

Draft amendment No. 26 to Liverpool LEP 2008 - Part of Cross Roads Bulky Goods Precinct, Casula

Proposal Title : Draft amendment No. 26 to Liverpool LEP 2008 - Part of Cross Roads Bulky Goods Precinct, Casula

Proposal Summary : The Planning Proposal seeks to permit Costco retail premises/warehouse within the Crossroads Homemaker Precinct at Casula, by adding additional uses for "retail premises", "business premises", "service stations" and "vehicle repair stations" on part Lot 200 DP 1090110 Beech Road, Casula in the Schedule 1 Additional Use of the Liverpool LEP 2008.

The Planning Proposal is at Tag 1. The Site's locational context is shown at Tag 2 and an aerial photo is at Tag 3.

The rezoning application was supported by an economic impact assessment, flood assessment and preliminary traffic investigation (Tag 1).

The site

The land area subject to the proposal is approximately 5.9 hectares which forms part of the 17.6 ha "Cross Roads Homemaker" centre bulky goods precinct which is one of the largest homemaker centres in NSW consisting of a number of well known mid-large format bulky goods premises including Bunnings, Flower Power, The Good Guys, Freedom Furniture, Bing Lee and a 26 speciality stores. Further details of the site and the businesses on the site are at Page 130 of Council's City Planning Report dated 28 September, 2011, at Tag 1.

The land is currently zoned B5 Business Development under Liverpool LEP 2008 (zoning map at Tag 4) and "Cross Roads Homemaker" centre precinct is one of the 3 precincts identified by Liverpool Council as an appropriate cluster for bulky goods.

The site is vacant and cleared of any significant vegetation. The Planning Proposal will allow for a Costco retail warehouse to be constructed in the north western part of the Crossroads precinct.

Vehicular access to the site is via the internal road network within the Cross Roads precinct to Camden Valley Way and Campbelltown Road. There are no bus services that enter the crossroads precinct, however, the nearest bus stop is approximately 400 metres away on Camden Valley Way.

PP Number : PP_2011_LPOOL_012_00 Dop File No : 11/18412-1

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :
 1.1 Business and Industrial Zones
 3.4 Integrating Land Use and Transport
 4.3 Flood Prone Land
 6.1 Approval and Referral Requirements
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the proposal proceeds with the following conditions:

(1) The Director General's delegate agrees that any inconsistency with section 117 directions:
 . 1.1 Business and Industrial Zones;
 . 4.3 Flood Prone Land; and
 . 6.3 Site Specific Provisions;
 . 7.1 Implementation of the Metropolitan Plan for Sydney 2036;
 are justified as minor matters.

- (2) Further, the Planning Proposal is to be amended to ensure
- . development occurs on the identified site;
 - . allowing retail uses only when it is in conjunction with other uses as part of one business;
 - . a minimum floor plate of 13,000 sqm
 - . the flood planning/policy area applying to the site on the Flood planning area map - 013 is to reflect the investigation carried out by Council

in consultation with the regional team;

- (2) Community consultation for 28 days;

- (3) Consultation with the Roads and Traffic Authority, NSW Fire Brigades, Integral Energy, Sydney Water, Waste Service NSW and adjoining local government councils.

- (4) The timeframe for completing the local environmental plan is to be 12 months from the week following the date of the Gateway determination.

In view of a number of recent Liverpool planning proposals involving centres, it would be appropriate for Council to prepare a commercial hierarchy and centres review to ensure that sufficient land is maintained for future bulky goods retailing (or changing needs) to ensure that there is a contemporary and robust strategic base for future decisions. This study should be prepared before the Planning Proposal is finalised.

Supporting Reasons :

It is considered that:

- . the consumer behaviour and nature of the proposed Costco model reflects the nature and behaviour for bulky goods premises;
- . the 'loss' of land for bulky goods development on the site is negligible because the proposed uses are essentially the same as the uses which are otherwise permissible in existing zone and are similar in nature;
- . a sequential site analysis test submitted with the proposal confirms that there is a lack of alternative sites and that a retail premises of this nature would improve the viability of the Cross Roads Homemaker Centre;
- . the site has been vacant and underutilised for approximately ten years and the proposed development will enable a new retailing format opposed to the current situation;
- . the site is suitable to cater for the needs of the regional catchment in South West Sydney with access to regional and arterial road network and bus services from Camden Valley Way; and
- . the Planning Proposal will result in a net community benefit by facilitating a new development which will generate a number of social and economic benefits for the local area.

Panel Recommendation

Recommendation Date : 27-Oct-2011

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Council is to complete its commercial centres hierarchy review prior to the finalisation of the planning proposal and is to submit the study with the planning proposal for making of the amendment.
2. In relation to the planning proposal's inconsistencies with S117 Direction 4.3 Flood Prone Land, it is noted that the land is currently identified as flood prone under Liverpool LEP 2008. Council is to amend the flood mapping to reflect the findings of recent surveys to satisfy the inconsistencies with the S117 Direction.

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Casula**

3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Office of Environment and Heritage
- Integral Energy
- NSW Fire Brigades
- Roads and Traffic Authority
- Sydney Water
- Waste Service NSW
- Adjoining LGAs

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

6. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____

Date: _____