

Rezoning southern section of Enfield Intermodal Logistics Centre Site from part IN1 and part RE2 to RE1.

Proposal Title :	Rezoning southern section of Enfield Intermodal Logistics Centre Site from part IN1 and part RE2 to RE1.		
Proposal Summary :	Proposed rezoning of the southern section of the Enfield Intermodal Logistics Centre (ILC) at Cosgrove Road, Strathfield South, from part IN1 General Industrial and part RE2 Private Recreation, to RE1 Public Recreation.		
PP Number :	PP_2013_STRAT_004_00	Dop File No :	13/18260

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Not Recommended**

S.117 directions : **1.1 Business and Industrial Zones**

Additional Information : **It is recommended that the planning proposal should not proceed on the basis that the proposal is inconsistent with:**

- Section 117 Direction 1.1 Business and Industrial Zones;
- SEPP55 Remediation of Land;
- the Metropolitan Plan for Sydney 2036;
- the draft Metropolitan Strategy for Sydney to 2031;
- the draft Inner West Subregional Strategy 2008

and NSW Ports strongly objects to any proposed rezoning of the Enfield ILC site.

Supporting Reasons : **In summary, the proposed rezoning is considered inappropriate due to inconsistencies with Section 117 Direction 1.1, SEPP 55 and the strategic planning framework; and the objections raised by NSW Ports discussed in this report.**

Furthermore, NSW Ports has advised that the site has been identified in the NSW Long Term Transport Master Plan and draft NSW Port and Freight Strategy as playing an important role in delivering greater capacity across the freight transport network and facilitating efficiency improvements to the supply chain (Tag NSW Ports).

Panel Recommendation

Recommendation Date : **05-Dec-2013**

Gateway Recommendation : **Rejected**

Panel Recommendation : **The Planning Proposal should not proceed for the following reasons:**

1. The planning proposal is unjustifiably inconsistent with the following policies and / or legislation:
 - Section 117 Directions 1.1 Business and Industrial Zones
 - State Environmental Planning Policy (SEPP) 55 – Remediation of Land
 - Metropolitan Plan for Sydney 2036
 - Draft Metropolitan Strategy for Sydney to 2031
 - Draft Inner West Subregional Strategy 2008
2. The subject site has been identified in both the NSW Long Term Transport Master Plan and draft NSW Port and Freight Strategy as playing an important role in delivering greater capacity across the freight transport network and in facilitating transport efficiency improvements. Council has not adequately justified the departure from the strategic planning framework.
3. The planning proposal does not adequately address the level of site contamination, the impacts of contamination on the proposed rezoning and any possible remediation works

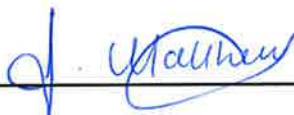
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required.

4. The planning proposal fails to provide statistical or otherwise evidence-based data supporting Council's claim that the rezoning would not reduce the capacity of operations or otherwise constrain operations.

5. Council's proposed rezoning of the subject site was not supported by the Minister for Planning & Infrastructure as part of the gazettal of the Strathfield Local Environmental Plan 2012. The planning proposal has not indicated or referred to any additional strategic assessments which would justify a reconsideration of the rezoning.

Signature:



Printed Name:

JAMES MATTHEWS

Date:

13 / 12 / 13