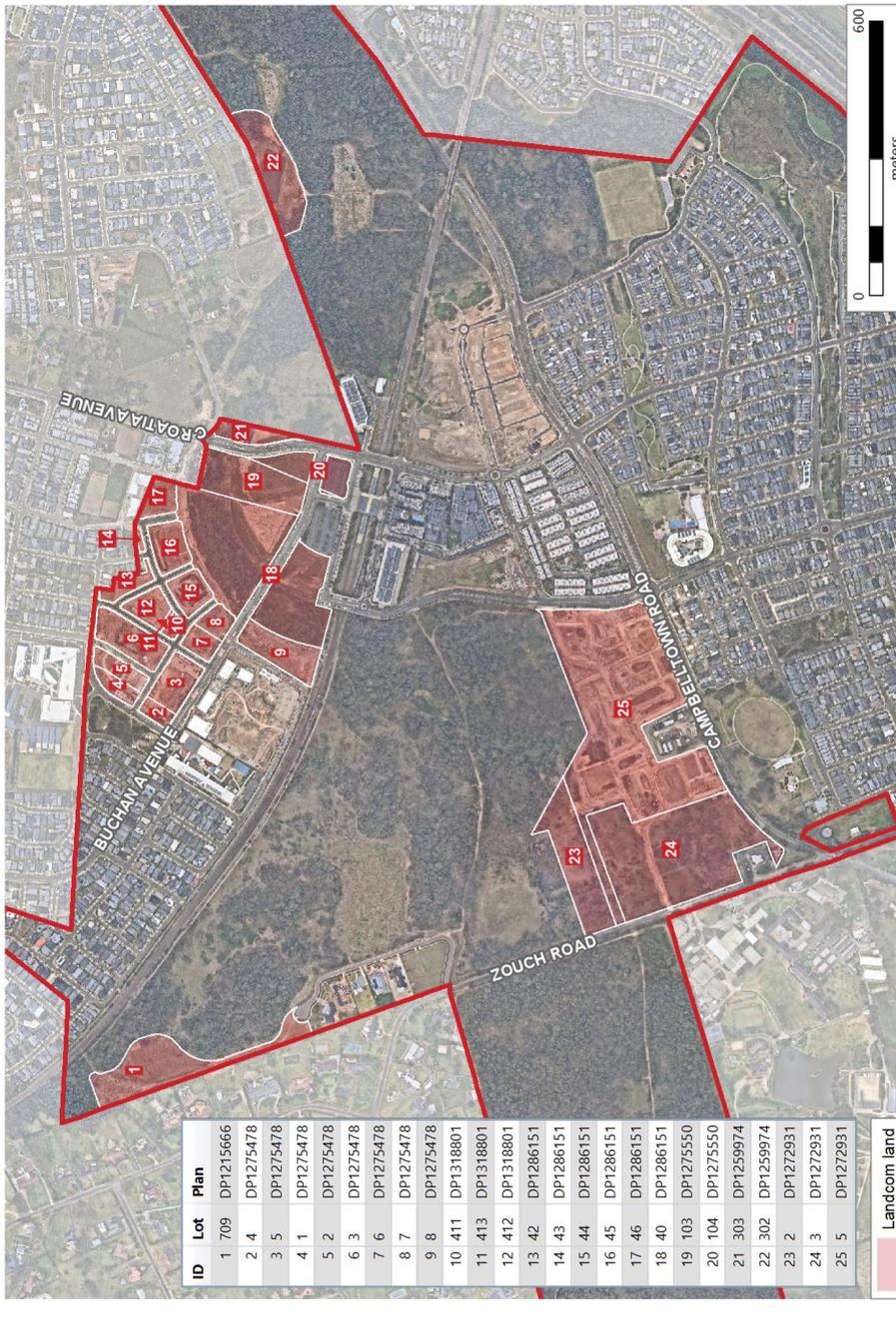
ID	Title	Landowner
Precinct 5		
1	Lot 709 in DP 1215666	The Developer
Precinct 9		
2	Lot 1 in DP 1275478	Edmondson Village 1 Pty Ltd
3	Lot 2 in DP 1275478	Edmondson Village 1 Pty Ltd
4	Lot 3 in DP 1275478	Edmondson Village 2 Pty Ltd
5	Lot 4 in DP 1275478	Edmondson Village 3 Pty Ltd
6	Lot 5 in DP 1275478	Edmondson Village 3 Pty Ltd
7	Lot 6 in DP 1275478	Edmondson Village 5 Pty Ltd
8	Lot 7 in DP 1275478	Edmondson Village 5 Pty Ltd
9	Lot 8 in DP 1275478	Edmondson Village 5 Pty Ltd
10	Lot 411 in DP1318801	The Developer
11	Lot 413 in DP1318801	The Developer
12	Lot 412 in DP1318801	The Developer
13	Lot 42 in DP 1286151	Golden Properties NSW Pty Ltd
14	Lot 43 in DP 1286151	Golden Properties NSW Pty Ltd
15	Lot 44 in DP 1286151	The Developer
16	Lot 45 in DP 1286151	The Developer
17	Lot 46 in DP 1286151	The Developer
18	Lot 40 in DP 1286151	The Developer
19	Lot 103 in DP 1275550	Planning Ministerial Corporation
20	Lot 104 in DP 1275550	The Developer
21	Lot 303 in DP 1259974	The Developer
22	Lot 302 in DP 1259974	The Developer
Precinct 3		
23	Lots 2 in DP 1272931	The Developer
24	Lots 3 in DP 1272931	The Developer
25	Lots 5 in DP 1272931	The Developer

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**Schedule 3: Precincts**

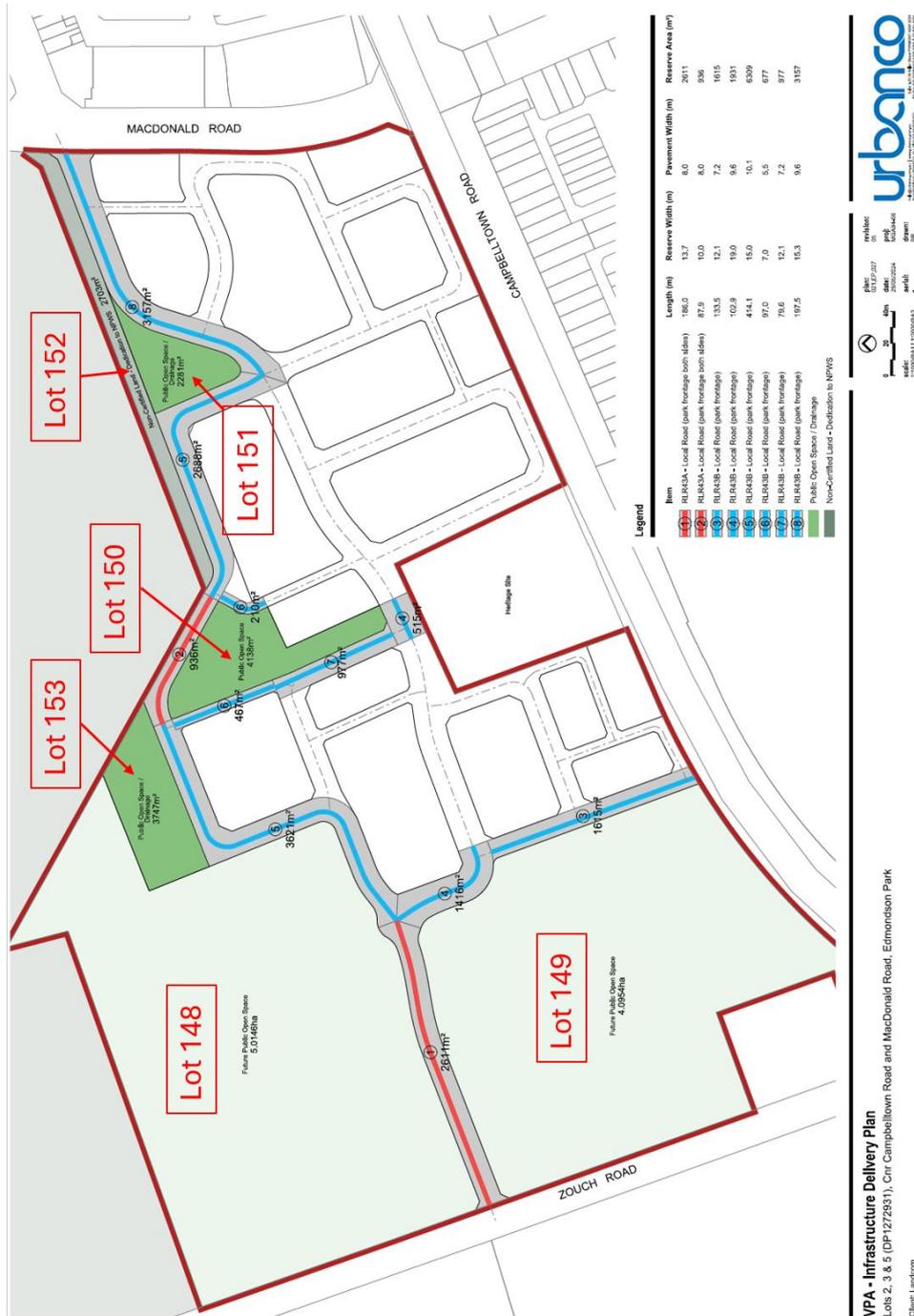
(Clause 1.1)

Precinct 3 Plan

[see following page]

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Precinct 5 Plan

[see following pages]

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**Precinct 9 Plan**

[see following page]

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**Schedule 4: Development Contributions Table**

[see following pages]

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Item	Concept Plan Ref	Type	Description of Contribution	Maintenance Period	Contribution Value	Timing
PART A: Community Places – Centres and Plazas						
A1	CF01	Monetary contribution	Monetary contribution of \$12,639,199 for construction of a multipurpose community centre and library to be located within Edmondson Park.	N/A	\$12,639,199	Within 6 months of execution of this Planning Agreement ,
A2	CC01	Monetary contribution	Monetary contribution of \$1,572,240 towards a 60 place child care centre to be co-located in multi-purpose centre (Item A1) or alternate site owned or provided by Council within Edmondson Park.	N/A	\$1,527, 240	To be paid prior to 13 February 2027.
A3	N/A	Land	Dedication of 5,000sqm of land for new urban plaza/event space adjacent to the Edmondson Park railway station entrance as identified in the Public Domain and Landscape Plan, referred to as Station Park in the Development Contributions Location Plan for Precinct 9.	N/A	\$7,093, 500	Land to be dedicated to Council within two years from the date on which any required Approval for Item A4 is obtained.
A4	N/A	Works	The construction of new plaza/event space adjacent to the Edmondson Park railway station entrance as identified in Public Domain and Landscape Plan on the land identified in Item A3 as being dedicated to Council.	12 months	\$4,050,000	Works to commence within 18 months from the date on which any required Approval for the Item is obtained.

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Item	Concept Plan Ref	Type	Description of Contribution	Maintenance Period	Contribution Value	Timing
			The plaza is to include bike parking.			
PART B – Open space, drainage riparian						
B1	LP8, LP9, Part LP7 and D5	Land	Dedication of land to Council for Maxwells Creek being dedication of the following minimum areas in the locations as shown on the Development Contributions Location Plan for Precinct 9, being land covered by the Conservation Agreement and comprising: <ul style="list-style-type: none"> Part of Lot 40 in DP 1286151 (approx.3.6ha) Part of Lot 103 in DP 1275550 (approx. 0.6ha) Part of Lot 303 in DP 1259974 (approx. 0.25ha) 	N/A	\$3,248,250	Within 12 months of the issue of the Construction Certificate for the 1,000th dwelling being issued in Precinct 9; or 13 February 2029, whichever occurs sooner
B2	LP8, LP9, Part LP7 and D5	Works	The construction of: <ul style="list-style-type: none"> a raised all-weather, pedestrian boardwalk throughout the riparian zones with viewing platform and seating opportunities from Roosevelt Crescent and MacDonald Road. Signage / park sign Development of a Vegetation Management Plan approved by Council and requiring the following:	12 months	\$3,560,000	Within 12 months of the issue of the Construction Certificate for the 1,000th dwelling being issued in Precinct 9 or by 13 February 2029, whichever occurs sooner

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Item	Concept Plan Ref	Type	Description of Contribution	Maintenance Period	Contribution Value	Timing
			<ul style="list-style-type: none"> - 95% complete cover at handover - Less than 10% weed infestation at hand over - 5 year maintenance program in agreement with Council - Landcom to undertake the first 3 years of maintenance prior to novation to Council for the remaining 2 years. - Cumberland woodlands planting - Retaining walls / bank stabilisation • WSUD – drainage / raingarden (item D5) to be delivered in accordance with Council agreed plans and engineering specifications: <ul style="list-style-type: none"> - Drainage or raingardens must be operation for a minimum of 1 year from the date of Completion prior to the transfer of D5. • Preparation and delivery of an Operations and Maintenance Plan <p>The works outlined above are to be located on land identified in Item B1 as being dedicated to Council as shown on the Public Domain and Landscape Plan.</p>			

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Item	Concept Plan Ref	Type	Description of Contribution	Maintenance Period	Contribution Value	Timing
B3	D9	Land	Dedication of Lot 302 in DP 1259974 for the purpose of the drainage riparian basin being Item B4 and shown on the Development Contributions Location Plan for Precinct 9. Land size subject to agreed design of drainage / riparian basin, together with possible easement over National Park at no cost to Council.	N/A	\$1,515,525	Land to be dedicated prior to the issue of the OC for the 2424 th dwelling in Precinct 9.
B4	D9	Works	Construction of drainage and riparian basin as per design completed by Council on Lot 302 in DP 1259974	12 months	\$1,028,000	Prior to the issue of the OC for the 2424 th dwelling in Precinct 9.
B5	OS7 and OS8	Land	Dedication to Council of approximately 14.6ha being the proposed Lots 148 and 149 shown on the Precinct 3 Plan for park and sports field being Items B6 and B7.	N/A	\$3,726,000 for OS7 land, and \$24,051,379 for OS8	Land to be dedicated by the earlier of: <ul style="list-style-type: none"> • Within 12 months of the issue of the Construction Certificate for the 3,000th dwelling in Precinct 9 or • 13 February 2029.
B6	OS7 and OS8	Works	Construction of park and environmental works to a design determined by the Developer, and that agreed to by Council on the part of the land specified in Item B5 which is proposed lot 148 on the Precinct 3 Plan being: <ul style="list-style-type: none"> • Rehabilitate natural bushland (OS7) • Picnic and barbeque facilities (OS8) 	12 months	\$5,180,000	The earlier of: <ul style="list-style-type: none"> • Within 12 months of the issue of the Construction Certificate for the 3000th dwelling in Precinct 9; or • by 13 February 2029, provided that if the

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Item	Concept Plan Ref	Type	Description of Contribution	Maintenance Period	Contribution Value	Timing
			<ul style="list-style-type: none"> Public toilets (OS8) Children's / Youth playground (OS8) Perimeter fencing (OS8) Seats and bins Car parking Signage (OS8) Gates/ entrance (OS8) 			Works require Development Consent, this date will be deferred by a period being the number of days between the date the Development Application for the Works is made and the date that Development Consent is granted for those Works, less 70 days (being the prescribed period for determination of the Development Application under s4.33(2) of the Act).
B7	OS7 and OS8	Works	<p>Construction of District Sports Ground works on part of the land identified in Item B5 which is proposed lot 149 on the Precinct 3 Plan, to a design determined by the Developer and that is agreed to by Council, being:</p> <ul style="list-style-type: none"> District Park - 4 x fields 1 x synthetic cricket pitch Floodlighting to 100 lux Amenities building and change rooms Canteen 	12 months	\$25,000,000	<p>The earlier of:</p> <ul style="list-style-type: none"> Within 12 months of the issue of the Construction Certificate for the 3000th dwelling in Precinct 9; or 13 February 2029, provided that if the Works require Development Consent,

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Item	Concept Plan Ref	Type	Description of Contribution	Maintenance Period	Contribution Value	Timing
B8	N/A	Monetary Contribution	<ul style="list-style-type: none"> • Sealed car park • Perimeter fencing / barriers • Landscaping • Seating Bins Signage • Gates / entrance • Preparation of a plan of management for the sports ground. Towards the preparation of Plans of Management for the Open Space Public (for Conservation) and Proposed Open Space Public within the Edmondson Park Precinct as required within the Edmondson Park Conservation Agreement.	N/A	\$350,000	this date will be deferred by a period being the number of days between the date the Development Application for the Works is made and the date that Development Consent is granted for those Works, less 70 days (being the prescribed period for determination of the Development Application under s4.33(2) of the Act). The earlier of: <ul style="list-style-type: none"> • prior to the issue of the Occupation Certificate for the 1,000th dwelling being issued in Precinct 9; or 13 February 2029, • Within 6 months of the date of the final Item of the Developer Works identified in Part B and Part D of this

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Item	Concept Plan Ref	Type	Description of Contribution	Maintenance Period	Contribution Value	Timing
						Development Contributions Table is Completed.
PART C – Traffic, Transport and Streetscape						
C1	Part RC12 and RC37	Works	<p>Construction of streetscape works on Roosevelt Crescent and MacDonald Road (formally known as Bernera Rd) in accordance with the Public Domain and Landscape Plan and in the location as shown on the Development Contributions Location Plan for Precinct 9 being:</p> <ul style="list-style-type: none"> viewing decks with seating to provide visual link and place to rest planted median along RC37 3m wide shared path adjoining parallel carparking bays bike lanes to each edge of the streetscape providing a link along riparian corridor. 	12 months	\$6,120,000	<p>The earlier of:</p> <ul style="list-style-type: none"> prior to the issue of the Occupation Certificate for the 1000th dwelling in Precinct 9; or 13 February 2029, Within 18 months of the Developer obtaining Approval for the Works specified in this Item C1.
C2	Part RC12 and RC 37	Land	Dedication of road reserve width to Council for the Developer Works specified in Item C1.	N/A	\$19,635,475	<p>The earlier of:</p> <ul style="list-style-type: none"> prior to the issue of the Occupation Certificate for the 1000th dwelling in Precinct 9; or Within 18 months of the Developer obtaining

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Item	Concept Plan Ref	Type	Description of Contribution	Maintenance Period	Contribution Value	Timing
						Approval for the Works specified in this Item C1.
C3	RMN9	Works	Construction of Buchan Avenue Streetscape/Landscaping works as per letter of undertaking DA509/2018 – LGU 2021/07 Council ref 084183.2022 and culvert/bridge in accordance with Council's standards.	12 months	\$4,991,078	Completed
C4	RMN9	Land	Dedication of Land for Item C3	N/A	\$7,465,972	Completed
C5	RTCS112	Works	Construction of intersection upgrade at Buchan Avenue and Soldiers Parade, as agreed with Council and TfNSW	N/A	\$275,000	Timing to be determined in conjunction with TfNSW
C6	N/A	Works	Construction of intersection upgrade and signals at General Boulevard and Macdonald Road, as agreed with Council and TfNSW	N/A	\$600,000	Within 20 days of Council providing evidence of approval issued by Transport for NSW
C7	RLR43B, RAP42b, RAP42a	Land	Dedication to Council of half road reserve facing open space, in the location as shown on the Development Contributions Location Plan for Precinct 3 and as per DA83/2023	N/A	\$6,528,000	Prior to the issue of the first Subdivision Certificate in Precinct 3 pursuant to DA83/2023.
C8	RLR43B, RAP42b, RAP42a	Works	Construction of half road along open space frontage in the location as shown on the Development Contributions Location Plan for Precinct 3 and as per DA83/2023.	12 months	\$3,960,000	Prior to the issue of the first Subdivision Certificate in Precinct 3 pursuant to DA83/2023.

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Item	Concept Plan Ref	Type	Description of Contribution	Maintenance Period	Contribution Value	Timing
C9	N/A	Land	Dedication of land to Council for Item C10	N/A	\$4,221,710	Completed
C10	N/A	Works	Construction Of Eyre Road	N/A	\$317,000	Completed
C11	N/A	Works	Provision of 6 bus stop shelters including covers, benches, waste bins, to be located in areas proposed by the Developer and agreed to by Council	N/A	\$420,000	Within two years from the date on which any required Approval for the Item is obtained
PART D – Additional Open Space Items in Precinct 3						
D1	N/A	Works	Construction of local park in Precinct 3 on proposed Lot 150 on the Precinct 3 Plan as per DA83/2023	12 months	\$1,100,000	Prior to the issue of the Subdivision Certificate which creates the park to be delivered under this Item D1 as a separate lot
D2	N/A	Land	Dedication of 4,128 sqm of land to for Item D1	N/A	\$2,482,800	Prior to the issue of the Subdivision Certificate which creates the park to be delivered under this Item as a separate lot
D3	N/A	Works	Construction of Precinct 3 raingarden on proposed Lot 151 on the Precinct 3 Plan as per DA83/2023	12 months	\$639,972	Prior to issue of Subdivision Certificate for development pursuant to DA83/2023

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Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Item	Concept Plan Ref	Type	Description of Contribution	Maintenance Period	Contribution Value	Timing
						Embellishment works, once 80% of the catchment has been developed
D4	N/A	Land	Dedication of 2,281 sqm of land to Council for Item D3	N/A	\$1,386,600	Prior to the issue of the Subdivision Certificate for DA83/2023
D5	N/A	Works	Construction of Precinct 3 raingarden on proposed Lot 153 in the Precinct 3 Plan as per DA83/2023	12 months	\$545,772	Prior to issue of Subdivision Certificate for development pursuant to DA83/2023
						Embellishment works, once 80% of the catchment has been developed
D6	N/A	Land	Dedication of 3,737sqm of land to Council for Item D5	N/A	\$281,025	Prior to the issue of the Subdivision Certificate for development pursuant to DA83/2023
CONTRIBUTION VALUE OF ALL ITEMS OF WORKS: \$153,939,497						

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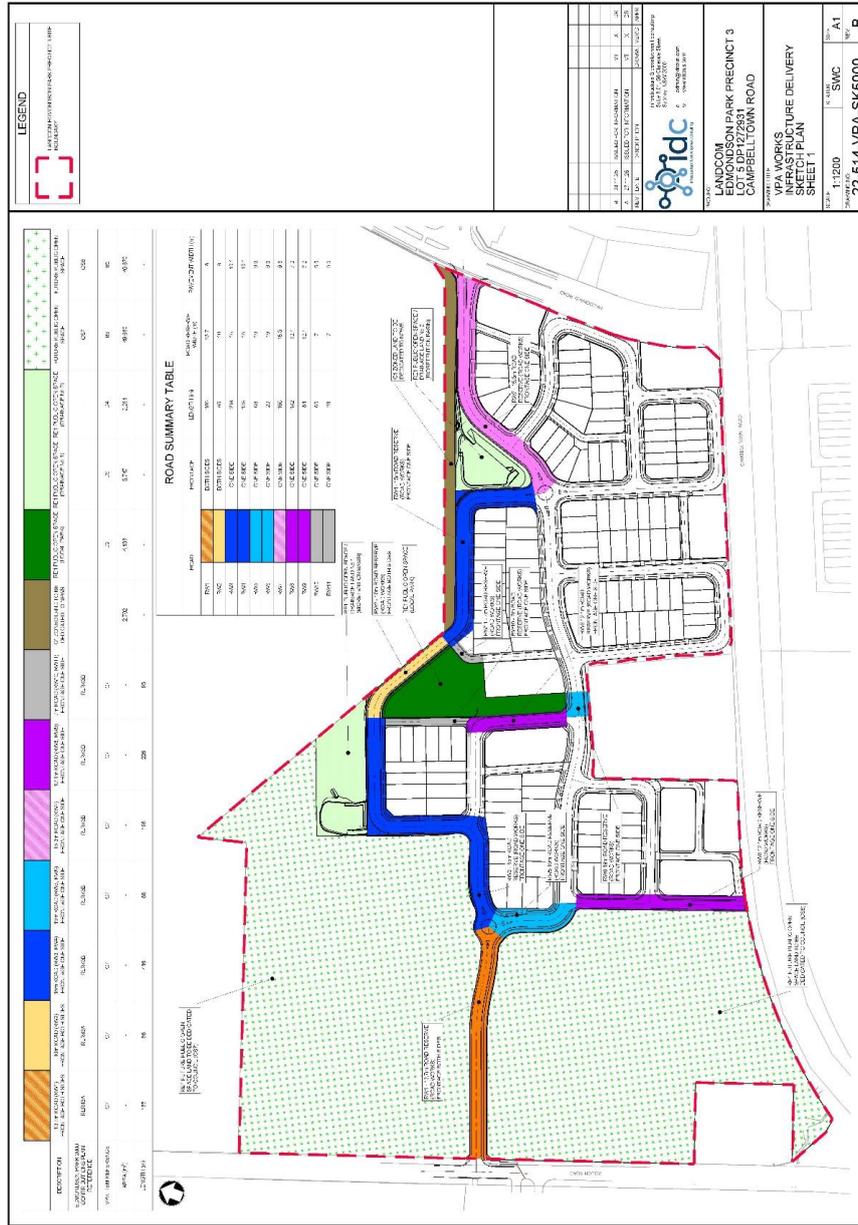
Schedule 5: Development Contributions Location Plan

Precinct 3

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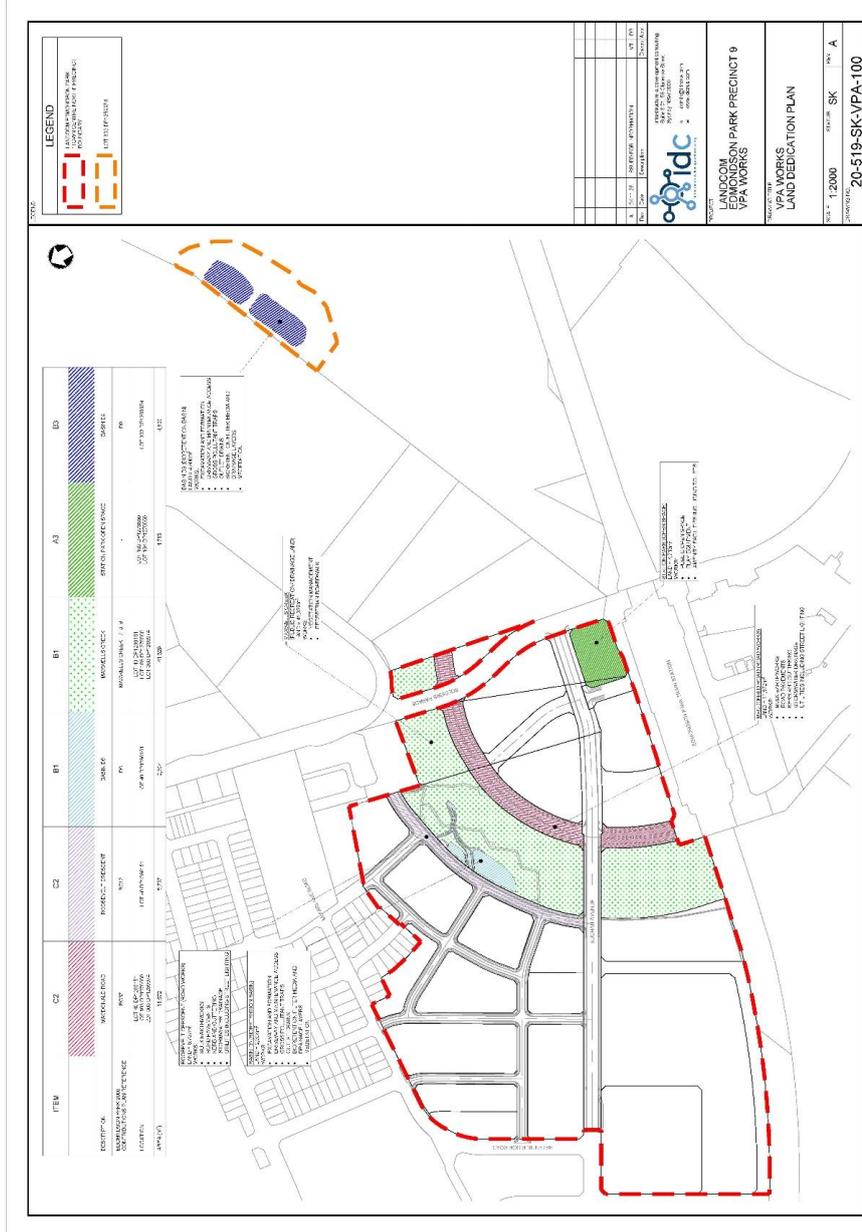


Precinct 9

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Schedule 6: Developer Works Provisions

Deed not Construction Contract

- 1 The Parties acknowledge and agree that this Deed is not a Construction Contract between the Council and the Developer.

Developer Works before execution of Deed

- 2 This Deed applies to all Developer Works including Developer Works that were constructed in whole or in part before the Deed was executed.

General obligations relating to Developer Works

- 3 The Developer is to design the Developer Works (except where this Deed provides the Developer Works are to be designed by Council) and provide the Developer Works:
 - 3.1 in the location or locations shown on the Development Contributions Location Plan,
 - 3.2 by the date specified in column 7 of the Development Contributions Table, and
 - 3.3 otherwise in accordance with this Deed.
- 4 The Developer is to provide and complete the Developer Works in a good and workmanlike manner having regard to the intended purpose of the Developer Works and in accordance with:
 - 4.1 all applicable laws,
 - 4.2 any Approval required by any law relating to the provision of the Developer Works,
 - 4.3 in accordance with the applicable Design Documentation approved under clause 9; and
 - 4.4 with any Australian Standards applicable to works of the same nature as each aspect of the Developer Works.
- 5 The Developer is to ensure that anything necessary for the proper performance of its obligations under this Deed relating to the provision of the Developer Works is supplied or made available for that purpose.

Warranties relating to Developer Works

- 6 The Developer warrants to the Council that:
 - 6.1 it has obtained, or will obtain all Approvals and has and will comply with all laws and applicable industry standards in relation to the Developer Works,
 - 6.2 it accepts that, if any aspect of the Developer Works do not comply this Deed, the Council is entitled to require the Developer to cease the Developer Works and to pursue its rights and remedies relating to the non-compliance under this Deed and, subject to this Deed, at law or in equity, and
 - 6.3 the Developer Works, when completed, are to be fit for purpose.

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- 7 The Developer owns, and is responsible for care of the Developer Works, and bears all risk and liability in connection with the Developer Works, until the Developer Works are handed over to Council.

Design of Developer Works

- 8 Prior to commencing construction of any Item of Developer Works which is to be dedicated to Council, the Developer must prepare and submit to Council detailed documentation for the Developer Works that are being dedicated to Council that (at minimum) details.
- 8.1 the design plans, including plans for layout, levels, sections and 3D imagery and specifications (**Design Documentation**);
 - 8.2 a cost estimate prepared by a qualified quantity surveyor, which:
 - 8.2.1 itemises each component of the design; and
 - 8.2.2 includes a reasonable allowance for preliminaries, design fees, contingencies and escalation to the proposed project timeline; and
 - 8.3 the proposed project timeline,
- .
- 9 Upon receiving the Design Documentation:
- 9.1 Council may:
 - 9.1.1 review the Design Documentation; and
 - 9.1.2 if Council reasonably considers that the Design Documentation does not comply with the requirements of this Deed or is inconsistent with the Concept Approval, give notice to the Developer within 30 days of receipt of the Design Documentation specifying amendments required to the Design Documentation to ensure it complies with the requirements of this Deed and is not inconsistent with the Concept Approval or any Approval required to be obtained for each Item of Developer Works; and
 - 9.2 if Council notifies the Developer of an objection under clause 9.1.2 of this Schedule 6, the Developer must within 15 Business Days of the notice amend the Design Documentation to address Council's objections and resubmit the amended Design Documentation, in which case this clause 9 of this Schedule 6 will reapply.
- 10 The review or provision of comments by Council of Design Documentation under clause 9 of this Schedule 6:
- 10.1.1 is not a representation or admission that the document, plan or design is adequate, complete, correct, reliable or that it has any other characteristic;
 - 10.1.2 does not impose or create any duty, liability, or obligation on Council;
 - 10.1.3 does not waive, prejudice or limit Council's rights, powers or privileges; and
 - 10.1.4 does not affect, limit, alter, release or reduce the obligations, duties, liabilities or responsibilities of the Developer under this Deed in any way.

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however, if Council approves the Design Documentation, nothing in this clause entitles Council to subsequently require any changes, variations or rectification of any Developer Works, or to refuse to certify completion of the Developer Works on the basis that the design of the Developer Works does not comply with this Deed, if the Developer Works has been constructed in accordance with that Design Documentation

Work health & safety

- 11 The Developer acknowledges that it is the Principal Contractor under WHS Law for the Developer Works unless and until such time that:
- 11.1 the Developer engages a contractor to construct the Developer Works, or
 - 11.2 engages another person to be the Principal Contractor for the Developer Works,
- and authorises the person to have management or control of the workplace relating to the Developer Works to discharge the duties of a Principal Contractor under WHS Law.
- 12 For the purpose of the Developer's compliance with its obligations under clause 8, the Council acknowledges that the Developer (or its contractor, where appropriate) is the person with management and control of the relevant works area for the purpose of Part 2 of the *Work Health and Safety Act 2011* (NSW).
- 13 If the Developer at any time terminates the engagement of a contractor, or terminates its authority for the contractor or other person referred to in clause 8 to be the Principal Contractor for the Developer Works, the Developer becomes the Principal Contractor until such time as a new person is appointed as Contractor or to otherwise be the Principal Contractor for the Developer Works.
- 14 The Developer is to use its best endeavours to ensure that all persons involved in the Developer Works comply with relevant WHS Law and procedures.
- 15 The Developer is to use its best endeavours to ensure that:
- 15.1 the Council can audit, inspect and test the Developer Works without breaching WHS Law, and
 - 15.2 the Council can access and use the Developer Works without breaching WHS Law.

Variations to Developer Works & Costs

- 16 The Developer Works may be varied by agreement in writing between the Parties, acting reasonably, without the necessity for an amendment to this Deed.
- 17 The Party seeking the variation is to make a written request to the other Party accompanied by such information and supporting documents as is reasonably necessary to enable the other Party to properly consider the request.
- 18 The Party to whom the request is made is not to unreasonably delay, or withhold its approval to, the request.
- 19 The Party who seeks the variation of the Developer Works must meet the costs of the variation, unless the other Party otherwise agrees.

Protection of people, property & utilities

- 20 The Developer is to use all reasonable endeavours to ensure that, in providing the Developer Works:

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- 20.1 all necessary measures are taken to protect people and property,
 - 20.2 unnecessary interference with the passage of people and vehicles is avoided, and
 - 20.3 nuisances and unreasonable noise and disturbances are prevented.
- 21 The Developer is not to obstruct, interfere with, impair or damage any public road, public footpath, public cycleway or other public thoroughfare, or any pipe, conduit, drain, watercourse or other public utility or service on any land other than the Land in connection with the Developer Works unless authorised in writing by the Council or any relevant Authority.

Damage to assets & property

- 22 The Developer must immediately notify the Council in writing of any loss or damage that occurs in respect of a Council asset of which it becomes aware while performing the Developer Works.
- 23 The Developer must replace or fix any Council asset the Developer loses or damages while performing the Developer Works in accordance with any reasonable requirements of the Council.
- 24 If an audit, inspection or test shows that damage has occurred to a Council asset or the property of another person in connection with the Developer Works, the Council may give the Developer a notice in writing requiring it to take corrective action to bring the Developer Works into conformity or repair the damage, as the case requires.
- 25 Without limiting any other remedies available to the Council under this Deed, if the Developer does not comply with the Council's requirements under clauses 20 and 21, the Council may take the action required of the Developer and recover the Council's costs of so doing from the Developer.

Entry onto Land

- 26 The Developer is responsible for obtaining all necessary rights to lawfully enter, occupy, and provide the Developer Works on any Infrastructure Land.
- 27 Subject to receiving prior reasonable notice, the Council is to allow the Developer, to enter, occupy, and use Council owned or controlled land specified in the notice at any reasonable time if the occupation or use of the land by the Developer is reasonably necessary for the Developer Works.
- 28 Upon receiving reasonable prior notice from the Council, the Developer is to provide the Council with safe and unhindered access at any reasonable time to any land on which the Developer Works are being, or have been, provided.
- 29 The Council must comply with the Developer's reasonable safety requirements while on any land on which the Developer Works are being provided.

Audit, inspection, testing of Developer Works

- 30 The Council may undertake an audit, inspection or test of the Developer Works at any reasonable time for any purpose related to this Deed upon giving reasonable prior notice to the Developer.
- 31 The Developer is to provide the Council with any assistance that is reasonably required by the Council to enable the Council to undertake any audit, inspection or test of the Developer Works.

Edmondson Park Precincts 3, 5 and 9 Planning Agreement**Liverpool City Council****Minister for Planning and Public Spaces****Landcom**

- 32 If an audit, inspection or test shows that the Developer Works have not been provided in accordance with this Deed, the Developer is to pay any Costs incurred by the Council in connection with the audit, inspection or test.
- 33 If the Council reasonably decides that a further and more detailed audit, inspection or test of the Developer Works is required, the Council may determine an approved fee in that regard and the Developer is to pay to the Council the fee so approved.

Issue Notice of Completion

- 34 If the Developer considers that any particular item of the Developer Works is complete it must serve a notice on Council which:
- 34.1 is in writing;
- 34.2 identifies the particular item of the Works to which it relates; and
- 34.3 specifies the date on which the Developer believes the relevant Item of the Works was completed,

(Completion Notice).

Inspection by Council

- 35 Council must inspect the Developer Works set out in a Completion Notice within ten (10) business days of the receipt of that notice.
- 36 If Council fails to carry out an inspection required under clause 35 the Works referred to in the relevant Completion Notice will be deemed to be Complete.

Rectification Notice

- 37 Within twenty (20) business days of inspecting the Developer Works set out in a Completion Notice, Council must provide notice in writing to the Developer that the Works set out in the Completion Notice:
- 37.1 have been Completed (**Final Completion Notice**); or
- 37.2 have not been Completed, in which case the notice (**Rectification Notice**) must also detail:
- 37.2.1 those aspects of the Works which have not been Completed; and
- 37.2.2 the work Council requires the Developer to carry out in order to rectify the deficiencies in those Works.
- 38 Council can only issue a Rectification Notice if the Developer Works set out in the Completion Notice do not comply with this Deed.
- 39 If Council:
- 39.1 provides a Final Completion Notice under clause 37.1, the Works the subject of that notice will be Complete;
- 39.2 does not provide the Developer with any notice in accordance with clause 37, the Developer Works set out in the Completion Notice will be deemed to have been Completed.
- 40 Where Council serves a Rectification Notice on the Developer, the Developer must:
- 40.1 rectify the Works in accordance with that notice; or
- 40.2 serve a notice on the Council that it disputes the matters set out in the notice.
- 41 Where the Developer:

Edmondson Park Precincts 3, 5 and 9 Planning Agreement**Liverpool City Council****Minister for Planning and Public Spaces****Landcom**

- 41.1.1 serves notice on Council in accordance with clause 41.2, the dispute resolution provisions of this Deed apply; or
- 41.1.2 rectifies the Works in accordance with clause 41.1, it must serve upon the Council a new Completion Notice for the Works it has rectified.

Acceptance of Works

- 42 Council accepts ownership, possession and control of, and risk in, any Developer Works carried out on Dedicated Land when:
 - 42.1 those Developer Works are Completed; and
 - 42.2 the relevant land has been dedicated to Council.

Maintenance of Developer Works

- 43 The Developer is to Maintain the Developer Works during the Maintenance Period.
- 44 The Council is to permit the Developer to enter any land owned or controlled by the Council to enable the Developer to Maintain the Developer Works during the Maintenance Period.

Rectification of Defects

- 45 During the Defects Liability Period for any Works, the Council may give to the Developer a Defects Notice in relation to the Works specifying:
 - 45.1 the Works requiring rectification and the nature of the Defect; and
 - 45.2 the action required to be undertaken by the Developer to rectify the Defect in those Works.
- 46 If a Defect Notice is issued, the Developer may, within 10 business days of the issue of the Defect Notice, notify Council that it does not agree that there is Defect as specified in the Defect Notice (**Defect Dispute Notice**).
- 47 If the Developer is issued a Defect Notice, and:
 - 47.1 does not give the Council a Defect Dispute Notice, or
 - 47.2 gives the Council a Defect Dispute Notice and the dispute is determined by the expert in favour of the Council,

then the Developer must comply with the Defect Notice at its own cost according to the terms of the Defect Notice (extended by the period from the date of the Defect Notice to the date of the expert's determination, if a Defect Dispute Notice is issued), and acting reasonably, provide Council with a date by which the Defect in those Works will be rectified having regard to the nature of the Defect, the Works and the rectification required.
- 48 When the Developer considers that rectification is complete, the Developer must provide Council with a notice to that effect, and Council must inspect the rectification works within 5 business days. If the Council is not satisfied with the rectification works it may issue a further Defects Notice. If Council does not issue a further Defects Notice within 10 business days of the Developer's notice under this clause the rectification works will be deemed to have satisfied the original Defects Notice.
- 49 If the Developer:
 - 49.1 does not give the Council a Defect Dispute Notice, or

Edmondson Park Precincts 3, 5 and 9 Planning Agreement**Liverpool City Council****Minister for Planning and Public Spaces****Landcom**

49.2 gives the Council a Defect Dispute Notice and the dispute is determined by the expert in favour of the Council,

and the Developer has not complied with a Defect Notice by the time specified by the Developer pursuant to clause 43 for rectification of the Defect, then the Council may do such things as are necessary to rectify the Defect, and recover, as a debt due in a court of competent jurisdiction, the costs incurred by the Council in rectifying the Defect.

50 Where Council exercises its step-in rights in accordance with clause 50, all costs incurred by Council in rectifying the relevant Defects may be claimed by Council as a debt in a Court of competent jurisdiction.

Copyright in Works-As-Executed Plan

51 The Developer, being the copyright owner in the Works-As-Executed Plan, assigns the copyright in the Works-As-Executed Plan to the Council free of Cost to the Council.

52 If the Developer is not the copyright owner of the Work-As-Executed Plan, the Developer is to promptly procure the assignment of the copyright of the Works-As-Executed Plan to the Council free of cost to the Council.

Transfer of Ownership of Developer Works

53 Subject to clause 43, the Developer Works which are required to be handed over to Council under this Deed, are handed over to Council when the Developer Works are Completed.

54 Ownership of a Developer Work is transferred to Council on hand over and nothing in, or done under this Deed gives the Developer, after hand over any right, title or interest in the Developer Work.

55 On hand over, the Developer must cause the legal title in the Work and all materials and components of the Works to pass to Council free of any charge or other interest.

56 The Developer, at its own cost, must repair and make good any loss or damage to a Developer Work from any cause whatsoever which occurs before the Work is handed over for the purposes of this Deed, except for damage to the extent caused or contributed to by the Council, its officers, employees, agents and contractors which the Developer has no obligation to repair and make good.

Easements, covenants, etc.

57 The Developer must create, or procure the creation of, any easement or covenant or any other instrument benefitting the Council that is reasonably required by the Council in relation to the Developer Works.

58 The Developer is to ensure that any such easement, covenant or other instrument is registered on the title to the relevant land before it is dedicated to Council.

Removal of structures & Equipment

59 When Developer Works on any Council owned or controlled land is completed for the purposes of this Deed, the Developer, without delay, is to:

59.1 remove from the land any structure not comprising or required in connection with the completed Developer Works and make good any damage or disturbance to the land as a result of that removal,

Edmondson Park Precincts 3, 5 and 9 Planning Agreement**Liverpool City Council****Minister for Planning and Public Spaces****Landcom**



- 59.2 remove from the land any Equipment and make good any damage or disturbance to the land as a result of that removal, and
 - 59.3 leave the land in a neat and tidy state, clean and free of rubbish.
-

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Edmondson Park Precincts 3, 5 and 9 Planning Agreement
Liverpool City Council
Minister for Planning and Public Spaces
Landcom



Schedule 7: Dwelling Caps

Parcel	Dwelling Cap
Lots 1-8 in DP 1275478	605
Lot 411 in DP 1318801	7
Lot 412 in DP 1318801	20
Lots 42 and 43 in DP 1286151	17
Lots 44-46 in DP 1286151	462
Part Lot 40 in DP 1286151 Lot 103 in DP 1275550 Lot 104 in DP 1275550 Lot 303 in DP 1259974	1,919
Lot 5 in DP 1272931	270
Total	3,300

Edmondson Park Precincts 3, 5 and 9 Planning Agreement**Liverpool City Council****Minister for Planning and Public Spaces****Landcom****Schedule 8: Security Provisions on Novation or Assignment****1 Security****Provision of security**

- 1.1 Subject to clause 1.2, prior to the issue of a Construction Certificate in respect of the Development to be carried out by the Developer, the Developer must deliver to Council a Bank Guarantee, bond or other form of security (**Security**) to the satisfaction of the Council for the amount equivalent to 150% of the sum of the Contribution Values for all Items of Work which are required to be Completed prior to the issue of a Subdivision Certificate or an Occupation Certificate with respect to that part of the Development to which the relevant Construction Certificate relates.

Replacement of Security

- 1.2 The Developer may replace the Security provided by it at any time, provided that the amount of that replacement is not less than that which is required to be provided under this clause 1.
- 1.3 On receipt of a replacement Security, Council must immediately release the Security being replaced and return it to the Developer.

Council may call on Security

- 1.4 If the Developer fails to comply with a notice issued under 20.1 of the Planning Agreement, without limiting any other remedies available to it, Council may call on the Security provided by the Developer.
- 1.5 If Council calls on the Security, it may use the amount so paid to it in satisfaction of any costs incurred by it in remedying the relevant breach.

Top up of Security

- 1.6 If Council calls on the Security, Council, by notice in writing to the Developer, may require the Developer to provide a further or replacement Security in an amount that, when added to any unused portion of the Security then held by Council, does not exceed the amount of the Security Council is entitled to hold at that time under this clause 1.

Release of Security and Defects Security

- 1.7 Once the Development Contributions on account of which the Security was provided are Complete in accordance with the Planning Agreement, Council must return the Security (or any remaining balance of it) within ten (10) business days of a request being made for its return by the Developer, provided the Developer provides an additional Bank Guarantee before the return of the Security, in the amount of 15% of the initial Security provided under clause 1.1 (**Defects Security**).
- 1.8 The Developer may satisfy its obligations under clause 1.7 (either in whole or in part), by directing Council to retain any Security held by Council which is required to be released by Council under this clause 1.
- 1.9 If the Developer fails to comply with a Rectification Notice during the Defects Liability Period, without limiting any other remedies available to it, Council may call on the Defects Security.

Edmondson Park Precincts 3, 5 and 9 Planning Agreement
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- 1.10 If Council calls on the Defects Security, it may use the amount so paid to it in satisfaction of any costs incurred by it in remedying the relevant breach.

Release of Defects Security

- 1.11 Unless:

1.11.1 the relevant Defects Liability Period has not expired; or

1.11.2 Council has issued a Rectification Notice under the Planning Agreement which has not been complied with,

Council, upon a written request being made by the Developer, must return the Defects Security (or any remaining balance of it) within ten (10) business days of such a request being made.

Indexation of value of Contribution Value

- 1.12 The Contribution Values for the Developer Works and any security provided for the Developer Works will be indexed quarterly in accordance with CPI.
- 1.13 The Developer must ensure that the security held by Council at all times equals the indexed amount notified to the Developer by Council.

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Edmondson Park Precincts 3, 5 and 9 Planning Agreement
Liverpool City Council
Minister for Planning and Public Spaces
Landcom



Execution

Executed as a Deed

Dated:

Executed by the COUNCIL SIGNED for and on behalf of Liverpool City Council (ABN 84 181 182 471) by its Authorised Delegate

Witness (Signature)

Authorised Delegate (Signature)

Name of Witness (Print Name)

Name of Authorised Delegate (Print Name)

Position of Authorised Delegate

Edmondson Park Precincts 3, 5 and 9 Planning Agreement
Liverpool City Council
Minister for Planning and Public Spaces
Landcom



Executed by the Minister by its attorney, [Drafting Note. Insert Name], pursuant to Power of Attorney Registered Book [Drafting Note. Insert number] No. [Drafting Note. Insert number]:

Attorney

Witness

Name

Executed by Landcom in accordance with s127(1) of the Corporations Act (Cth) 2001

Director

Director / Secretary

Name

Name

Explanatory Note – Draft Voluntary Planning Agreement (VPA-45)

Prepared in accordance with Clause 205 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulations).

The purpose of this Explanatory Note is to provide a plain English summary to support the public notification, in accordance with section 7.5 of the Environmental Planning and Assessment Act 1979 (the Act), of a draft Voluntary Planning Agreement (VPA) under section 7.4 of the Act.

1. Subject Site:

The draft Planning Agreement applies to Landcom owned portions of the Edmondson Park Town Centre South (known as Precincts 3, 5, and 9. Precinct 9).

The applicable lots to this Planning Agreement are as follows:

Precinct 3

- Lot 2 DP 1272931
- Lot 3 DP 1272931
- Lot 5 DP 1272931

Precinct 5

- Lot 705 DP 1215666

Precinct 9

- Lot 103 DP 1275550
- Lot 104 DP 1275550
- Lot 303 DP 1259974
- Lot 40 DP 1286151
- Lot 42 DP 1286151
- Lot 43 DP 1286151
- Lot 44 DP 1286151
- Lot 45 DP 1286151
- Lot 46 DP 1286151
- Lot 1 DP 1275478
- Lot 2 DP 1275478
- Lot 3 DP 1275478
- Lot 4 DP 1275478
- Lot 5 DP 1275478
- Lot 6 DP 1275478
- Lot 7 DP 1275478
- Lot 8 DP 1275478
- Lot 302 DP 1259974
- Lot 411 DP 1318801
- Lot 412 DP 1318801
- Lot 413 DP 1318801

2. Parties to the Agreement:

Liverpool City Council (the Council)
ABN: 84 181 182 471
Ground Floor, 50 Scott Street, Liverpool NSW 2170

AND

LANDCOM
Level 14, 60 Station Street Parramatta NSW 2150

AND

Minister for Planning and Public Spaces, representing the Department of Planning, Housing and Infrastructure (DPHI) (the consent authority)

ABN 37 755 709 681
4 Parramatta Square, 12 Darcy Street, Parramatta 2150

3. Background Context

In 2011, the Planning Assessment Commission approved the Edmondson Park South Concept Plan (MP10_0118). The Concept Plan applied to the entirety of the Edmondson Park Precinct. This facilitated, subject to the grant of development consents, redevelopment of the former Ingleburn Army base and nearby land, including:

- Residential development of 3,530 dwellings (where 440 dwellings are located within Edmondson Park South Landcom owned land, with the remainder located within Fraser owned land, and Edmondson Park North)
- Between 35,000m² and 45,000m² of retail, business and commercial gross floor area
- Protection of 150 hectares of conservation land in regional parks
- Upgrades to Campbelltown Road, including three new signalised intersections.

Since approval, multiple modifications to the concept plan have been made. Modification 5 (MOD 5) applies specifically to the Landcom owned portion of the Edmondson Park Town Centre precinct, (known as Precinct 9), which is the subject of the draft VPA-45. MOD 5 increased the scale and dwelling density of development with the following changes:

- Introduction of a gross floor area limit
- Reduction the allocated area for a school site from 8 hectares to 6 hectares;
- Allow residential use on the 2 hectares of land previously allocated for school land;
- Increase the maximum building height (ranging from 12m to 50m) to a maximum of 67m;
- Increase in the anticipated number of dwellings in the precinct from 440 to 3030 dwellings (an increase of 2590 dwellings)

The Developer made an offer to enter into this VPA to provide material public benefits that will ensure that increased demand for roads, parks and community facilities caused by the development of the Edmondson Park South precinct are met.

As MOD 5 allows for more homes and a higher density, Council and Landcom negotiated this VPA to ensure the demand for roads, parks, community facilities caused by the increase in dwellings is addressed. The negotiations also ensure that the public receives benefits from the VPA which are in line with the greater Edmondson Park development.

4. Objectives, nature and effect of the Planning Agreement (Clause 205(1)(a))

4.1. Objectives

The objectives of the draft planning agreement are to:

- Ensure the increase in density of development from MOD 5 is supported by the right infrastructure, community facilities and open space;

- Secure public benefits that proportionately account for the increase in number of dwellings and building heights;
- Provide certainty for Council and the community around the timing of delivery of infrastructure works in the Edmondson Park Town Centre;

4.2. Nature of the Planning Agreement

The VPA is a planning agreement between the Council, Landcom, and NSW DPHI under Section 7.4 of the Act.

The VPA provides for Landcom to deliver land, works and monetary contributions with a total value estimated at \$153,464,497.00

The agreement replaces the usual development contributions under Section 7.11 and Section 7.12 and supports staged delivery of the town centre.

4.3. Effect of the Planning Agreement

The draft VPA will:

- Secure the delivery of infrastructure, land and monetary contributions through a legally binding mechanism
- Replace the need for the payable contributions that would otherwise be required under S7.11 or S7.12
- Set out obligations for the staged delivery of infrastructure, parks and community facilities in the Edmondson Park Town Centre North Precinct
- Provide a legally enforceable mechanism to secure public benefits in line with the increase scale and density of development

4.4. Public Benefit of the Planning Agreement

The draft VPA provides public benefits consistent with section 7.4(2) of the EP&A Act, including:

- New transport infrastructure including local roads, intersections and bus stops
- Funding towards a new community facility
- New open space land for drainage
- New parks
- Improved streetscape

5. Assessment of the Merits (Clause 205(1)(b) of the EP&A Regulations)

The draft VPA is considered to deliver a public benefit that is consistent with the objectives of the Regulations. It secures open space, transport improvements and funding towards community facilities that go beyond the Contribution Plan. This reduces reliance on Council funding by requiring the developer to deliver key items directly.

Some works and monetary contributions are tied to specific development staging, which means that delivery of some items may not be immediate but ensures infrastructure is available in line with demand. Council will be responsible for delivering the multi-purpose community centre building using developer funding, which provides flexibility for the design to cater to local needs. Ongoing monitoring and administration will be required,

but this ensures the developer meets the obligations and the agreed outcomes are achieved.

6. Consistency with relevant practice notes

The draft VPA has been prepared generally in accordance with the NSW Department of Planning Housing and Infrastructure's Planning Agreements Practice Note's requirements for transparency, fairness and public benefit.

7. Capital Works Program

The draft VPA is consistent with Council's planning priorities and will support the Capital Works Program.

8. Statutory and Administrative Matters

This Explanatory Note will be exhibited with the draft planning agreement as required by the Environmental Planning and Assessment Act 1979 and its Regulation.

This Explanatory Note is not to be used to assist in construing the draft VPA.

The Council had regard to relevant practice notes issued by the NSW Planning Secretary under Clause 203(6) of the Regulation in preparing the draft VPA.

Department of Planning, Housing and Infrastructure

IRF25/197

Mr Alexander Wendler
CEO
Landcom
Level 14, 60 Station Street
Parramatta NSW 2150

Mr Jason Breton
Acting CEO
Liverpool City Council
50 Scott Street
Liverpool NSW 2170

Subject: Edmondson Park Precincts 3,5 and 9 Planning Agreement – Revised Letter of Offer

Dear Mr Wendler and Mr Breton

I write in relation to Landcom's Revised Letter of Offer, dated 10 February 2025, to enter into a planning agreement addressed to the Minister for Planning and Public Spaces (**Minister**) and Liverpool City Council (**Council**) for the development of land within Edmondson Park Precincts 3, 5 and 9.

This Revised Letter of Offer is the result of discussion facilitated by the Department with Landcom and Council on the local infrastructure required to meet the needs of the development, noting the increase in housing density. The Department acknowledges the efforts of Landcom and the Council to re-engage in these discussions and the contributions package set out in the Infrastructure Service Delivery Plan (ISDP) provides the basis for delivering the infrastructure needed for this community.

The Department has reviewed the Revised Letter of Offer provided by Landcom which proposes to provide contributions towards local infrastructure as detailed in the ISDP attached to the offer. These contributions are proposed to be provided to Council under a planning agreement for the development of 3,301 dwellings within Edmondson Park Precincts 3, 5 and 9.

I note the letter of offer specifically acknowledges there are details to refine through the drafting process for the planning agreement. This is important as it will enable development applications to progress while the planning agreement is finalised. As the Minister's delegate, I am satisfied that the ISDP provides sufficient guidance on the infrastructure outcome that Landcom is committing to deliver.

Section 7.4 (3A) of the *Environmental Planning and Assessment Act 1979* provides that the application of section 7.11 or section 7.12 cannot be excluded from development unless the consent authority or the Minister is a party to the agreement. As the offer proposes to exclude the

Department of Planning, Housing and Infrastructure



application of section 7.11 and 7.12 and the Minister will also be the consent authority for the development, the Minister is required to be a party to the planning agreement.

As the delegate of the Minister for Planning and Public Spaces, I accept the offer in-principle.

The proposed planning agreement deals with local infrastructure, and the terms of the offer have been developed through extensive collaboration with the Council. On this basis the Department's preference is for it to be prepared between Landcom and the Council, with the Minister's role limited to excluding the application of section 7.11 and 7.12 of the planning Act.

If Landcom and the Council are unable to finalise a planning agreement within 12 months of this letter, the Minister can consider progressing the planning agreement directly with Landcom.

The Department remains committed to supporting both Landcom and Council as they work together to deliver the infrastructure needed in this growth precinct.

If you have any questions in relation to this matter, please contact Kate Speare, Director, State Infrastructure, on 02 9274 6230 or at kate.speare@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in grey ink that reads "Monica Gibson".

Monica Gibson

Deputy Secretary
Planning, Land Use Strategy, Housing & Infrastructure

14 February 2025

Councillors voted unanimously for this motion.

Note: Cllr Ristevski was an apology for the meeting.

Cllrs Ibrahim, Karnib and Monaghan were not present at the meeting.

From: [REDACTED]
Sent: Tuesday, 10 February 2026 9:45 AM
To: LCC
Subject: VPA-45 Voluntary Planning Agreement – Submission

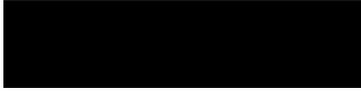
To whom it may concern,

I support VPNs as mechanisms for providing valet the community but denounce and urge you to reconsider the synthetic cricket pitch. Synthetic turf results in awful environmental outcomes. It's adds to Urban Heat Island (in one of Sydney's hottest areas already), burns skin in summer, and pollutes waterways after rain events. Change this element to natural turf and commit to maintaining it, or better yet, require the developer to maintain it.

Regards,
[REDACTED]

Disclaimer

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, on behalf of **Liverpool City Council**.

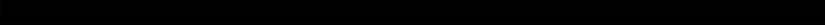


Ref: SWD26/023228

Liverpool City Council
Locked Bag 7064
Liverpool BC, NSW 1871
Sent via email to: lcc@liverpool.nsw.gov.au

Re: Submission on Edmondson Park VPA

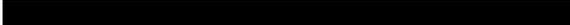
Attention: Liverpool City Council,

I write to provide feedback on the Edmondson Park Voluntary Planning Agreement (VPA). 

recognises the impact that planning and development has on community health and wellbeing. VPAs ensure developers provide appropriate infrastructure within new developments. We welcome the opportunity to ensure new developments have the infrastructure needed to create healthy places and communities.

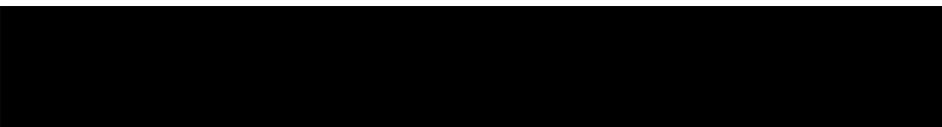
We recognise the large monetary contribution that Landcom (the developer) will provide for social infrastructure, including a community centre, library and childcare. We note that this is in addition to contributions provided by Australand Residential Edmondson Park. To promote community wellbeing and reduce reliance on distant centres, the construction and timing of social infrastructure should align with the delivery of residential developments. Therefore, we encourage Council to consider whether Landcom or Australand could deliver this infrastructure on Council's behalf, particularly with construction contractors already on site.

Access to quality, sufficient open space and tree canopy has been shown to improve health outcomes¹. We strongly encourage Council to maximise tree coverage provisions within the VPA, especially within designated open space and along active transport links, to progress towards 40% tree canopy coverage within the development. Delivering active transport links across the development to public open spaces will improve equitable access to these health benefits, and we encourage Council to consider how these links could be strengthened in the VPA.

We have made further recommendations in Appendix A. Our recommendations are based on evidence-based principles of the  [Built Environment Checklist](#).

We look forward to continuing to work with Liverpool City Council to ensure health and wellbeing are prioritised in the ongoing development of Edmondson Park.

¹ Astell-Burt T, Feng X. Urban green space, tree canopy and prevention of cardiometabolic diseases: a multilevel longitudinal study of 46 786 Australians. *Int J Epidemiol*. 2020 Jun 1;49(3):926-933. doi: 10.1093/ije/dyz239. PMID: 31722373; PMCID: PMC7394941.



Should you require any further information, please contact [REDACTED] Director
Collaboration at [REDACTED]

Sincerely,

[REDACTED]
[REDACTED]

Date: 6/3/2026

Appendix A - Recommendations

Social infrastructure delivery

The benefit of greenfield development is the opportunity to create places that help make our lives easier, which means facilities and services that are close by and spaces where people can connect with each other and with the natural environment. The presence and timing of social infrastructure should align with the delivery of residential development to promote community wellbeing and reduce reliance on distant centres.

We acknowledge the large monetary contribution from Landcom to Council for a multipurpose community centre, library and childcare centre. We also note that this monetary contribution is in addition to contributions provided by Australand Residential Edmondson Park towards a community centre. We encourage Council to consider whether Landcom and Australand could deliver these facilities on Council's behalf. This could improve timely delivery as construction contractors will already be mobilised on site. Expedited community facilities would be welcomed by the local community, particularly given that Edmondson Park's facilities will likely be used by residents in nearby Bardia and Glenfield.

Active transport

As a new precinct, there is a great opportunity to develop high-quality walking and cycling facilities. It is positive to see the inclusion of bike parking within the new plaza near Edmondson Park railway station and the bike path and shared path along the riparian corridor on both Roosevelt Crescent and MacDonald Road.

On p. 2 of the Concept Plan maps displayed with the Environmental Assessment, we note further bike paths are proposed in the Maxwells Creek Precinct and the Parkland Precinct. We request that the additional shared paths/cycleways are included in the VPA to ensure an integrated network is developed.

Good connectivity for cyclists and pedestrians across the precinct will ensure residents can move about the precinct safely, improving opportunities for localised social interaction, access to green spaces, essential services and reducing car dependency.

Open space and tree canopy

Open space and tree canopy has been shown to lead to positive health outcomes in urban areas². Positively, the VPA includes the delivery of five new parks, and dedication and conservation of land, totalling around two hectares. In addition, we are supportive of the delivery of six new covered bus shelters and rain gardens as effective measures to mitigate urban heat and flooding impacts from inclement weather.

However, it is not clear from the draft VPA how much of the open space is publicly accessible, and how much will be designated as conservation land. It is also unclear how delivery sequencing has been considered to ensure new residents do not face unreasonable delays to access this open space. We acknowledge existing open space at Kanthi Park, Bardia Park and Clermont Park, as well Maxwell Creek Oval and Mont St Quentin Oval. However, given the significant increase in the number of residents due to development in Precinct 3, 5 and 9, we recommend fast tracking the development of open space. For instance, OS8, which includes the construction of the District Sports Ground, is planned to be delivered within 12 months of the 3000th dwelling, or by 13

² Astell-Burt T, Feng X. Urban green space, tree canopy and prevention of cardiometabolic diseases: a multilevel longitudinal study of 46 786 Australians. *Int J Epidemiol*. 2020 Jun 1;49(3):926-933. doi: 10.1093/ije/dyz239. PMID: 31722373; PMCID: PMC7394941.

February 2029 (which ever comes earlier). Given this is the largest open space being delivered, we recommend it is delivered after the 1000th dwelling, which aligns with the delivery of roads and other enabling infrastructure.

To ensure equitable access to the health benefits of open space, our [REDACTED] Position Statement stipulates the following targets, which we recommend are considered in this VPA:

- $\geq 80\%$ of dwellings are within 400m of ≥ 1.5 ha of open space.
- Any communal open space should have at least 40% tree canopy cover for shading.
- Include high-quality pocket parks within a short walking distance of 800m of 100% of proposed dwellings which include play equipment and benches or other ways to activate the spaces.
- 100% of public open space is accessible by active and/or public transport.
- Footpaths are provided between open space areas and nearby streets in all directions.

Synthetic cricket pitch

We recommend other options are explored before selecting synthetic turf for the cricket pitch. While we recognise the maintenance efficiencies in using synthetic turf, it has the potential to reach extreme temperatures during hot days (e.g. an 86C temperature was recorded recently on a synthetic bowling green³). Synthetic turf has potential negative impacts including poor sustainability value, contributions to local water and soil pollution and increasing urban heat. This is particularly important given we know increased urban density leads to higher vulnerability to the impacts of urban heat, which disproportionately affects residents in urban areas in South Western Sydney⁴. We note that existing turfed cricket pitches, such as at Rosedale Oval in Warwick Farm, used by the Fairfield Liverpool Cricket Club, are highly valued by the local community.

³ O'Brien, Samuel, 2026. ABC News. *Bowling green's 'unbelievable' 86C temperature highlights need for urban heat mitigation*. 1 March. <https://www.abc.net.au/news/2026-03-01/heat-imaging-highlights-urban-planning-heat-mount-gambier/106348418>

⁴ Flood, L, Phontos, A, Eatough, L, Ward, M. 2025, *Urban Heat Island Effect on Greater Sydney*, <https://storymaps.arcgis.com/stories/2f438545f69b48339a0605aa3789db8d>

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2024

Jan Richards Consulting

LIVERPOOL CITY LIBRARY REVIEW

A BLUEPRINT FOR
FUTURE
PROVISION

LIVERPOOL
CITY
LIBRARY 

LIVERPOOL
CITY
COUNCIL 

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EXECUTIVE SUMMARY

INTRODUCTION

In 2023 Liverpool City Council determined to review the Liverpool City Library in accordance with the Integrated Planning and Reporting Guidelines and council commissioned Jan Richards Consulting (JRC) to undertake this review, working with the local community and other key stakeholders.

The **objective** of the review was:

to ensure the alignment of the library service with Liverpool's strategic direction.

As requested by council the **scope** was to:

- Consult with the community to determine satisfaction with the current service and identify any barriers to use; establish a vision for the future and identify opportunities to achieve this;
- Identify new and alternative models of service delivery in partnership with the community;
- Benchmark current service against similar library services using NSW and national standards and guidelines

BACKGROUND

Liverpool City Library is a large, well-regarded network in the rapidly expanding Liverpool LGA in South Western Sydney. The library currently comprises six branches, two large (Carnes Hill and the newly opened Yellamundie in central Liverpool), three mid-sized (Casula, Green Valley, and Moorebank) and one shopfront (Miller) which meet the needs of the community through a range of collections, services, programs, and activities. The city's libraries are also recognised as community hubs, safe places to go where everyone feels welcome and included.

The city is home to 247,000 + residents from more than 140 backgrounds making it one of the most diverse and vibrant communities in Sydney. Liverpool is part of a major growth area which is changing the face and focus of the LGA. In this environment it is an appropriate time to re-assess the service so that it meets the current and future needs of the community and maximises opportunities to deliver library services that are nimble, relevant and customer focused.

THE REVIEW COMPONENTS

1. COMMUNITY PRIORITIES CONSULTATION

The community were key to developing this report through the Library's [Annual Survey](#) which is conducted in August and targets both users and non-users, and through focus groups and one on one interviews. These provided valuable, thoughtful, and honest feedback.

The community told us that they love the library, that borrowing remains 'king' followed by online services, digital collections, and access to technology. They value the physical spaces but want more flexibility in accessing them – extending hours to meet the needs of students and workers allowing families to visit together and the implementation of additional outreach services. There were also many suggestions around partnerships demonstrating the role that the community envisages for the library.

A summary of the major themes that emerged is included in Section 2

2. SERVICE MODEL OPTIONS

Technological innovation combined with flexible approaches to library services are the hallmark of today's public library service. This review has focused on technology and other initiatives which provide options for service delivery making the library more accessible. Alternative models to brick-and-mortar library buildings have emerged to extend library services to communities in innovative and cost-effective ways. These models demonstrate the adaptability of library services to meet the diverse needs and preferences of communities, extending access to information, education, and cultural enrichment beyond the confines of traditional library buildings.

This includes the use of Library pick-up lockers and kiosks or vending machines which extend 'opening hours' to collections through 24/7 access. They also allow for library service to be delivered in non-traditional spaces such as railway stations. The concept of having increased access to library buildings (the 24/7 model) has been explored as has co-locating libraries with other facilities to facilitate greater use and community convenience.

In addition, Liverpool City Library is already actively working toward the introduction of an Outreach Van to extending library services beyond the confines of a stationary building, reaching populations such as rural communities, senior centres, schools, or neighbourhoods with limited access to transportation. In undertaking this review best practice examples from Australia and overseas have been referenced as ways in which Liverpool can meet the needs of its residents and visitors.

Branch specific discussion is included in this section to highlight issues related to that library.

Further details are included in Section 3

3. BENCHMARKING OF CURRENT SERVICE

Australia is one of the few countries to have evidence-based public library standards and guidelines at a State and National level. The NSW standards, *Living Learning Libraries* (LLL) has been used for benchmarking purposes as these relate to the State Library of NSW funding. LLL uses population-based peer cohorts for benchmarking, allowing for easier comparisons with similar library services. Liverpool is designated Urban Large (population 150,000 and above) which comprises 21 library services across the state.

In developing this report six benchmark areas were considered appropriate to review. These include opening hours; membership; visitation; technology; collections; and programs. The library scored in the high (top 25% of the cohort) in quality and loans of its collections; poor

(bottom 25% of the cohort) in expenditure on library materials per capita) and good (middle 50% of the cohort) band in all other measures.

Full details of benchmarking as they relate to this review are included in Section 5 of this document.

THIS REPORT

At a high level the report delivers a range of recommendations covering immediate and long-term strategic and operational improvements. This includes a focus on customer priorities and utilising new technology and service models for a library service to meet the growing needs of the community.

It should be noted that a broader analysis of recommendations will be explored through the delivery of business and feasibility studies which will then form part of wider community engagement and reports back to the Council.

In doing this this will enable a more detailed examination of the recommendations noted in the report providing Council with more information on costs associated with each recommendation, funding strategies and to opportunities that maximises the delivery a service that are more responsive, relevant and customer focused for Liverpool.

FINANCIAL IMPLICATIONS

Costs associated with these recommendations will need to be considered through the delivery of business and feasibility studies. Reports back to Council will include funding strategies and a broader examination of the opportunities that will maximises the delivery of the library service that are more responsive, relevant and customer focused for Liverpool.

CONCLUSION

As a city experiencing rapid growth and with an identified focus on innovation Liverpool is well placed to implement alternative models of delivering services to the community, underpinned by the existing network. Adoption of new models and practices would ensure a flexible and sustainable service that will meet community needs into the future and support the council's vision to 'transform Liverpool into a vibrant global city of lifestyle and opportunity'.

Jan Richards AM
Jan Richards Consulting

RECOMMENDATIONS

ACCESS

- Undertake a review of the library' opening hours (5.2.1);
- Market the library service as a single entity with an 'Open tonight' campaign and encourage members to use different branches. (5. 2.1),

SPACES

- Consider how additional quiet spaces can be offered within the current footprint at Carnes Hill (4.2.1);
- Energise enclosed garden and prioritise refurbishment at Casula (4.2.2);
- Install signage and undertake building maintenance at Green Valley (4.2.3);
- Refocus Miller Library to be a to technology hub (4.2.5).

MEMBERSHIP

- Actively work on rebuilding the library's membership base and translate 'users' into members and advocates (5.2.2);
- Participate in the NSWPLA/ALIA Libraries *Transform Campaign* (5.2.2).
- Undertake a business case study to determine the value of retaining overdue fines (5.2.2);
- Review current program offerings to ensure they meet the needs of the wider community (5.2.5);
- Further develop partnerships to provide relevant, well attended, sustainable programs for all target groups (5.2.5);

SERVICE MODELS

- Introduce Outreach Van service – possibility to use State library Local Priority Grant funding (city wide impact) (3.2.1);
- Develop feasibility study for installation of library pick-up-lockers at all service points and other key sites to extend opening hours (3.2.44);
- Consider 24/7 Access at Casula and Carnes Hill (4.2.1 and 4.2.2);
- Develop feasibility study for Introduction of library kiosks at Ed Square- Edmondson Park, Austral and Aerotropolis (4.3.1);
- Explore the inclusion of library as part of the planned Hammondville Aquatic and Leisure Centre Precinct. (Moorebank) (4.2.6);
- Consideration of a new/relocated library for the Green Valley/ Miller catchment possibly co-located with another facility or service (4.2.3 & 4.2.5);
- Construction of a new library to meet the needs of the communities in Edmondson Park and Austral (4.3.1 and 4.3.2;)
- Redefine Casula Library and replace the library building with a purpose-built kiosk in conjunction with the opening of the Edmondson Park library (4.1.2);
- Monitor the role of Liverpool City Council in delivering library services to the Aerotropolis (4.2.3).

LIVERPOOL CITY LIBRARY – A SNAPSHOT

Established	<i>Library Act</i> adopted 22 November 1948 Library service commenced 19 November 1956	
Branches	Carnes Hill, Casula, Green Valley, Liverpool (Yellamundie) Miller, Moorebank, eLibrary.	
Area	305.5 sq km	
Population	247,672	
Membership	58,126 (23.4% of total population)	
Strategic Priorities	<ul style="list-style-type: none"> Engage and connect with our community; Inspire our community to learn, share and celebrate; Develop customer-driven, dynamic, and sustainable collections & services; Create welcoming, vibrant, and inclusive places and spaces. 	
Major legislation	NSW <i>Library Act</i> 1939 & Library Regulation 2018 NSW <i>Local Government Act</i> 1993	
Guiding principles	IFLA/UNESCO Public Library Manifesto 2022	
Library Management System (LMS)	Spydus	
Target Groups	<ul style="list-style-type: none"> Children and young people Families Adults Older people Home library Students CALD communities Newcomers and migrants People with a disability 	<ul style="list-style-type: none"> Indigenous Australians Job seekers Local and Family History Community groups Travellers & casual users Local partners and professionals State-wide partners
Staff	45.27 EFT	
Professional Associations	NSW Public Libraries Association Australian Library and Information Association SPUN (Spydus Users Group)	
Website	https://mylibrary.liverpool.nsw.gov.au/	
Social Media	https://www.facebook.com/LiverpoolCityLibrary https://www.instagram.com/liverpoolcitylibrary/?hl=en	

1.1 INTRODUCTION

Liverpool City Library is a large, network in the Liverpool LGA in South Western Sydney. The library has six branches and a strong online presence which supports the city's 247,000+ residents through its strong collections and the range of services programs and activities.

Liverpool is a rapidly growing city rich in cultural diversity and a focus on innovation. The population is expected to rise by 60% by 2036.

This project was initiated to explore the ways in which library services are delivered and to consider options to ensure that services meet community needs and are sustainable into the future. This included a focus on alternative service models which would provide for the Liverpool's rapid growth and provide flexible, accessible, cost-effective solutions. The viability of the current library locations was also addressed.

1.2 THE PROCESS

This document has been developed to reflect the specific circumstances of this City, and the opportunities for growth, while at the same time considering best practice examples which can be incorporated into or adapted for the Liverpool environment.

In preparing this document JRC:

- analysed current membership and usage using reports from Spydus Library Management system;
- reviewed demographic information including Australian Bureau of Statistics and, Australian Early Development Census and Australian Digital Inclusion Index;
- mapped the library against the NSW and Australian public library standards and guidelines;
- benchmarked against similar library services;
- responded to applicable national and international trends.

In November 2023 and again in February 2024 JRC visited Liverpool and:

- met with library staff including a focus group and individual interviews. This has been followed up with online conversations and surveys on specific subjects. Their responses have been thoughtful, innovative, and candid;
- consulted with key stakeholders at community focus groups including library members, and non-members;
- visited the library's branches at Liverpool, Carnes Hill, Casula, Green Valley, and Moorebank.

The question 'do you have any suggestions to improve Liverpool City Library service' in the Library's *Annual Survey 2023* was used as an additional tool to seek the views of the community. This provided valuable, thoughtful, and honest feedback.

COMMUNITY PRIORITIES

WHAT THE COMMUNITY TOLD US

2.1 COMMUNITY ENGAGEMENT

2.1.1 LIVERPOOL CITY LIBRARIES ANNUAL SURVEY

The Liverpool City Library [Annual Survey](#) is conducted in August and targets both users (80%) and non-users (20%). Consistency of questions from year to year allows for a time series to be established for comparative purposes. In 2023 1,960 individuals completed the survey.

Respondents confirmed that:

- access to the collections remained of paramount importance (73%);
- followed by staff assistance and expertise (46%);
- online services/website/digital collections (33%);
- and access to Wi-Fi. (31%).

Opening hours were also important with many comments around the constraints of accessing the library with the current spread of hours, especially for those members in the workforce. (31%). A further 18.5% indicated that concerns over not being able to return borrowed items during the library's opening hours and the ensuing fines was an inhibiting factor in using the library.

2.1.2 COMMUNITY CONSULTATION

Two well attended community focus groups each with 15+ people were held at Liverpool and Carnes Hill libraries at the end of February. Participants embodied a diverse cross section of the community and included representatives of community agencies and organisations as well as individual perspectives. The comments below are a precis of the discussion.

Spaces

- Physical library very important because it is the HOME of activities and services;
- As population density rises the library is increasingly a safe meeting place available to all where the community can meet and interact;
- There is a place for physical (community connection) and digital (convenience);
- It would be advantageous to have a small digital space for out of hours access;
- Quiet space in libraries are still important;
- Maximise use of outdoor spaces at appropriate branches;
- Ensure that any future developments factor in access to public transport and availability of free parking.

Opening hours

- Current hours limit those who are employed full time from visiting and attending events;
- Hours should work for the community and not be driven by history;
- Schedule programs and activities across the day and week to give the community a greater chance to participate;
- More weekend activities/opening hours extended weekends.

Outreach

- Offer a mobile service which can go to outlying communities and be part of community events;
- Pop ups at aged care centres and remote communities;
- Take the library to hard-to-reach groups including CALD communities.

Programs & Collections

- Expand the number of book clubs and the times at which they meet to increase accessibility;
- Consider a Silent Book Club event to increase community engagement and belonging. <https://silentbook.club/>;
- Build on the library's role as a safe place by offering more Conversation Café and English language classes, This could be in partnership with other organisations. There was significant interest in classes for English speakers to learn a community language;
- Consider multiple day options for popular programs like Storytime;
- Offer more pathways and activities to engage with residents such as workshops, classes, or information sessions;
- Library collections and programs should reflect the changing culture and history of Liverpool;
- Encourage the capture of oral histories, especially of CALD community;
- Cross promote other Council services;
- Ask cultural groups to speak at libraries in regard to coming events and the reason behind them e.g. Diwali, Eid, Asian New Year.

Communication

- The cessation of the local newspaper was seen as a significant issue in the dissemination of information 'not everyone is on social media';
- Participants also provided a range of suggestions in ways that the Library could effectively communicate with the community. This included:
 - ensuring that information is available in the major community languages;
 - keeping abreast of societal changes;
 - continuing to consult with the community;

- expand distribution of promotional material in places where the community gathers e.g. Drs waiting rooms, shopping centres;
- use real estate agents to distribute info re the library to new residents;
- utilise digital noticeboards, community events.

Partnerships

- Partner with community organisations to expand the range of programs that can be offered;
- Build stronger links with the education community;
- Develop opportunities for the community to contribute to the library through volunteering;
- Establish connections and outreach to local schools to inform students, parents, and teachers about available resources.

2.1.3 FUTURE CONSULTATION

Community engagement would form an essential component of business and feasibility studies In furthering the recommended service model options.

SERVICE MODEL OPTIONS

3.1 WHY DO WE NEED NEW MODELS?

Alternative library models complement traditional library services by increasing accessibility, convenience, and outreach while promoting innovation and adaptability in the provision of library resources and services.

Based on industry research and professional knowledge the benefits can be summarised as:

- **Convenience:** Many people have busy schedules and may find it difficult to visit the library during typical operating hours. Library kiosks and pick-up-lockers offer convenience by allowing members to borrow pick up or return books, access digital resources, and perform other library functions without needing to visit a physical library during specific hours. This convenience is particularly valuable in high traffic areas such as transport hubs or shopping centres or in areas where transportation or mobility may be limited.
- **Access** Traditional library hours may not accommodate everyone's schedules, particularly those who commute, work unconventional hours, or have commitments during standard operating times. 24/7 library kiosks and pick-up-lockers provide access to library resources at any time, making knowledge and information more accessible to a broader range of people.
- **Cost-Effectiveness:** Implementing alternative library models can be cost-effective compared to building and maintaining full-scale library branches. Kiosks can be placed in strategic locations to serve areas where a full-scale library might not be feasible due to budget constraints or space limitations.
- **Community Outreach:** By expanding library services beyond traditional hours and locations, alternative models like kiosks can reach underserved communities, including those in rural areas or urban neighbourhoods with limited access to library facilities. This helps to promote literacy, education, and lifelong learning across diverse populations.
- **Homework and study:** Students often rely on library resources for studying, research, and completing assignments. Extending library hours through initiatives such as 24/7 provides students with more time to access materials and study in a conducive environment.
- **Community hub:** Public libraries serve as community hubs where people can gather, learn, and engage in various activities. Extending hours allows for more community engagement and interaction, fostering a sense of belonging and connection among residents.
- **Digital access:** With the increasing emphasis on digital resources and services, longer library hours provide greater access to computers, internet, and digital resources for those who may not have access to such technology at home.

3.2 WHAT DO THE NEW MODELS LOOK LIKE?

Alternative models to brick-and-mortar library buildings have emerged to extend library services to communities in innovative ways. These models demonstrate the adaptability of library services to meet the diverse needs and preferences of communities, extending access to information, education, and cultural enrichment beyond the confines of traditional library buildings and opening hours. They offer cost-effective ways to provide a flexible and convenient way for the community to access the library.

The models detailed below form a continuum as regards levels of service and one could replace another as a community grows. Business and feasibility studies and further community consultation would need to be undertaken as part of implementing these models.

3.2.1 OUTREACH VAN

WHAT?

An outreach van is the 2020's equivalent of a mobile library or bookmobile, and is a vehicle equipped with books, media, and other library services that travels to different locations within a community to provide library access and resources to people who may not be able to visit a physical library branch. These vans serve as a means of extending library services beyond the confines of a stationary building, reaching populations such as rural communities, senior centres, schools, or neighbourhoods with limited access to transportation.

The schedule and routes of library outreach vans are typically planned to reach a diverse range of locations and communities within a service area. They can also be used on an ad hoc basis to meet community demands. Being smaller than the traditional truck an outreach van has the added advantage of being able to be driven by anyone with a class 1 licence.



Blacktown City Libraries Mobil Van (images supplied)

WHY?

The introduction of an outreach van with an eye-catching skin has the potential to be a highly visible asset for Liverpool City Council, raising the profile of the library, providing flexibility in

how and where services are delivered and facilitating market testing in newly developing communities. There would be the potential to use an outreach van to:

- Visit identified stops across the LGA on a scheduled and advertised basis. This would include pockets of the community not adequately serviced by the existing branch network;
- Access hard to reach groups. During the consultation there was considerable discussion about how to promote the library to CALD communities. The outreach van could be used as an opportunity for borrowing and also to promote the e-collections and other services at community gatherings. It is also an ideal way to reach older residents in retirement villages allowing them the independence of choice rather than having items selected for them (as happens with home library):
- The van could also be used to expand outreach, deliver programs, and promote library services. This could include semi-regular story times at parks and open spaces around the city; participating in community events and neighbourhood family fun days. There is the opportunity to partner with other areas of council in this type of delivery;
- There are pockets of the community who would benefit from this service, and innovative outreach programs which could be delivered using this as a base, for example at school holiday programs at the aquatic centres at Miller, Liverpool, and Holsworthy.

Blacktown City and Wollondilly Libraries have similar vans which are used for a combination of scheduled and pop-up events, and which provide best practice models. Blacktown's Mobile Library visits a range of convenient locations including train stations and community spaces. It has been designed so that the collections are accessed from outside the vehicle enhancing accessibility and maximising the number of people able to use it at one time. The Van is also used for community events.

In addition to its timetabled stops the Wollondilly Mobile is available on request to be part of community events maximising the library's exposure. Wollondilly Shire Council also operates the [Dilly Wanderer](#) which is a partnership between the Library and Councils Children's services. Liverpool City Library is already progressing this option using Library Council of NSW Local Priority Grant funds.

ISSUES THIS WOULD ADDRESS

- Offering a service which can go to outlying communities and aged care centres;
- Take the library to hard-to-reach groups including CALD communities;
- Market test sites for future service model initiatives e.g. transport hubs;
- Raise the profile of the library and increase membership;
- Expansion of partnerships/joint initiatives with other areas of council, community organisations and education providers.

WHERE?

Community events, retirement villages, rural communities, merging communities

BEST PRACTICE EXAMPLES

[Blacktown City Libraries](#), [Wollondilly Library Mobile](#) and [Dilly Wanderer](#)

3.2.2 LIBRARY PICK-UP-LOCKER

An option for extending borrowing is the introduction of 24/7 library pick-up-lockers which are located outside of a building and provide convenience for those people unable to collect items during opening hours. These are free standing units which are accessed using RFID technology. Items ordered through the library system. This is similar to the [parcel lockers](#) offered by Australia Post.

WHAT?

An option for extending borrowing options is the introduction of 24/7 library pick-up-lockers which are located outside of a library building or some other location (e.g. transportation hub, community centre) and provide convenience for those people unable to collect items during opening hours. These are free standing units which are accessed using RFID technology associated with the member's library card. Items are ordered online using the library app, members are notified when the item is available to be collected. Return chutes are usually co-located with the pick-up-lockers.



Brisbane City Council Libraries



Connected Libraries (City of Casey, Victoria)

WHY?

Library pick-up lockers offer a convenient, flexible, and efficient way for members to access library materials while also streamlining operations for library staff. Members can collect their requested items at their own convenience, outside of regular library hours. This is especially helpful for individuals with busy schedules who may not be able to visit the library during open hours.

ISSUES THIS WOULD ADDRESS

- Cost effective way to extend 'opening hours' – by allowing members to collect and return items 24/7 without the associated staff and operational costs of opening the physical library;
- Increase library membership by providing an alternative for those residents who are unable to visit the library during opening hours due to other commitments;
- Increasing the profile of the library and its reputation as a customer focussed service;
- Reinforces Liverpool Council's commitment to embrace improved technology.

WHERE?

- Currently installed at Yellamundie;
- Install at Carnes Hill, Casula, Green Valley, Liverpool, Moorebank, Miller to extend hours of accessibility;
- Consider installation at Edmondson Park railway station, Westfield.

BEST PRACTICE EXAMPLES:

[Connected Libraries](#) (City of Casey, Victoria) [Brisbane City Council](#)

3.2.3 KIOSK /VENDING MACHINE LIBRARIES**WHAT?**

Kiosk libraries are small, 24/7 self-service stations that offer a selection of books and other materials for borrowing. They may be located in public spaces like transport hubs, shopping centres, sporting hubs, and community centres providing convenient access to reading materials for people on the go. Some kiosk libraries also offer digital borrowing options via touchscreen. Kiosks can be stand-alone vending machines or can be incorporated into surrounding infrastructure creating a pod.



Karalee Library Pod, Ipswich



Palm Beach Library Kiosk, Gold Coast

WHY?

- **Accessibility:** They provide access to books in locations where traditional libraries might not be feasible, such as remote areas, transportation hubs, shopping centres. Or community facilities;
- **Convenience:** Users can borrow or purchase books at any time, even when libraries are closed, making reading more convenient for people with busy schedules;
- **Diverse Collection:** Kiosks can offer a curated selection of books tailored to the interests of the community they serve, including bestsellers, classics, and niche genres;

- Encouraging Impulse Reading: Just like vending machines for snacks, book vending machines can encourage impulse reading, prompting people to try out books they might not have considered otherwise;
- Technology Integration: Some kiosks are equipped with technology like e-readers or digital lending systems, allowing users to access electronic books or audiobooks on the spot.

ISSUES THIS WOULD ADDRESS

- Cost effective way to extend 'opening hours' – i.e. the time that the collections are available to the community without the associated staff and operational costs of opening the physical library;
- The flexibility to take the library's collections to the community by placing kiosks/vending machines in high trafficked areas and other council facilities;
- Increase library membership by providing an alternative for those residents who are unable to visit the library during opening hours due to other commitments;
- Increasing the profile of the library and adding value to other facilities;
- Reinforces Liverpool Council's commitment to embrace improved technology

WHERE?

Edmondson Park railway station, Liverpool Hospital, Austral and Ed Park.

BEST PRACTICE EXAMPLES:

[Hong Kong Public Libraries Self Service Library Station](#) ; [Ipswich Libraries Karalee Library](#) ; [City of Gold Coast Libraries](#)

3.2.4 POP UP LIBRARIES

WHAT?

A pop-up library is a temporary or mobile library that "pops up" in various locations for a short period of time



City of Melbourne Pop Up Library in an empty shopfront



This bike takes Library services to the beach at Taarnby Main Library, Denmark

They can take many forms ranging from a simple display of books in a public space to a fully functional shop front mini-library complete with shelves, seating, technology and staff or volunteers to assist members. They might appear in parks, community centres, shopping malls, transport hubs or even on public transportation. They may offer a selection of materials for borrowing and downloading, Wi-Fi access, reading activities for children, information about library services, and sometimes even special events like author readings or book discussions.

WHY?

Pop-up libraries are often used to promote the library at special events, outreach programs, or to test the demand for library services in new areas. They can also be used to offer basic library services to communities during refurbishment of an existing or construction of a new library often from a shop front or similar location.

These libraries are also created to reach communities that may not have easy access to traditional library services or to provide additional library resources in high-traffic areas such as shopping centres and transportation hubs. The goal of pop-up libraries is typically to promote literacy, provide access to books and information, and foster a sense of community engagement with reading and learning.

ISSUES THIS WOULD ADDRESS

- The Outreach Van can operate as a pop up at community events, neighbourhood family fun days and in school holiday programs;
- Shop front pop-ups can be part of the continuum in the introduction of new library services in emerging communities sitting between kiosk/vending machine and physical library. The shop front pop-up allow for the delivery of programs and services in addition to the borrowing function.

WHERE?

Shop-front Pop-ups could be used to introduce /test library services to emerging communities (Edmondson Park, Austral, and the Aerotropolis).

BEST PRACTICE EXAMPLES:

[City of Melbourne Pop-Up Libraries](#), [Brisbane City Council](#) [Cairns Regional Council](#)

3.2.5 24/7

WHAT?

The '24/7' or extended hours opening model (or a variation on this) is a way to extend accessibility and use of some branches., especially when planning new facilities. Under the 24/7 model the library is usually only staffed during core hours though security staff are sometimes engaged as part of out of core hour access. The ability to borrow from the collections is possible using the self-check machines.

The model is well established in the commercial sector (24/7 gyms), and commonplace in European public libraries with the library membership card acting as an access key. Access can be to the whole, or part of the library, and the hours can also be limited and not necessarily 24/7 – for example if a library is co-located with another facility the extended hours could mirror those of the facility.

While 24/7 libraries offer significant benefits in terms of accessibility and flexibility, they also pose challenges in terms of staffing, security, and maintenance and these are important issues which need to be considered in moving in this direction.



Forestville Library 24/7

WHY?

- Flexibility: They cater to the diverse schedules of members, including students, professionals, and individuals with non-traditional working hours, by offering access at any time of day or night;
- Accessibility: 24/7 libraries provide access to resources and services to individuals who may not be able to visit during regular operating hours due to work, family commitments, or other reasons;
- Extended Study Hours: They serve as valuable study spaces for students, especially during exam periods or when traditional study locations are closed;
- Community Needs: They meet the demand for public spaces that offer a safe and quiet environment for reading, studying, or accessing digital resources outside of regular business hours.

ISSUES THIS WOULD ADDRESS

- Cost effective way to extend 'opening hours' – i.e. the time that the space, collections, and technology are available to the community without the associated costs of library staff (security staff may be required);
- Support students by making study spaces available outside of the core library opening hours.;
- Increase library membership by providing an alternative for those residents who are unable to visit the library during opening hours due to other commitments;
- Increasing the profile of the library and emphasising its commitment to meet community needs;
- Reinforces Liverpool Council's commitment to embrace improved technology

WHERE?

Explore options for library to become a 24/7 library/community space (Carnes Hill & Casula)

BEST PRACTICE EXAMPLES

[Forestville Library](#) Northern Beaches Library, [Harrington Library](#) MidCoast Council, [Wentworth Point Community Centre and Library](#) (City of Parramatta)¹

3.2.6 LIBRARY HUBS/ COLLABORATIVE SPACES**WHAT?**

Rather than operating as standalone buildings, library services may be co-located with, or integrated into existing community facilities. Library hubs offer a range of services such as book lending, internet access, programming, and reference assistance alongside other community amenities. This allows libraries to reach new audiences and integrate into the fabric of community life in different ways.



Matatiki Hornby Centre Library



... and pool

This option supports the key directions of Council's *Community Facilities Strategy* by creating best practice spaces that inspire and connect residents and act as a catalyst for community life. A number of the branches already have varying levels of co-location and Liverpool City Council has a customer service presence in Yellamundie, Carnes Hill and Moorebank. This

provides an opportunity to introduce a wider community to the resources and services of the library.

WHY?

- Synergy of Resources: Co-location allows for shared resources, such as parking, maintenance staff, and utility costs. It also provides improved physical safety for staff;
- Enhanced Services: Co-location can lead to the integration of services, enriches the services provided to the community;
- Expanded Audience Reach: By being situated alongside other community facilities, libraries can reach a broader audience. People visiting other facilities might discover the library and utilise its resources, leading to increased community engagement;
- Diverse Programming Opportunities: Co-location can facilitate collaboration between different organizations, leading to diverse programming opportunities;
- Convenience for members who benefit from the convenience of having multiple services in one location. They can accomplish multiple tasks in a single trip, saving time and effort;
- Community Cohesion: Co-location fosters a sense of community by bringing various services together in one place. It can serve as a hub for community interaction and collaboration, strengthening social bonds;
- Optimal Use of Space: Co-location allows for the efficient use of space, especially in urban areas where land availability may be limited. By sharing facilities, organizations can make the most of available space and avoid redundant infrastructure.

ISSUES THIS WOULD ADDRESS

- Efficiencies in service delivery through co-location;
- Staff security;
- Increasing the profile of the library and adding value to other facilities.

WHERE?

Proposed Hammondville Aquatic and Leisure Centre Precinct; future building /refurbishment projects for Green Valley/Miller in association with the Miller Social Infrastructure Masterplan.

BEST PRACTICE EXAMPLES:

[Matatiki Hornby Centre, Christchurch New Zealand](#) newly opened library, customer service hub, pool and recreation and sports centre. [Yarra Plenty Whittlesea Activity Centre](#), [Sailsbury Hub](#)

OUR LOCATIONS

4 1 CURRENT SERVICE POINTS & OPENING HOURS

4.1 1 CARNES HILL



OPENING HOURS

- Monday: 9:30am - 5pm
- Tuesday: 9:30am - 8pm
- Wednesday: 9:30am - 5pm
- Thursday: 9:30am - 8pm
- Friday: 9:30am - 5pm
- Saturday: 9:30am - 4pm
- Sunday: 12pm - 4pm

After-hours chute available at this location

PROGRAMS (WEEKLY)

Baby Rhyme Time (2), Toddler Time (2), Storytime, Supported Playgroup (2), Schools Out, Homework Help, Code Club, Book Club, Conversation Café, Knitting. Be Connected.

SERVICES

Justice of the Peace, Liverpool Council Customer Service Centre

Carnes Hill Quick Stats			
Members	13,537	Loans	258,877
Visitation	161,919	Internet Use (hours)	7,887

OBSERVATIONS

Built in 2020 Carnes Hill library has an area of 1,800 square metres and forms part of a lively community hub co-located with the Michael Clark Recreation Centre and a coffee shop. The Carnes Hill Marketplace is nearby. There is also a Liverpool City Council Customer Service desk in the library which one focus group member described as 'brilliant'.

Spread over two levels this is the city's second busiest and second largest branch. It offers a variety of spaces for specific use with flexible shelving and furniture options to allow for changing need.

In the *Annual Survey* and focus groups the community asked for more quiet spaces noting that Carnes Hill can be 'very noisy at times'. Staff have previously relocated the Storytime area to minimise the noise bleed from this activity, but investigation could be undertaken into additional measures to establish quieter spaces.

While Carnes Hill is open seven days a week, the 5pm closing on Monday, Wednesday and Friday was seen as problematic by the community: *I recommend longer opening hours, by the time students come from school it closes in an hour (5pm), judging from experience closing at 8pm is a good time*. Given the busyness of this library, and the proximity to the Recreation Centre which is open until 10pm Monday to Friday, and the shopping centre whose major trading hours extend to 5.30pm, closing at 5pm does not meet community needs and expectations. A review of opening hours should be undertaken as part of a library wide review to determine the need and possible options (e.g. opening until 7pm Monday – Thursday).

Consideration could also be given to extending the hours at Carnes Hill via the 24/7 model (possibly the same hours as the Recreation Centre). The multilevel open nature of the building would allow for it to be partially available out of staffed hours if appropriate.

Library pick-up-lockers would also extend service at this busy hub.

SHORT TERM

Consider how additional quiet spaces can be offered within the current footprint.

SHORT/ MEDIUM TERM

Undertake a review of Opening Hours;

Installation of a Library pick-up-locker located outside of a building to provide convenience for those people unable to collect items during opening hours.

MEDIUM TERM

Explore options for library to become a 24/7 library/community space.

4.1.2 CASULA



OPENING HOURS

- Monday: 9:30am - 5pm
- Tuesday: 9:30am - 8pm
- Wednesday: 9:30am - 5pm
- Thursday: 9:30am - 8pm
- Friday: 9:30am - 5pm
- Saturday: 9:30am - 12pm
- Sunday: CLOSED

After-hours chute available at this location

PROGRAMS (WEEKLY)

Baby Rhyme Time, Toddler Time,, Storytime, Stay and Play, Schools Out, Code Club, Book, Knitting,

SERVICES

Justice of the Peace

Casula Quick Stats			
Members	5,145	Loans	80,517
Visitation	53,637	Internet Use (hours)	4,970

OBSERVATIONS

Built in 1990 and occupying 850 square metres this branch library is co-located with Casula Preschool. It is within a short walk of Casula Mall shopping centre and backs onto parkland. The library is light and airy and enhanced by an enclosed garden at the rear adjoining the parklands which has the potential to further enhance the library and extend useable space.



Storyseat Maroochydhore Queensland

The garden was originally planned to provide sensory experience, but the upkeep has not been consistent, and the area is not meeting its full potential. It could be transformed into a reading garden and perhaps be the beginning of a story trail with [story seats](#) similar to that offered by Sunshine Coast Libraries or Libraries Tasmania's StoryWalks in Rosny and Kingborough.

The Library has had some cosmetic work done on it and is well maintained but looks somewhat dated. The community has indicated that they would like more study areas and quiet spaces, longer opening hours, and more contemporary shelving where the collections can be showcased and 'sold' to members.

The surrounding area is part of an urban renewal project with apartments replacing family homes. This provides an opportunity for the library to assume a greater profile and adopt community hub/living room approach and potentially a 24/7 service (dependent on security). A similar model would be [The Learning Space at Rhodes](#) (City of Canada Bay), [Wentworth Point Community Centre and Library](#) (City of Parramatta) or [Ørestad Library](#) (Copenhagen, Denmark).

There is the potential to redefine this space and replace with a purpose-built kiosk in conjunction with the opening of the Edmondson Park library which could assume a regional focus.

SHORT TERM

Energise enclosed garden;
Prioritise refurbishment of existing space.

SHORT/ MEDIUM TERM

Installation of a Library pick-up-locker located outside of a building to provide convenience for those people unable to collect items during opening hours.

MEDIUM TERM

Explore options for library to become a 24/7 library/community space in conjunction with community redevelopment.

LONG TERM

There is the potential to redefine this space and replace the library building with a purpose-built kiosk in conjunction with the opening of the Edmondson Park library which would assume a regional focus.

4.1.3 GREEN VALLEY



OPENING HOURS

- Monday: 9:30am - 8pm
- Tuesday: 9:30am - 5pm
- Wednesday: 9:30am - 8pm
- Thursday: 9:30am - 5pm
- Friday: 9:30am - 5pm
- Saturday: 9:30am - 12pm
- Sunday: CLOSED

After-hours chute available at this location

PROGRAMS (WEEKLY)

Baby Rhyme Time, Toddler Time, Storytime, Supported Playgroup, Schools Out, Book Club, Conversation Café, Knitting, Be Connected.

SERVICES

Justice of the Peace

Green Valley Quick Stats			
Members	4,239	Loans	44,204
Visitation	52,979	Internet Use (hours)	4,149

OBSERVATIONS

Built in 1997 and co-located with a service provider the Green Valley Library occupies an area of 748 square metres. It is within close proximity to the shopping centre. There is no visible signage from the road and the surrounds are tired and poorly maintained. The interior is light filled and could be welcoming but the furnishings and fittings are well used and unattractive.

Despite its appearance it is 'loved' by its community 'very happy with Green Valley Library, very pleasant and helpful staff' though there also requests for extended opening hours and more space.

SHORT TERM

Install signage and undertake maintenance on the building and grounds;
Prioritise refurbishment of existing space.

SHORT/MEDIUM TERM

Installation of a Library pick-up-locker located outside of a building to provide convenience for those people unable to collect items during opening hours.

LONG TERM

Consideration of a new/relocated library for the Green Valley/ Miller catchment possibly co-located with another facility or service in association with the Miller Social Infrastructure Masterplan.

4.1 4 LIVERPOOL (YELLAMUNDIE)



OPENING HOURS

- Monday: 9am - 8pm
- Tuesday: 9am - 8pm
- Wednesday: 9am - 8pm
- Thursday: 9am - 8pm
- Friday: 9am - 8pm
- Saturday: 9am - 4pm
- Sunday: 12pm - 4pm

After-hours chute available at this location and Library pick-up-locker

PROGRAMS (WEEKLY)

Baby Rhyme Time (2), Toddler Time, Storytime (2), Stay and Play, Multicultural Play Group, Schools Out, Study Support (2), Code Club, Robotics, 3D Printing, Auslan Friends, Book Club, Conversation Café, Heritage Drop In (2) Knitting, Board Games, Adult Meetup (fortnightly), Be Connected, Techhelp Tuesday, SEWA Social Meetup (monthly)

SERVICES

Justice of the Peace, Liverpool Council Customer Service Centre

Liverpool Quick Stats			
Members	16,615	Loans	232,275
Visitation	245,985	Internet Use (hours)	23,888

OBSERVATIONS

The new Liverpool Library – Yellamundie – opened in December 2023 during this consultation and at the time of my physical visit services were still being bedded down. The state-of-the-art building is architecturally stunning with flexible spaces that allow for a wide range of uses. The choice of furniture and finishes creates the sense of a community living room which is what public libraries strive for. The flexibility afforded my moveable shelving allows for changes to be easily made as the library settles into the building and as the community's needs develop.

During the focus group discussions several participants spoke about the distance between the shopping precinct and the library. A future consideration could be to include a Pick-up-locker in or near the Westfield shopping centre.

SHORT/ MEDIUM TERM

Consider installing a Library pick-up-locker in another easily accessible inner-city location.

4.1.5 MILLER



OPENING HOURS

- Monday: 9:30am - 5pm
- Tuesday: 9:30am - 5pm
- Wednesday: 9:30am - 5pm
- Thursday: 9:30am - 5pm
- Friday: 9:30am - 5pm
- Saturday: 9:30am - 12pm
- Sunday: CLOSED

PROGRAMS (WEEKLY)

Playtime, Storytime, Schools Out, Book Club, Knitting, Be Connected.

Miller Quick Stats

Members	2,227	Loans	16,847
Visitation	23,137	Internet Use (hours)	5,261

OBSERVATIONS

Miller was the first branch library of Liverpool City Library, and opened on 17 April 1967, The library has been in its current location within the Miller Shopping Centre, since 2012. The frontage onto the mall is small and the signage is extremely poor. The Library comprises a space of 150 square metres which includes technology, collections, small seating area and service desk.

As described in *People Places* the minimum recommended size for a public library building is 190 square metres. It is important to note that a library of this size is only capable of servicing communities of fewer than 2,750 people. At the *2021 Census* 3,374 people were recorded as living in Miller. This does not take into account residents from surrounding suburbs who combine use of this branch while visiting the shopping centre.

Respondents to the Library's *Annual Survey* commented on the anti-social behaviour near the library entrance negating the concept of the library as a safe place to go. They also mentioned the limited opening hours and program opportunities and, noise levels in such a small space,.

Only 6.8% of the Library's membership have Miller as their home library and loans re correspondingly low. In making this observation it should also be noted that space for collections is extremely limited. However, internet use at this branch is high and the library fulfills an essential role in facilitating access to the internet and supporting the community.

SHORT TERM

In the short term this branch could focus on becoming a technology hub complemented by a limited 'Reads on the Run' collection which is refreshed on a regular basis and includes a number of genres. Investigate the possibility of this being located in another Council facility within the area rather than the shopping centre.

The branch could focus on Click and Collect service for those members requiring specific titles and installation of a Library pick-up-locker or a Library vending machine located outside of the Library would provide convenience for those people unable to collect items during opening hours.

MEDIUM TERM

The Outreach Van could be used to deliver programming opportunities and scheduled library stops within the Shopping Centre car park or other suitable venues.

LONG TERM

Consideration of a new/relocated library for the Green Valley/ Miller catchment possibly co-located with another facility or service in association with the Miller Social Infrastructure Masterplan.

4.1.6 MOOREBANK



OPENING HOURS

- Monday: 9:30am - 5pm
- Tuesday: 9:30am - 8pm
- Wednesday: 9:30am - 5pm
- Thursday: 9:30am - 8pm
- Friday: 9:30am - 5pm
- Saturday: 9:30am - 12pm
- Sunday: CLOSED

After-hours chute available at this location

PROGRAMS (WEEKLY)

Baby Rhyme Time (2), Toddler Time (92), Storytime, Schools Out, Chess Club, Book Club, Knitting, Justice of the Peace, Be Connected.

SERVICES

Justice of the Peace

Moorebank Quick Stats			
Members	5,750	Loans	162,297
Visitation	64,904	Internet Use (hours)	4,138

OBSERVATIONS

Moorebank Library was built in 1987 and underwent a major refurbishment in 2020. It is a light filled, welcoming space with an area of 640 square metres. It is highly regarded by the local community and in the *Annual Survey* the community reflected on the excellent children's programming at the library and the friendly and helpful staff.

Criticisms were levelled at the library concerning the lack of a returns chute which limits the community's ability to return items within loan periods. This has subsequently been installed. There were also requests for extended opening hours 'Moorebank library is great but needs to be open all-day weekends'.

The community also recognised the need for a new facility:

'Moorebank's' space could be increased to cater for the growing population. I know the population doesn't compare to Carnes Hill or Liverpool, but the area continues to see population growth and gentrification. The Library should reflect this.'

Incorporation of A Council Customer Service Centre in the Library is also planned.

SHORT TERM

Installation of a Library pick-up-locker located outside of a building and provide convenience for those people unable to collect items during opening hours.

MEDIUM TERM

There has been discussion about inclusion of a library (Moorebank) as part of the planned Hammondville Aquatic and Leisure Centre Precinct. A new library developed using the *People Places Guidelines* could be a highly successful co-location which would increase use, allow for longer opening hours and greater security or library staff. There are a number of best practice examples of this type of development.

4.1 7 ELIBRARY

<HTTPS://MYLIBRARY.LIVERPOOL.NSW.GOV.AU/>

In the early 2000's Liverpool City Library was one of the first services in NSW to promote its online presence as its eLibrary, a 24/7 branch. This is now commonplace. The eLibrary (the Library website) exists entirely online, offering access to digital collections of e-books, audiobooks, articles, and other resources. Users can borrow materials, access reference services, and participate in online programming from anywhere with an internet connection. The eLibrary is especially valuable for users who may have difficulty accessing physical library buildings. This is complemented by the 'Liverpool City Libraries' app.

The eLibrary includes:

- eBooks and eAudio;
- Newspapers and Magazines;
- eKids and parents library;
- eYouth library (includes assignment help, HSC resources, life skills, health and wellness);
- eResearch databases (includes databases, encyclopaedias and reference books, family history databases);
- Learn a language;
- Haynes Repair Manuals;
- Linked in Learning (online courses in business, technology, and creative skills to help you achieve personal and professional goals).

Website Engagement 2022-2023	
Website Visits	335,109
OPAC Visits (in library)	108,665
App launches	132, 823
Total	576,597

Use of digital collections continues to grow. In the past 12 months use of BorrowBox the major eBook/eAudio/eMagazine/newspaper platform used by Liverpool has risen in all areas with a 38% increase in active users (1,276).

4.2 EMERGING COMMUNITIES

4.2.1 EDMONDSON PARK

Edmondson Park, located in the Liverpool and Campbelltown Local Government Areas, was rezoned for urban development in 2008. It was one of the first areas to be planned in the NSW Government's South West Growth Area.

The 2023 estimated resident population for Edmondson Park is 15,676 and is expected to grow to 21,030 by 2041 (ABS). The area is well supported by public transport with several regional bus routes and direct train services from Edmondson Park Station connecting to key regional job hubs of Liverpool and Parramatta, as well as direct services to the Sydney CBD.

There are opportunities to offer a range of services to this growing community.

SHORT TERM

Installation of a Library pick-up-locker located at Edmondson Railway Station;

Use of the Library Outreach Van to visit Ed Square and other relevant locations.

SHORT/MEDIUM TERM

Introduction of a library kiosk at Ed Square

LONG TERM

Construction of a new library to meet the needs of the community in Edmondson Park. Library Council of NSW Library Infrastructure Grants could be accessed to contribute towards this project. These grants are currently capped at \$500,000.

4.2.2 AUSTRAL

There are opportunities to offer a range of services to this growing community which has an estimated population of 10,539. With a higher proportion of children under 18 than the Liverpool LGA there is the opportunity to focus initially on programs for children and young people, especially in the short-term using the Outreach Van.

SHORT TERM

Use of the Library Outreach Van to visit locations identified by library/council staff to maximise engagement.

SHORT/MEDIUM TERM

Installation of a Library pick-up-locker within an identified shopping precinct/community space.

MEDIUM TERM

Introduction of a library kiosk within an identified shopping precinct/community space.

LONG TERM

Construction of a new library as part of a larger integrated facility to meet the needs of the community Austral as identified in Council's documents. Library Council of NSW Library Infrastructure Grants could be accessed for this project.

4.2.3 WESTERN SYDNEY AEROTROPOLIS

A large part of the Western Sydney Aerotropolis falls in the Liverpool LGA providing opportunities to offer library services into this area. The [Western Parkland City Blueprint](#) provides for a central library as part of the cultural infrastructure (p.38), and the State Library of New South Wales has previously provided advice to the NSW Government on library services for the proposed city of Bradford.

While the future direction, and responsibilities for this component of the Aerotropolis is currently unclear there are potential opportunities for Liverpool City Council to deliver library services in partnership with other relevant agencies.

MEDIUM TERM

Introduction of a library pick-up lockers and kiosk/vending machine at a transport hub or other suitable location (staged) in consultation with the Western Parkland City Authority.

LONG TERM

Consideration of library service options in partnership with other relevant agencies if appropriate.

4.2.4 OTHER OPTIONS

Liverpool City Councils 5 Pillar areas (university, medical, automation, logistics and circular economy) also provide opportunities to expand the library's service to meet the community.

As an example, Liverpool Hospital is the largest in Australia and is the hub for a growing medical industry. As a 24/7 service with 4,000+ staff and many residents passing through the hospital could be considered as a future location for a library kiosk /vending machine which would bring the service to community members whose access to the branch network can be limited by their work commitments and personal circumstances. A similar project was undertaken in [Warwickshire](#) (UK) in 2015.

There is also the opportunity to install a library at the new Nancy Bird Walton Airport similar to that offered at [Amsterdam's Schiphol Airport](#) which includes books to browse, e books to download and a book swap system. This attractive space is an oasis in the airport, promotes Amsterdam and is managed by volunteers.

ENVIRONMENTAL SCAN

5.1 PROFESSIONAL STANDARDS AND GUIDELINES

Australia is one of the few countries to have evidence-based public library standards and guidelines at a State (*Living Learning Libraries*) and National (*ALIA Standards and Guidelines for Australian Public Libraries*) level. These documents have a similar approach and have been developed cooperatively over the years. In undertaking this project, I have used both as each has specific strengths. *Living Learning Libraries* has been used for benchmarking purposes as these relate to the State Library of NSW funding. The *ALIA Standards and Guidelines* provide a more descriptive approach and were updated in the post COVID environment considering the changed environment.

5.2 BENCHMARKING

Living Learning Libraries uses population-based peer cohorts for benchmarking, allowing easier comparisons among library services based on the populations of their communities. Liverpool City Council is designated Urban Large (population 150,000 and above) which comprises 21 library services across the state.

After some discussion it was agreed that only nine of these libraries would be used for detailed examination being comparable in size and demographics. This included the adjoining council/library services of Campbelltown, Canterbury Bankstown, Fairfield, Penrith, and Sutherland. Two other libraries from within this cluster (City of Sydney and Northern Beaches) were included as best practice examples.

The tables included in the following text show Liverpool City Library's performance against the *Living Learning Libraries* standards.

Key:

	Exemplary – top 25% of cohort
	Good – middle 50% of cohort
	Poor – bottom 25% of cohort

5. 2.1 OPENING HOURS

Using *Living Learning Libraries*, the recommended minimum opening hours per week are 62 hours for Liverpool I Library, which is classified as Tier One library, and 40 hours for each of the branch libraries. Liverpool City Library meets or exceeds these requirements.

Living Learning Libraries standard	Liverpool	Median	Rating
S3 and S4 Opening Hours (per week)	298	262	

Branch	Days per week	Hours per week	LLL Standard
Carnes Hill	7	54	40
Casula	6	46	40
Green Valley	6	46	40
Liverpool *	7	66	62
Miller	6	40	40
Moorebank	6	46	40
Total		298	

Despite this there was considerable feedback from the community both through the *Annual Survey* and, focus groups that they would welcome extended opening hours at all branch libraries which better meet lifestyle needs and commitments.. This extended from opening earlier, 'have the library open at 9am like other businesses', to longer hours at weekends 'it's the only time we can get in with the kids'.

There were also comments about the current lack of a return chute at Miller library which limits the ability to return items, which in turn impact on their motivation to borrow.

The focus on earlier opening (9.00 am) and weekends is seen as a convenience factor by those members dropping children at school and older who prefer to shop early in the day and would appreciate being able to combine this with a visit to the library.

Many libraries have traditionally opened at 9.30 am to allow for housekeeping duties to be undertaken in the period 9.00 -9.30am, in the same way in which financial institutions did in the past. The need for this 'staff only' time has decreased as many of these tasks can be done while the library is open. There is an opportunity to explore the option to open branches at 9 am within current staffing structure.

There is also an appetite for increased night opening to provide access for workers and to facilitate some programming such as activities for youth, Book Clubs, author visits etc. This would help to attract new audiences and add value to the community's nighttime economy. In an ideal world extended opening hours would be the optimal solution but given staffing and budgetary restrictions other options need to be explored.

Five of Liverpool's six libraries open until 8pm at least two evenings (Monday – Friday) a week and these have been staggered to ensure that at least one library is open on any given night. Increased promotion of the hours of opening and the Library as a single network where the community can use any branch would help to raise awareness of the possibilities. In the short-term consideration could be given to an 'Open Tonight" approach on social media to attract members to use to different locations.

A review of Opening Hours across the library's footprint in conjunction with the roll out of new service models is recommended to maximise the impact of the service. With initiatives such as 24/7 lockers in place there could be the potential to concentrate late opening on the three larger libraries at Liverpool, Carnes Hill, and Moorebank.

5.2.2 MEMBERSHIP

A registered library member is a person or organisation registered with the library service in order to use its services and collections within or away from the library facility. This includes online or cardless members who only access electronic services and collections. Membership of Liverpool City Library is open to anyone living, studying, or working in the Liverpool area can join. Following industry best practice expired/inactive borrowers are archived every two years to ensure records are accurate and to limit any risk of personal information being leaked in the case of security breaches/data hacks.

Under the NSW *Library Act* 1939 & Library Regulation 2018 public libraries in NSW are free.

Membership of Liverpool City Library is currently at 25.49% of the population which is rated as good compared to the cohort.

Living Learning Libraries standard	Liverpool	Median	Rating
S2 Library members as a percentage of population	25.49 %	29.09%	

Liverpool City Library - Membership by Branch and Age Group								
	Carnes Hill	Casula	Green Valley	Liverpool	Miller	Moorebank	Total	Population %
0-5	226	62	52	852	25	112	1,329	6.5%
6-12	1,523	478	317	1,385	169	635	4,507	21.5%
13-18	1,969	611	498	2,787	183	594	6,642	33.36%
19-25	1,992	602	664	4,809	256	453	8,776	38.16%
26-64	7,315	3,049	2,445	16,615	1,414	3,360	34,198	25.47%
65+	512	349	263	2,198	180	576	4,072	15%
Total	13,537	5,145	4,239	28,646	2,227	5,730	59,524	25.49%

GROWING MEMBERSHIP

In common with visitation, membership figures were deeply impacted by the COVID 19 pandemic. There are a number of strategies which can be employed to rebuild and grow Liverpool City Library's membership base in turn creating advocates. These include:

- Translate 'users' into members i.e. encourage those people who currently visit the library for programs or to use facilities to become members.
- Ensure that all library programming links back to the library even if its offered externally, or collaboratively with other partners.
- Tell stories about members and their successes
- Participate in the NSW Public Libraries Association/Australian Public Library Alliance [Libraries Transform](#) campaign

Fines are barriers to access, especially for low-income families and can create adversarial relationships between library members and library staff. In the *Annual Survey* 18.5% of respondents indicated that concern over accruing overdue fines was a deterrent to using the library. A growing number of Australian public libraries are removing fines for overdue items and a business case on this will be developed and a report presented to Council at a later date.

5.2.3 VISITATION

Many more people use public libraries than are registered members. This standard includes the use of library services by people who visit to consult the reference collection and information resources, read newspapers and magazines, use computers and the internet in the library, attend library events and programs, use the library as a study space as well as borrow library materials. Visitation to Liverpool Library is rated as good across the cohort.

Understandably library usage figures from 2019-20 to 2021-22 were significantly affected by the COVID-19 pandemic. The 2022-23 figures show appreciable growth in onsite usage and visitation in comparison to 2020-21 and 2021-22 however they are still below pre-pandemic levels. Experience across the public library sector has demonstrated that visitation and member numbers increase with the opening of a new/refurbished facility, and it is anticipated that this will occur following the opening of Yellamundie.

Living Learning Libraries standard	Liverpool	Median	Rating
S5 Visits per capita	1.15	1.0	

Branch	Number per annum	Branch	Number per annum
Carnes Hill	161,919	Miller	23,137
Casula	53,637	Moorebank	64,904
Green Valley	52,979	Museum	19,146
Liverpool	245,985	Total	621,707

5.2.4 TECHNOLOGY

The contemporary public library is technology dependent to ensure the accessibility of all library resources through the Library Management System (LMS) which controls the catalogue, circulation and membership data, and services to the community through the provision of appropriate technology.

The 'Liverpool City Libraries' app provides greater flexibility in allowing members to search the catalogue and place reservations, manage their account, access the eCollections and keep abreast of news about events and programs. While this information is not currently included in the suite of statistics for benchmarking purposes informal discussion with the cohort indicates that take up of the technology by Liverpool members is high.

Digital literacy and access to current technology are essential to effective participation in society, access to government services and information, and engagement with learning and community activities. Many people lack confidence and skills in using computers, or searching, filtering, and making use of digital information. Public libraries play an important role in bridging the digital 'divide'. For some members of the community, their only access to computers, devices, technology, and the internet is at their local library. Therefore, libraries need up to date hardware, software, applications, equipment, and staff capabilities to ensure the best possible experience for the community.

The *Australian Digital Inclusion Index (2023)* has shown that the Outer West and South-West of Sydney scored significantly lower than the Eastern City in many digital areas. These areas included key variables such as access, affordability, ability, and awareness. At a score of 71.2 Liverpool is two points below the national average. Lack of these factors can lead to the widening of the gap in the digital divide.

When benchmarked against the cohort in the standard for PC with internet access (1 PC per 3,000 residents) Liverpool scores in the 'good' rating. Internet access is also provided through free Wi-Fi in all branches for the growing number of people who choose to bring their own device to work on in the library.

Living Learning Libraries standard	Liverpool	Median	Rating
S15 Public internet web stations	94	78	

5.2.5 COLLECTIONS

Collections are the core of a library. They support the library's important roles in facilitating reading for pleasure and lifelong learning, and the documentation and preservation of cultural memory. Library services provide universal and equitable access to comprehensive and diverse collections for users of all ages, backgrounds, interests, and abilities. Liverpool City Library's collections are justifiably a source of great pride to the library staff. They are current, well selected, monitored for condition and currency, and appealingly presented.

While Liverpool is ranked low within the cohort for expenditure on library materials it is ranked as good or exemplary in all other collection standards demonstrating the professional approach to the collections to the benefit of the community.

Living Learning Libraries standard	Liverpool	Median	Rating
S9 Expenditure on library materials per capita	\$3.02	\$3.62	
S10 Items per capita	1.33	1.23	
S11 Acquisitions per capita	0.16	0.15	
S12a Percentage of collection purchased in the last 5 years	70.09	63.84	
S12b Percentage of collection purchased in the last 10 years	87.31	87.31	
S13 Turnover of stock	1.93	2.57	
S14 Circulation per capita	2.25	3.27	

COMMUNITY LANGUAGES

Collections are currently available in 19 languages (Arabic, Bosnian, Chinese, Croatian, French, Greek, Hindi, Italian, Kannada, Pacifica, Punjabi, Persian, Pilipino, Polish, Serbian, Spanish, Tamil, Urdu, Vietnamese). These are complemented by a suite of digital resources for adults and children, including newspapers, in these and other languages. Materials in other languages can be obtained by the library through the state Library of NSW's Multicultural Bulk Loan system which provides library access for smaller and/ or newly arrived language groups.

The State Library of NSW document, *Benchmarking NSW: Public library services to multicultural communities*, examines the relevance of multicultural services and collections to local communities by local libraries. It provides a guide and standards for evaluation and is based on a five-point scale which moves from Entry Level (1) to Exemplary (5) which is considered to be the best possible practice for public libraries.

The majority of the Community Language collection is housed at Yellamundie with smaller collections in some branches. Signage is currently in English only. In addition to having major signage indicating where the collections are, located it is important to having signage for specific collections in languages and scripts other than English that reflects the demographics of library members. Many libraries use a dual naming protocol where the collection name is in the first language/script with a smaller, English translation underneath.

In both the *Annual Survey* and the focus groups there was an expressed desire to work with the CALD community in publicising these collections using partnerships and outreach.

5.2.6 PROGRAMS AND ACTIVITIES

Living Learning Libraries Standard 17 describes how Liverpool City Library, serving a population 50,000+ should offer: 'a mix of library programs to meet population demographics and other variables, particularly staff skills; some offered more than once per week. As demonstrated in the Appendices, the Library offers a range of programs. In common with many public libraries a high proportion of these are aimed at children and young people.

In the *Annual Survey* and focus group the community told us that they would appreciate a greater range and diversity of programs presented for adult members, potentially in partnership with other agencies and organisations. A limiting factor in realising this is current staffing levels. There are, however, opportunities for collaboration with other business units across Council's Community and Lifestyles directorate

There was also a desire for programming to be extended beyond business hours, Monday to Friday. 'Saturday Storytime' at Yellamundie has already demonstrated success of expanded scheduling. There were also requests to consider more outreach opportunities in this area. Provision of an outreach van and active engagement of the community in scheduling activities would help to facilitate this.

5.3 LIVERPOOLCITY COUNCIL COMMUNITY STRATEGIC PLAN 2022-2032

The sources which have informed this review of Liverpool City Library includes Liverpool Council's Community *Strategic Plan 2022-2032* and *Operational Plan 2023-2024*. The following outcomes, goals and strategies detailed in these plans have been mapped against this review and the opportunity for the library to contribute identified.

HEALTHY, INCLUSIVE, ENGAGING
Improve liveability and quality of life for the community by delivering vibrant parks, places, and facilities
<ul style="list-style-type: none"> • Council's six libraries are vibrant community spaces which are available to all the community. They are the community lounge rooms, a safe, non-judgemental space in an urban environment. They provide recreational and educational services and activities including a wide range of collections and delivery programs, events and exhibitions for children, youth, and adults; • The recommended future service models increase accessibility through the use of smart technology (e.g. lockers/kiosks/vending machines) and non-traditional locations such as transport hubs; • The recommended co-location of future library builds maximises the benefits of co-location.
Promote a harmonious community that celebrates its diversity
<ul style="list-style-type: none"> • Current library collections and programs support the CALD community; • Planned projects and activities identified in the Operational Plan for the period 202-2026 reinforces this; • Opportunity for the Outreach Van to have a major role in engaging with CALD communities.
Support an inclusive community by fostering access and equity for all
<ul style="list-style-type: none"> • Council's libraries community spaces which are available to all the community. They are the community lounge rooms, a safe, non-judgemental space in an urban environment. Public libraries in Australia are free and membership is available to everyone who lives, works, or studies in the Liverpool LGA; • The recommended future service models increase accessibility through the use of smart technology (e.g. lockers/kiosks/vending machines) and non-traditional locations such as transport hubs.
EVOLVING, PROSPEROUS INNOVATIVE
Promote and deliver an innovative, thriving and internationally recognised city
The recommended future service models embrace innovative technology and demonstrate council's commitment to embrace improved technology to deliver reliable, effective, and efficient services and to futureproof the customer experience.
VISIONARY, LEADING, RESPONSIBLE
Place customer satisfaction, innovation, and best practice at the centre of all operations
The recommended future service models are based on community feedback and industry best practice and embrace innovative technology. These build on the systems already in place within the library include self-check systems, the ELibrary and the library app. Community engagement would form an essential component of business and feasibility studies in furthering the recommended service model options.

6 IMPLEMENTATION PLAN

6.1 SHORT TERM

- Introduce Outreach Van service with city wide impact. Schedule to be determined by library in close consultation with other stakeholders. –explore use of Library Council of NSW Local Priority Grant/Library Infrastructure grant funding (action 2024-2025);
- Consider how additional quiet spaces can be offered within the current footprint (Carnes Hill);
- Energise enclosed garden (Casula);
- Install signage and undertake maintenance on the building and grounds (Green Valley)
- Prioritise refurbishment of existing space. (Casula, Green Valley);
- Develop feasibility study for installation of library pick-up-lockers (Miller Moorebank, Edmondson Park railway station);
- Refocus space to become a technology hub and possible relocation to another Council facility (Miller).

6.2 SHORT/ MEDIUM TERM (1-2 YEARS)

- Undertake a review of Opening Hours (library wide);
- Develop feasibility study for installation library pick-up- lockers (Carnes Hill, Casula, Austral);
- Consider installing a -pick-up-locker in another easily accessible inner-city location;
- Develop feasibility study for introduction of a library kiosk at Ed Square (Edmondson Park).

6.3 MEDIUM TERM (2-5 YEARS)

- Explore options for library to become a 24/7 library/community space (Carnes Hill & Casula);
- Develop feasibility study for installation of a library pick-up-locker (Green Valley, Aerotropolis);
- Develop feasibility study for installation I of a library kiosk within an identified shopping precinct/community space (Austral, Aerotropolis);
- Possible inclusion of library as part of the planned Hammondville Aquatic and Leisure Centre Precinct. (Moorebank).

6.4 LONG TERM (5-10 YEARS)

- Consideration of a new/relocated library for the Green Valley/ Miller catchment possibly co-located with another facility or service;
- Planning and construction of new libraries to meet the needs of the community (Edmondson Park, Austral);
- Redefine Casula Library and replace with a purpose-built kiosk in conjunction with the opening of the Edmondson Park library;
- Consideration of library service options in partnership with other relevant agencies (Aerotropolis).

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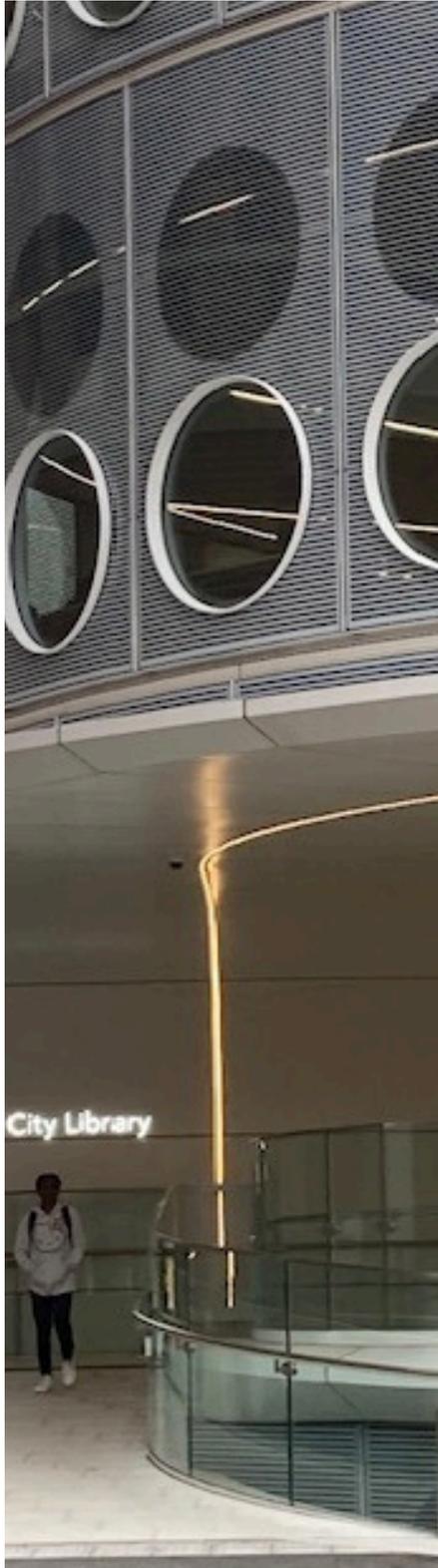
APPEXDICES

PROGRAMS AND ACTIVITIES

- **Baby Rhymetime** aimed at babies aged 0-2 years and their caregivers, features songs, movement and reading to encourage language development and a love of reading.
- **Toddler Time** best suited for children aged 18 months – 3 years and introduces them to early literacy, imagination, communication and social skills.
- **Playtime** is for children 0-5 years and fosters a passion for reading, creativity, and music and enhance social skills through play, craft and activities.
- **Preschool Storytime** is for children 2-5 years uses songs, action rhymes, simple questions, and games to keep your pre-schooler engaged and fosters early-literacy and social skills. At some locations, stay for craft at the end of the session (Stay and Play).
- **Little Curators** a monthly program at the Museum for children 2-5 and their caregivers focused on an object from the collection.
- **Saturday Storytime** is suitable for children 1-7 and nurtures a nurturing a love of reading through great picture books, songs, dance, and craft.
- **Supported Playgroups** fun educational activities for children five years and under living in the Fairfield and Liverpool LGAs.
- **Schools Out** After school sessions based around craft and Lego for children 5-12.
- **Study Support** in maths and English for students in year 1 to year 10 by qualified teachers.
- **Technology Clubs** - Code club, Microbits and Robotics.
- **Chess Club** learn to play chess for ages 10-18.
- **Auslan Friendship Group** for those interested in learning or practicing their signing skills.
- **Book Clubs** meet in the library each month and discuss a pre-selected book from the many library book club kits.
- **Conversation Cafe** is a lively social group for anyone who would like to practice or improve their English-speaking skills..
- **Heritage Room Drop-In Sessions** the Library's local studies staff are there to help with inquiries and provide guidance on accessing information related to local studies and family history research.
- **History Group** authors, researchers, and other experts in the field of history, talking about their areas of focus in Australian history This event is delivered in partnership with Liverpool U3A.
- **Knitting Group** a friendly and supportive group where participants can work on an individual project or contribute to a community project. The group is open to all members of the community.
- **SEWA Social Meetup** meets monthly at Liverpool. SEWA is a non-profit organisation that aims to serve the community by providing humanitarian aid, disaster relief, and community development programs.. SEWA empowers and connects CALD communities.
- **Social Board Games** feature games including chess, cards, and backgammon. Non-English speakers and limited-English speakers are welcome. Facilitated by STARTTS Liverpool.

STATISTICAL RETURN COMPARISON URL IDENTIFIED COHORT 2022-2023

	Liverpool	Campbelltown	Fairfield	Canterbury	Blacktown	Penrith	Parramatta	Sydney	Sutherland	Northern Beaches
•										
Population (2021)	234,917	175,687	207,922	378,425	387,104	219,173	258,799	242,237	234,275	272,184
Voted expenditure per capita	\$ 37.94	\$ 41.22	\$42.06	\$46.60	\$31.35	\$34.61	\$64.40	\$51.97	\$ 31.84	\$46.83
Membership	52,759	71,782	136,350	77,090	147,132	48,180	93,009	89,858	69,735	67,491
M'ship per capita	0.22	0.41	0.66	0.20	0.38	0.22	0.36	0.37	0.30	0.25
Branches	6	4	5	9	5	3	7	9	8	7
Population per branch	39153	43922	41584	42047	77421	73058	36971	26915	29284	38883
Open Hours week	295	204.5	256	463.5	261.75	175.5	283	444	356	351
Loans	538,916	198,284	224,794	512,692	1,001,332	281,409	878,441	983,408	857,965	1,092,815
Loans per capita	2.29	1.13	1.08	1.35	2.59	1.28	3.39	4.06	3.66	4.02
PC Bookings	26,121	22,881	32,775	36,312	29,789	13,867	10,431	35,351	20,423	23,656
Visits	270,833	135,972	247,910	382,526	380,895	163,904	294,225	366,901	327,535	474,710
Visits per capita	1.15	0.77	1.19	1.01	0.98	0.75	1.14	1.51	1.40	1.74
Staffing (FTE)	46.49	50.55	56.81	100.2	81.9	45.38	68.62	77.68	67.09	77
Population per staff member	5053.07	3475.51	3659.95	3776.70	4726.54	4829.73	3771.48	3118.40	3491.95	3534.86
*Median Weekly household income	\$1,834	\$1,678	\$1,369	\$1,601	\$2,104	\$1,866	\$2,046	\$2,310	\$2,310	\$2,601
*University qualification	20%	21%	13%	24%	29%	17%	44%	53%	28%	38%
*LOTE	54%	36%	70%	59%	46%	20%	56%	35%	14%	16%
*Unemployment	6.6%	6.3%	8.7%	7.2%	5.8%	4.6%	5.7%	5.6%	3.1%	3.2%



I acknowledge the traditional custodians of the land on which Liverpool City Library provides services, the Cabrogal Clan of the Darag Nation and acknowledge that the land was also accessed by the peoples of the Dharawal and Darag Nations. I also acknowledge the Nuenonne people of Lutrawita/Tasmania where I live and work as the traditional and continuing custodians of this land. I pay my respects to elders of both nations, past and present, and who hold the memories, traditions, culture, and knowledge of Country.