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Australia's property industry

## Creating for Generations

8 August 2019

Ms Kiersten Fishburn  
Chief Executive Officer  
Liverpool City Council  
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Liverpool BC NSW 1871

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Dear Ms Fishburn

### **Liverpool 2050 Local Strategic Planning Statement (Council's Reference: 2019/0962)**

The Property Council welcomes the opportunity to provide comments on council's draft Local Strategic Planning Statement (LSPS) currently on exhibition. As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers, and developers of property across all asset classes. We are pleased to provide the following comments for your consideration.

The Property Council supports the position taken by Council to use the LSPS as a mechanism for achieving the land-use based strategies identified in Council's Community Strategic Plan, *Our Home, Liverpool 2027*. It has appropriately identified the next steps Council must take in planning for the city's future and respond to the Greater Sydney Commission's *Greater Sydney Regional Plan* and *Western City District Plan*.

Our members look forward to the finalisation of Council's draft LSPS by 30 March 2020 and the subsequent process that will involve Council updating *Liverpool Local Environmental Plan 2008* to give effect to the relevant provisions of the regional and district plans.

Comments on specific parts of the draft LSPS are provided below:

#### **Connectivity (Priorities 1-4)**

It will not be possible for the City of Liverpool to accommodate additional growth without the provision of new and upgraded infrastructure commensurate with the level of growth being undertaken. The draft LSPS identifies the Western Sydney Airport as the main focus of infrastructure growth aligned with the development of the major urban release areas to the west of the city.

The series of short and medium term actions have been identified under connectivity in response to the need for faster and more frequent public transport connections to the Liverpool CBD. Public transport services must be improved to achieve the 30 minute city outcome for the residents of Liverpool. It is important that a high level of connectivity is provided to major employment areas in the region.

### **Liveability (Priorities 5-9)**

Liverpool's population is expected to grow by about 60% to 358,871 by 2036 and approximately 43,000 new homes will be required to accommodate the new residents.

The draft LSPS has clearly responded to the city's future population growth target by planning for new housing within the Liverpool CBD, growth areas and along the Fifteenth Avenue corridor. Previous actions including the rezoning of the CBD with the making of Liverpool Local Environmental Plan 2008 (Amendment No 52) which will provide capacity for a further 10,000 dwellings.

Actions 7.3, 7.4, 7.6 and 7.7 of the LSPS are a positive sign that Council is committed to the delivery of a range of housing types through the city. We support the efforts of Liverpool City Council deliver housing for its future residents.

The Property Council supports Council taking steps to provide for a diverse range of housing types, including detached dwellings, medium density and apartments. Council should consider the policy mechanisms that will work towards the delivery of appropriate housing types for singles, couples and families. Consideration should also be given to the way housing is delivered for seniors and persons with a disability. Action 7.6, which seeks to promote housing diversity through local planning is welcomed and we look forward to its implementation through the Council's strategies and plans.

The Property Council supports affordable housing consistent with the parameters recommended by the Greater Sydney Commission being a target of 5-10% of new residential floor space generated through an upzoning process and subject to viability.

### **Productivity (Priorities 10-13)**

The draft LSPS has acknowledged the importance of Liverpool as a centre for health, education, retail and hospitality jobs. It has also identified the unique advantages possessed by the Liverpool CBD as an innovation precinct centred around the health facilities linked to the Liverpool Hospital.

Key aspects of the draft LSPS that the Property Council support include leveraging opportunities from proximity to the new Western Sydney Airport, including expansion of current commercial and industrial land uses to precincts surrounding the airport. Actions such as 12.1, 12.2, 12.3 and 12.4 that are focused on planning and providing for industrial and employment lands to meet the city's future needs is supported.

### **Sustainability (Priorities 14-16)**

The four sustainability priorities will be implemented through the realisation of about nineteen actions to be completed during the short, medium and long-term. Council is congratulated for its vision in this area.

Council will need to undertake more work in respect to many of these actions and there will be some actions that should be given a higher priority than others. The Property Council welcomes the Council's focus on sustainability and environment where it will improve the amenity and lifestyle of residents.

### **Implementation, Monitoring & Reporting**

The draft LSPS has clearly set out the process for the implementation, ongoing monitoring and reporting of measurable priorities and actions. The strategic direction contained within Council's draft LSPS will give Council a strong basis for future decisions regarding land-use planning.

The Property Council would like to thank Council for the opportunity to contribute to its draft LSPS and have a say about the future planning of the city. We would be grateful if Council can take these matters into consideration prior to the plan's finalisation.

Should you have any questions in respect to this matter, please contact Troy Loveday, Senior Policy Advisor, on (02) 9033 1907 or [tloveday@propertycouncil.com.au](mailto:tloveday@propertycouncil.com.au)

Yours sincerely



**Jane Fitzgerald  
NSW Executive Director  
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