

Liverpool LEP 2008 Draft Amendment 30 - 607-611 (LOTS 5-7 DP 15667) Hume Highway, Casula

Proposal Title : **Liverpool LEP 2008 Draft Amendment 30 - 607-611 (LOTS 5-7 DP 15667) Hume Highway, Casula**

Proposal Summary : **The planning proposal is to facilitate the development of a 4,300sqm Woolworths supermarket with 189 car parking spaces and two associated loading docks either by rezoning the site to B2 – Local Centre, or by way of an additional use to be added to Schedule 1 of the Liverpool LEP 2008.**

PP Number : **PP_2013_LPOOL_001_00** Dop File No : **12/20422-1**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
3.4 Integrating Land Use and Transport
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **The Proposal should not proceed at this stage for the following reasons:**

- the planning proposal fails to address the combined impacts of the proposed Costco at Crossroads along with the proposed development at the subject site. This issue has not been considered in any considerations of the overall net community cost/benefit of the proposed development.

- if the planning proposal proceeds it will undermine and will not complement the role of the existing Casula Local Centre.

- it is inconsistent with the government's strategic policies as outlined in the Metropolitan Plan and the draft Subregional Strategies. It also contradicts the recommendations in the draft Liverpool Centres Hierarchy Review.

In view of the above, it is recommended that the Proposal should be declined as it is considered that:

- the subject site is not suitable for rezoning as B2 Local Centre;**
- the current zone of the site as B6 – Enterprise Corridor should be maintained;**
- the current restriction on the size for retail floor space in B6 Enterprise Corridor Zone of 1,600sqm is consistent with the state government policies; and**
- the planning proposal to amend schedule 1 of the LLEP 2008 to permit the development of a 4,300sqm retail premises on the subject site should not be supported.**

Supporting Reasons : **The planning proposal is not recommended to proceed.**

Panel Recommendation

Recommendation Date : **14-Feb-2013** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

- 1. The proposed provision to include commercial premises of up to 4,300sqm as an additional permitted use on land in Casula is not supported and should be removed from the planning proposal. Council is to rezone the land to B2 Local Centre to permit commercial premises on the site. Council is to amend this planning proposal to reflect the above approach prior to undertaking public exhibition.**

2. Prior to undertaking public exhibition, the planning proposal is to be amended to:
- (a) address the cumulative impact of the proposal and the proposed Costco development at Crossroads on the Casula Mall and other nearby centres; and
 - (b) justify why land at 607-611 Hume Highway, Casula is the most appropriate site for the proposed Woolworths development and provide advice as to why Woolworths cannot be located in Casula Mall.
3. Prior to undertaking public exhibition, the planning proposal is to be amended to include additional information under the net community benefit, including an assessment of the suitability of the site for the proposed development. Further analysis should be provided to support statements that the proposed Costco development will not meet the retail gap in the local market.
4. Prior to undertaking public exhibition, the planning proposal is to be amended to be consistent with the department's 'A Guide to Preparing Planning Proposals,' including addressing all matters under Part 3 'Justification' and is to include a project timeline, consistent with Section 2.6 Part 6 of the Guide.
5. 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012).
6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
- Department of Trade and Investment
 - Transport for NSW
 - Roads and Maritime Services
 - 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.
7. 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).
8. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGriffin

Date:

21.2.13