



New South Wales

# **Liverpool Local Environmental Plan 2008 (Amendment No 32)**

under the

**Environmental Planning and Assessment Act 1979**

The Greater Sydney Commission makes the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

STEPHEN MURRAY  
As delegate for the Greater Sydney Commission

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### **1 Name of Plan**

This Plan is *Liverpool Local Environmental Plan 2008 (Amendment No 32)*.

### **2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which Plan applies**

This Plan applies to land to which *Liverpool Local Environmental Plan 2008* applies.

### **4 Maps**

The maps adopted by *Liverpool Local Environmental Plan 2008* are amended or replaced, as the case requires, by the maps approved by the Greater Sydney Commission on the making of this Plan.

## **Schedule 1      Amendment of Liverpool Local Environmental Plan 2008**

**[1] Land Use Table**

Insert “Rural workers’ dwellings;” in alphabetical order in item 3 of the matter relating to Zone RU1 Primary Production.

**[2] Land Use Table, Zone RU4**

Insert “Rural workers’ dwellings;” in alphabetical order in item 3.

**[3] Clause 7.7 Acid sulfate soils**

Omit clause 7.7 (6) (a). Insert instead:

- (a) the works involve the disturbance of 1 tonne or more of soil, or

**[4] Clause 7.10A**

Insert after clause 7.10:

**7.10A Minimum lot size for dual occupancies (detached) in Zone R5**

- (1) The objective of this clause is to establish a minimum lot size for dual occupancies (detached) on land in Zone R5 Large Lot Residential.
- (2) Development consent for the purposes of a dual occupancy (detached) on land in Zone R5 Large Lot Residential may be granted only if the lot:
  - (a) is a lot on which a dwelling house can lawfully be erected, and
  - (b) has an area of not less than 2 hectares.

**[5] Clause 7.13 Minimum lot width in Zones R1, R2, R3 and R4**

Omit clause 7.13 (4). Insert instead:

- (4) If a lot resulting from a subdivision of land to which this clause applies is a battle-axe lot:
  - (a) the lot must contain a rectangular building envelope of at least 200 square metres that does not encroach on any setback required for the lot, and
  - (b) the access handle must be at least 5 metres wide, and
  - (c) the access handle may be shared with not more than one other lot and, if so shared, must provide separate access at least 2.5 metres wide for each lot, and
  - (d) the access handle must not be included when calculating the size of the lot for the purposes of clause 4.1 (3).

**[6] Clause 7.24A**

Insert after clause 7.24:

**7.24A Erection of rural workers’ dwellings in Zones RU1 and RU4**

- (1) The objective of this clause is to ensure the provision of adequate accommodation for employees of existing agricultural or rural industries.
- (2) This clause applies to land in the following zones:
  - (a) Zone RU1 Primary Production,
  - (b) Zone RU4 Primary Production Small Lots.

- (3) Development consent must not be granted for the erection of a rural worker's dwelling on land to which this clause applies, unless the consent authority is satisfied that:
- (a) the development will be on the same lot as an existing lawfully erected dwelling house, and
  - (b) the development will not impair the use of the land for agricultural or rural industries, and
  - (c) the agricultural or rural industry being carried out on the land has a demonstrated economic capacity to support the ongoing employment of rural workers, and
  - (d) the development is necessary considering the nature of the agricultural or rural industry land use lawfully occurring on the land or as a result of the remote or isolated location of the land, and
  - (e) the development will not result in more than 1 rural worker's dwelling being erected on the land comprising the agricultural or rural industry, and
  - (f) the gross floor area of the rural worker's dwelling does not exceed 100 square metres.

**[7] Schedule 4 Classification and reclassification of public land**

Insert in appropriate order in Part 1:

Hinchinbrook, Lot 241 Warialda Way	Lot 241, DP 1191341
Middleton Grange, Genairco Park	Lots 2–3, DP 1184259

**[8] Schedule 4, Part 2**

Insert in appropriate order:

Busby, 16A Coonong Street	Lot 1, DP 805582	Nil
Liverpool, Tepper Park	Part of Lot 17, DP 31863, identified as "Operational Land" on the Land Reclassification (Part Lots) Map	Nil
Warwick Farm, Lot 10 Sappho Road	Lot 10, DP 776165	Easement for sewerage purposes (J182313) as noted on Certificate of Title Folio Identifier 10/776165

**[9] Schedule 5 Environmental heritage**

Omit the matter relating to item no 55 from Division 1 of Part 1. Insert in appropriate order:

Cartwright	Bridge (former Pitt Street Road Bridge)	Hoxton Park Road	Lot 16, DP 1036695	Local	55
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