

Planning Proposal

Liverpool Local Environmental Plan 2008

Draft Amendment No.34

***Rezone Part of Lot 29, DP 1044841 from IN2 Light
Industrial to B6 Enterprise Corridor***

July 2013

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Background

This Planning Proposal provides an outline and justification for the proposed rezoning of 501 Cowpasture Road, Len Waters Estate (Lot 29, DP 1044841) and the adjacent road reserve to the south of the IN2 Light Industrial land.

The purpose of the planning proposal is to rezone part of the site from IN2 Light Industrial zoning under Liverpool Local Environmental Plan 2008 (LLEP 2008) to the B6 Enterprise Corridor zone to allow for highway related retail along the Cowpasture Road corridor.

The site (in orange) is located on Cowpasture Road and the corner of the unformed Twenty First Avenue within the suburb of Len Waters Estate. Cabramatta Creek and RE1 Public Recreation land separates the site from the nearby residential area of Hinchinbrook. The M7 Motorway intersects Cowpasture Road to the south of the site and also provides separation from residential land in Middleton Grange.

The site has recent development consent for earthworks, retaining walls and drainage works to raise the development area above the Hinchinbrook Creek flood level (DA-926/2010). As well as Development Consent for subdivision of the site into five Torrens title lots and one residue lot and the construction of one takeaway food and drink premises, one neighbourhood shop, two industrial units incorporating industrial retailing, service station, car parking and signage (DA-894/2011). The land owner considers that the land could better meet a market demand for highway related services with the rezoning of part of the site to B6 Enterprise Corridor.

The rezoning seeks to permit a service station with convenience store, four neighbourhood shops, six take away food and drink premises, four with drive through facilities and further tenancies with uses that are yet to be confirmed, however could service light industrial or other permitted uses within the B6 zone. A rezoning is required as the current zoning restricts the size and quantity of neighbourhood shops and takeaway premises that are permissible under the current zone. In total the site proposes to provide approximately 8000m² of lettable floor area.

The site is well situated to embrace B6 related land uses as it is located along Cowpasture Road close to the M7 motorway entry and exit points.

Site identification

This planning proposal applies to Lot 29, Cowpasture Road, Len Waters Estate (Lot 29, DP 1044841) and part of a local road to the south of the site that is proposed to be rezoned to ensure zoning uniformity. The site is predominately zoned IN2 Light Industrial with the Hinchinbrook Creek boundary area zoned RE1 Public Recreation.

The site is located in the southern portion of the suburb of Len Waters Estate. Len Waters Estate is located in South West Sydney, approximately 6 kilometres west of the Liverpool CBD and 30 kilometres south west of the Sydney CBD.

The site is approximately 5.3 hectares with a developable portion of 2.4 hectares and adjoins Hinchinbrook Creek to the east, Cowpasture Road to the west and the unformed Twenty First Avenue to the south. Council has received a development application to construct a Masters Home Improvement Store on Lot 1 Airfield Drive which is located opposite this site on the corner of Airfield Drive and Cowpasture Road.

The site is vacant land which was previously used as a golf driving range. Much of the vegetation on the IN2 Light Industrial portion site was cleared or damaged during this time. The remaining vegetation is located within the RE1 Public Recreation portion of the site which is to the north east adjacent to Hinchinbrook Creek. The RE1 part of the site is flood prone and bushfire prone and is to be dedicated to Council after the completion of the development of this site.

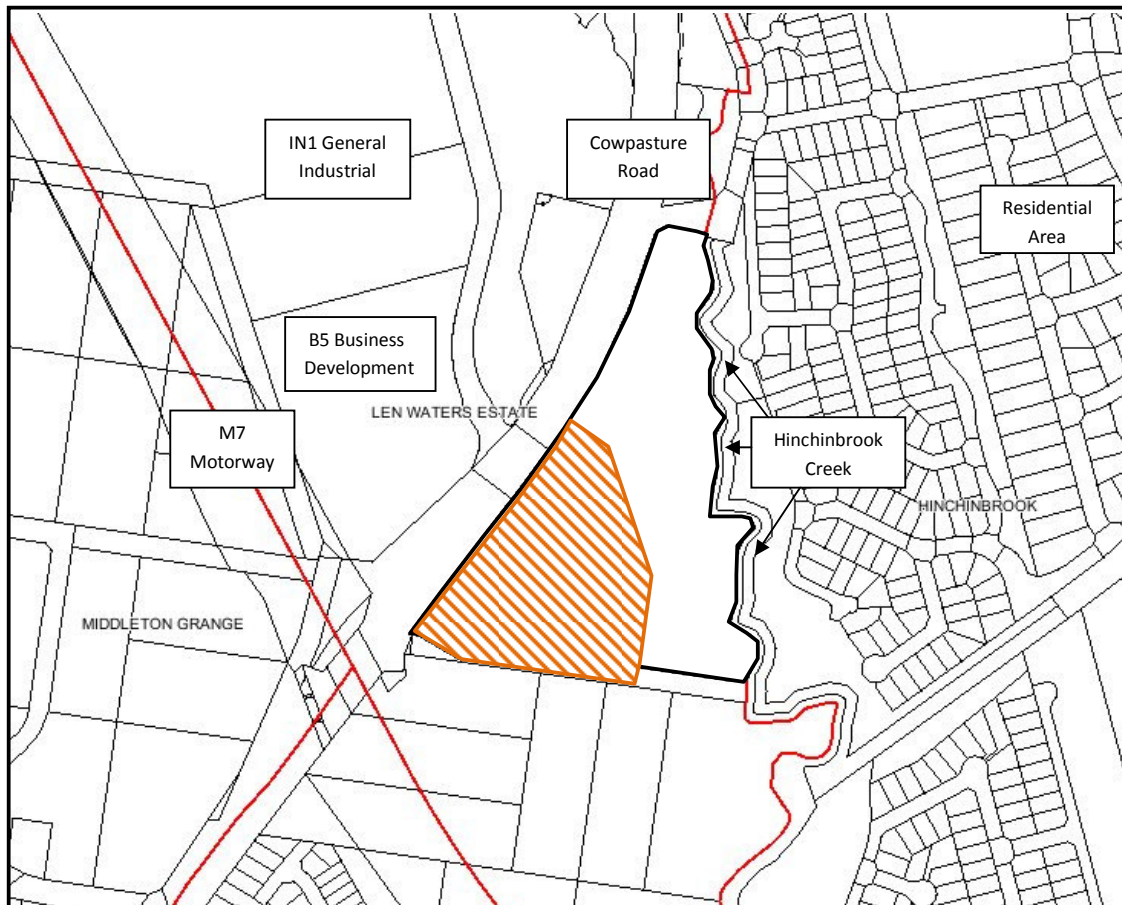


Figure 1: Site Layout

Site Context

The site is located within the Len Waters Estate industrial precinct, which is bound to the north by Aviation Road, by the M7 motorway to the south west and by Hinchinbrook Creek and Cowpasture Road to the east. The suburb is characterised by industrial development and now commercial development as a result of the rezoning of Lot 1 Airfield Drive to B5 Business Development. Existing land use zoning within the precinct is illustrated in Figure 3.

The site is flood prone as a result of being located next to Hinchinbrook Creek, however the site has development consent to complete earthworks, retaining walls and drainage works to raise the development area above the Hinchinbrook Creek flood level under DA-926/2010.

The RE1 Public Recreation zoned land will be dedicated to Council after development of the remainder of the site has taken place. Land dedication and a Vegetation Management Plan including a staged plan of works for weed control, regeneration and re-vegetation is required as part of a voluntary planning agreement between Council and land owners Amarino Pty Ltd.

This RE1 portion of land will create a preserved area along the eastern boundary of the site along Hinchinbrook Creek.



Figure 2: Aerial Photograph of Lot 29 DP 1044841

Land Use Zoning

Under the Liverpool LEP 2008 the site is currently zoned IN2 Light Industrial and RE1 Public Recreation.

The objectives of zone IN2 Light Industrial zone are:

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To allow other land uses that are compatible with industry and that can buffer heavy industrial zones while not detracting from centres of activity.

The following controls are currently applicable to the site:

- The minimum lot size is 1000 square metres (clause 4.1)
- The maximum floor space ratio for any building on the site is 0.75:1 (clause 4.3)
- The maximum height of buildings on the site is 15 metres (clause 4.3)
- The area adjacent to the site has environmentally significant land (clause 7.6)
- Land reservation acquisition is applicable for part of the site (clause 5.1)
- Flood planning controls are applicable for part of the site (Clause 7.8)

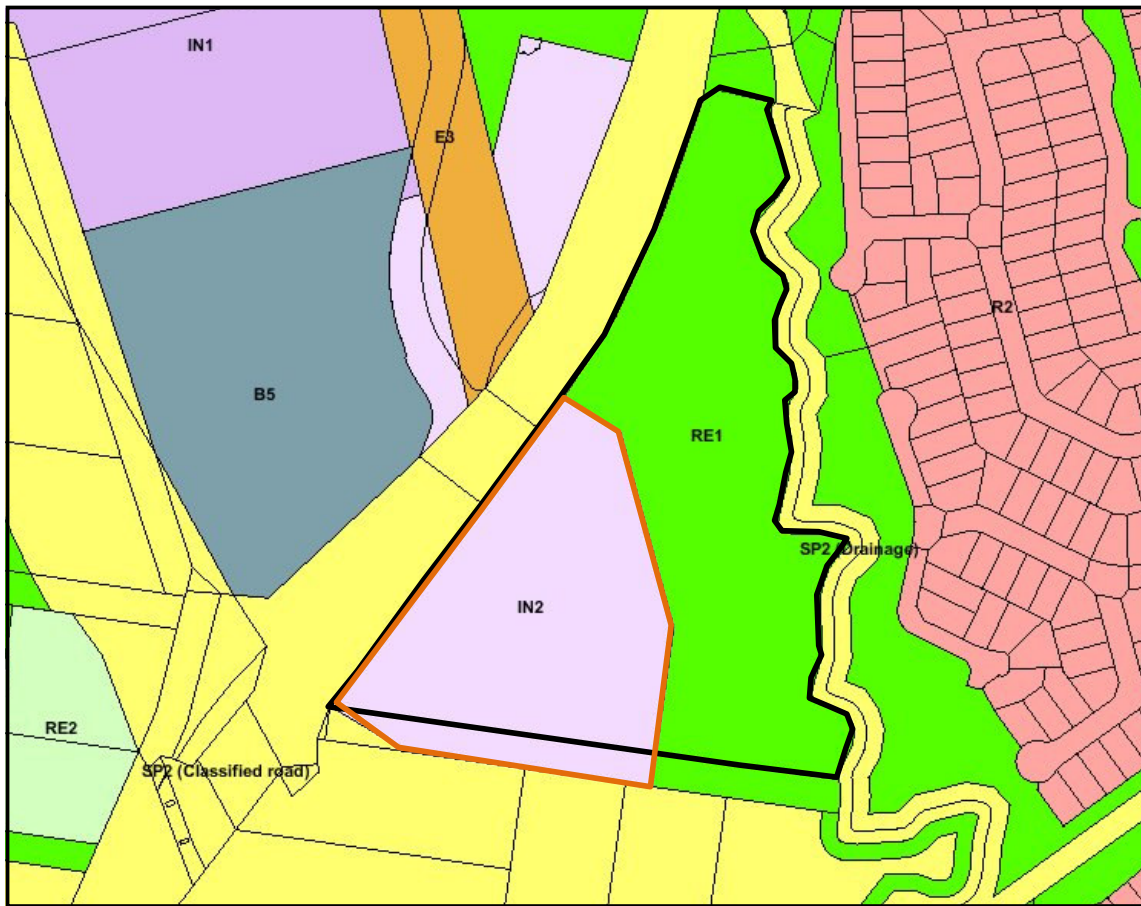


Figure 3: Current Land Use Zoning of Lot 29 DP 1044841 and part of road reserve (no lot or DP) – Liverpool Local Environmental Plan 2008

Delegation of Plan Making Function to Council

Council is seeking an authorisation to make the plan for this planning proposal. The following response to the evaluation criteria is in support of this request;

(NOTE – where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)	Council Response		Department Assessment	
	Y/N	Not Relevant	Agree	Not Agree
Is the planning proposal consistent with the Standard Instrument Order, 2006?	Y			
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the planning proposal contain details related to proposed consultation?	Y			
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy or a local strategy endorsed by the Director-General?	Y			
Does the planning proposal adequately address any consistency with all relevant S117 Planning Directions?	Y			
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments	Y/N			
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	N			
Heritage LEPs	Y/N			
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?	N			
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		N/A		
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?	N			
Reclassifications	Y/N			
Is there an associated spot rezoning with the reclassification?		N/A		
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		N/A		
Is the planning proposal proposed to rectify an anomaly in a classification?		N/A		

Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		N/A		
Will the draft LEP discharge any interests in public land under section 30 of the <i>Local Government Act, 1993</i> ?		N/A		
If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the planning proposal?		N/A		
Has the council identified that it will exhibit the planning proposal in accordance with the department's Practice Note (PN 09-003) <i>Classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land</i> ?		N/A		
Has council acknowledged in its planning proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?		N/A		
Spot Rezonings	Y/N			
Will the proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?	N			
Matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	N			
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?		N/A		
Does the planning proposal create an exception to a mapped development standard?	N			
Section 73A matters	Y/N			
Does the proposed instrument a. correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?; b. address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?; or c. deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land?	N			

Part 1 – Objectives

The objectives of the Planning Proposal are to:

- Permit the development of a mix of land uses at Lot 29 DP 1044841
- Support employment generating activities in the area by providing a range of employment uses
- Protect environmental values of existing environmentally sensitive land
- Rezone part of the road reserve that is adjacent to the south of the area being rezoned to B6 Enterprise Corridor to ensure zoning consistency with the adjacent local road. As it is part of a road there is no lot or DP for this area that is also proposed to be rezoned as part of this amendment.

Part 2 - Explanation of provisions

Amendment of land use zonings

Proposed amendment

- Amendment of the Land Zoning Map to rezone part of the site as well as part of the adjacent road reserve to the south to B6 Enterprise Corridor; while retaining the existing RE1 Public Recreation land to protect the environmentally significant land in accordance with Figure 5.
- Amendment of the Lot Size Map, in accordance with Figure 6, to indicate the minimum lot size of 2000m² for land being rezoned to B6 Enterprise Corridor.
- Height of Building control will remain O – 15 metres
- Floor Space Ratio controls will remain I – 0.75:1

Proposed land use zones

It is proposed to rezone part of the site from IN2 Light Industrial to B6 Enterprise Corridor, as indicated in Figure 5.

Given the location of the site being on Cowpasture Road near the M7 Motorway it is suggested that the IN2 Light Industrial portion of the site is appropriate for rezoning to B6 Enterprise Corridor. This zone would facilitate a greater range of development, in particular more flexibility with the size and quantity of neighbourhood shops and food and drink premises, yet remaining consistent with the development needs of the area. The B6 Enterprise Corridor zone would provide for a variety of uses, including industrial, mixed used and retail developments that would complement and integrate with existing and future surrounding land uses.

Zone B6 Enterprise Corridor

Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.

- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting the retailing activity.
- To provide primarily for businesses along key corridors entering Liverpool city centre, major local centres or retail centres.
- To ensure residential development is limited to land where it does not undermine the viability or operation of businesses.
- To provide for residential uses, but only as part of a mixed use development.

Permitted without consent

Home-based child care; Home occupations

Permitted with consent

Building identification signs; Business identification signs; Business premises; Car parks; Commercial premises; Community facilities; Crematoria; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Garden centres; Hardware and building supplies; Helipads; Home businesses; Hotel or motel accommodation; Information and education facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Multi dwelling housing; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Service stations; Serviced apartments; Shop top housing; Storage premises; Transport depots; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres

Prohibited

Any other development not specified in item 2 or 3

Part 3 - Justification

A. Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not the result of any strategic study or report.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Council have concluded that it is appropriate to rezone the IN2 Light Industrial land on Lot 29 DP 1044841 and part of the adjacent road reserve to the south to B6 Enterprise Corridor to allow a variety of highway related uses to be developed. The planning proposal only seeks to rezone part of this lot retaining the RE1 zone along the creek. Council considers that an amendment to LLEP 2008 to be the most appropriate way of achieving this outcome.

3. Will the net community benefit outweigh the cost of implementing and administering the planning proposal?

The proposal will ensure that zoning under the LLEP 2008 allows for highway related uses along Cowpasture Road that will benefit the community by providing easily accessible food, drinks and products. The RE1 zone along Hinchinbrook Creek remains to protect vegetation and amenity and provide a pedestrian and open space link for community use.

B. Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Metropolitan Plan for Sydney 2036

The planning proposal is consistent with the Sydney Metropolitan Strategy. This planning proposal supports the following actions outlined in the strategy;

- Ensuring there is adequate land for economic activity, investment and jobs in the right locations using new subregional employment capacity targets
- Preparing and implementing measures to assist development of low cost space for creative industries and business start-ups
- Design and plan for healthy, safe, accessible and inclusive places
- Ensuring appropriate development adjacent to very busy roads

Draft Metropolitan Strategy for Sydney to 2031

The planning proposal is consistent with the strategies outlined in the draft Metropolitan Strategy for Sydney to 2031. The proposal complies with the following policies;

- Protecting land for strategic purposes, including buffer zones
- Zoning land to enable productive uses in strategic locations
- Protect high value environmental lands and waterways
- Development, particularly infrastructure, will be avoided in locations at risk from natural hazards unless the risks are demonstrated to be manageable.
- Land and waterways of high conservation and biodiversity value will be protected
- Opportunities to maintain, rehabilitate and/or create new habitats will be encouraged
- Proposals to rezone existing industrial lands must be consistent with the Industrial Lands Strategic Assessment Checklist (Criteria Table 1, page 49).
- Bulky goods (and hybrid warehouse/ecommerce premises) will be located in existing and planned centres or in clusters close to public transport.
- Development, particularly infrastructure, will be avoided in locations at risk from natural hazards unless the risks are demonstrated to be manageable.
- support the long-term growth and development that will transform the structure and economy of the subregion through greenfield housing growth and new local employment growth in the South West Growth Centre

South West Draft Subregional Strategy

The Draft *South West Subregional Strategy* is the strategic land use planning framework to guide the sustainable growth of South West Sydney over the next 25 years.

The changes outlined in this planning proposal are consistent with the objectives and actions contained within the draft *Southwest Subregional Strategy*. Of particular relevance to this planning proposal are the following actions;

A1 Provide suitable commercial sites and Employment Lands in strategic areas

The site is located within the suburb of Len Waters Estate which is primarily used for industrial and commercial employment lands. The proposed rezoning would remove IN2 Light Industrial zoned land and turn it into B6 Enterprise Corridor zoned land. Both uses provide employment land within the south west Sydney area and therefore support the South West draft Subregional Strategy.

B1 Provide places and locations for all types of economic activity and employment across the Sydney region

The proposed rezoning will provide a location for economic activities and employment that can utilise the B6 Enterprise Corridor. The type of economic activities will specialise in highway related retail services as well as the potential for industrial employment and uses, both which complement the local industrial and commercial based locality.

B5 Protect and strengthen the primary role of economic corridors

The site is located within the economic corridor of the M7 Motorway. The site itself is located near the M7 entrance/exit ramp and will provide highway related services for commuters that use this corridor. The proposal will facilitate activation of a vacant parcel at this busy location.

B7 Recognise the role of enterprise corridors as locations for local employment

The planning proposal is to allow the land adjacent to Cowpasture Road to be best used for enterprise corridor and employment uses.

E2 Protect Sydney's natural environment

The site is located adjacent to Hinchinbrook Creek. The proposed rezoning does not impact on the section of the site zoned RE1 Public Recreation.

F1 Increase access to quality parks and public places

The RE1 Public Recreation zoned land on the site will be dedicated to Council for use as a park and a Vegetation Management Plan will guide the remediation and maintenance of vegetation.

E5 Adapting to climate change

The natural hazards that apply to the site have been managed with development consent to mitigate flooding measures on the site. The majority of the bushfire prone land is contained to the RE1 Public Recreation zoned land. Any part of the development in proximity to

bushfire prone land will need to be assessed accordingly and where necessary construction will need to comply with the appropriate Australian Standards to lessen the risk of bushfire.

5. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

Growing Liverpool 2023

Growing Liverpool 2023 identifies social and community priorities for Liverpool and proposes strategies that work towards and sustain a positive level of wellbeing within the community.

The document is centred on seven key objectives that emerged as priorities in the findings of the community engagement strategy. The strategy has been verified through substantial community consultation.

The planning proposal is consistent with the Liverpool Community Strategy. The following actions outlined in the strategy are relevant to this planning proposal;

1d Improve the availability of a diverse range of jobs and increase workforce participation rates

Development of the site for the purposes of B6 Enterprise Corridor related uses will see a variety of employment opportunities arising during the construction stage as well as providing local jobs for a range of skills after the completion of Stage 1 and Stage 2 of the proposed development. The proposal will facilitate economic development as it is providing a range of uses that are beneficial in this fast growing locality. It will provide services and ancillary uses to the growing industrial and commercial premises in Len Waters Estate.

6a Provide safe and easy travel with a high quality road and traffic management network

The development of the site will see further road upgrades to the intersection of Cowpasture Road and Lot 29 DP 1044841. Traffic Impact Studies will provide guidance for the most appropriate way to manage any increased traffic at this intersection. Signalisation of the new entry/exit point into Lot 29 DP 1044841 will be provided by the developer as stated in the Voluntary Planning Agreement made previously between Council and the Developer.

Liverpool Retail Centres Hierarchy Review

The rezoning of the IN2 Light Industrial Land to B6 Enterprise Corridor at Lot 29 DP 1044841 – 501 Cowpasture Road, Len Waters Estate is seen as being consistent with Liverpool's Retail Centres Hierarchy Review as there is an undersupply of retail floor space within the catchment. This planning proposal seeks to permit highway related retail uses as the site is well located and suited to this type of development. Council views it as appropriate to rezone the IN2 land for highway related retail uses, taking into account the planned growth it is likely that pockets along Cowpasture Road will perform as an economic corridor.

Is the planning proposal consistent with the applicable state environmental planning policies?

The planning proposal is consistent with the relevant State Environmental Planning Policy being;

State Environmental Planning Policy (Infrastructure) 2007

As this development is a traffic generating development it must be referred to the Roads and Maritime Services (RMS). This will ensure that the RMS is notified and given an opportunity to comment on the development.

Council is aware that a traffic assessment has been completed for this proposal and is in principle supported by the RMS, however this study is not considered up to date for the intended changes that have been made as a result of this proposed rezoning.

A new traffic study has been requested by Council that provides modelling that matches the intersection and proposed layout that is provided in the submitted application and must correspond with the approved intersection improvements. This new traffic study must also take into consideration traffic impacts that may occur as a result of proposed rezoning. Further consultation with the Roads and Maritime Services is proposed following Gateway determination.

State Environmental Planning Policy No 55 - Remediation of Land

The requirements of State Environmental Planning Policy No 55 Remediation of Land have been considered as part of this proposal. The developers have suggested that a detailed investigation would be conducted after a favourable gateway determination even though it is unlikely that there would be any contamination currently on site that could pose a significant risk.

Draft State Environmental Planning Policy (Competition) 2010

This Draft SEPP has been considered and despite the minor level impact on the nearby Hoxton Park (3.1%) and Carnes Hill Market Place (1.4%), the development of Part Lot 29 DP 1044841 Cowpasture Road is seen as a viable location for highway related retail services.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Various Section 117 Ministerial Directions apply to this planning proposal. These are discussed below:

S.117 Direction No. and Title	Contents of S.117 Direction	Planning Proposal	Comply
1.1 Business and Industrial Zones	The objective of this direction is to encourage employment growth in suitable locations while supporting the viability of identified strategic centres and protecting employment land in business and	This planning proposal seeks to encourage employment growth by rezoning a portion of IN2 Light Industrial land to B6 Enterprise Corridor to allow for greater use of the site for highway related retail uses.	Yes

S.117 Direction No. and Title	Contents of S.117 Direction	Planning Proposal	Comply
	industrial zones.	As the site is being rezoned for highway related land uses it is appropriate that the development is outside of a retail centre as its aims to service the needs of commuters as well as local residents and workers that may drive along Cowpasture Road and the M7 Motorway. Although some industrial land will be lost, it is being replaced with commercial land. It is noted that light industrial uses remain possible in the proposed B6 zone.	
2.1 Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Figure 4 illustrates the environmentally significant land occurring on the site. This planning proposal does not propose to rezone any land that contains environmentally significant land. The area containing the environmentally significant land is zoned RE1 Public Recreation and will be dedicated to Council after development of the front of the site occurs. Any development on the site will need to provide evidence that ecological impacts will be acceptable. As such, it is considered that this planning proposal complies with the objectives of this direction.	Yes
3.4 Integrating Land Use and Transport	This direction aims to ensure that land uses provide good access to housing, jobs, services and transport infrastructure including walking and cycling parks and public transportation. To reduce the travel time to get to and from places by car and to ensure that public transport is viable.	The rezoning of Lot 29 DP 1044841 501 Cowpasture Road will provide for highway related uses that will attract passes by. The site is well situated along two major road networks and is accessible by bike and walking paths that run along Cowpasture Road. A signalised intersection means that workers in the adjacent commercial and industrial	Yes

S.117 Direction No. and Title	Contents of S.117 Direction	Planning Proposal	Comply
		developments in Len Waters Estate can walk to this site to gain access to services during work hours, rather than driving to the nearby Carnes Hill market Place. Bus services run along Cowpasture Road and service the suburb of Middleton Grange.	
4.3 Flood Prone Land	This direction aims to ensure that LEPs consider potential flood impacts.	Development consent has been obtained for the site which includes earthworks, retaining walls and drainage works to raise the development area above the Hinchinbrook Creek flood level (DA-926/2010). Therefore mitigating flooding on the site.	Yes
4.4 Planning for Bushfire Protection	This direction aims to protect life, property and the environment from bush fire hazards, and to encourage sound management of bush fire prone areas. The direction requires that a Council shall consult with the Commissioner of the NSW Rural Fire Service during the preparation of the draft LEP, and take into account any comments made. It also requires that the draft local environmental plan shall have regard to Planning for Bushfire Protection 2006, and introduce controls that avoid placing inappropriate developments in hazardous areas.	The site is affected by bushfire risk and bushfire vegetation buffer. The requirements for Planning for Bushfire Protection 2006 will be complied with as part of any future development on the relevant subject properties.	Yes
6.1 Approval and Referral Requirements	The aim of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	This planning proposal is consistent with this direction as it is a simple rezoning of part of a lot.	Yes

S.117 Direction No. and Title	Contents of S.117 Direction	Planning Proposal	Comply
6.2 Reserving Land for Public Purposes	The aim of this direction is to facilitate the provision of reserving land for public purposes.	This planning proposal does not intend to reduce the RE1 Public Recreation land that has been set aside to be dedicated to Council.	Yes
7.1 Metropolitan Planning	Planning proposals shall be consistent with the NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010.	The planning proposal is consistent with the overall intent of the Plan and does not undermine the achievement of its vision, land use strategy, policies, outcomes or actions.	Yes

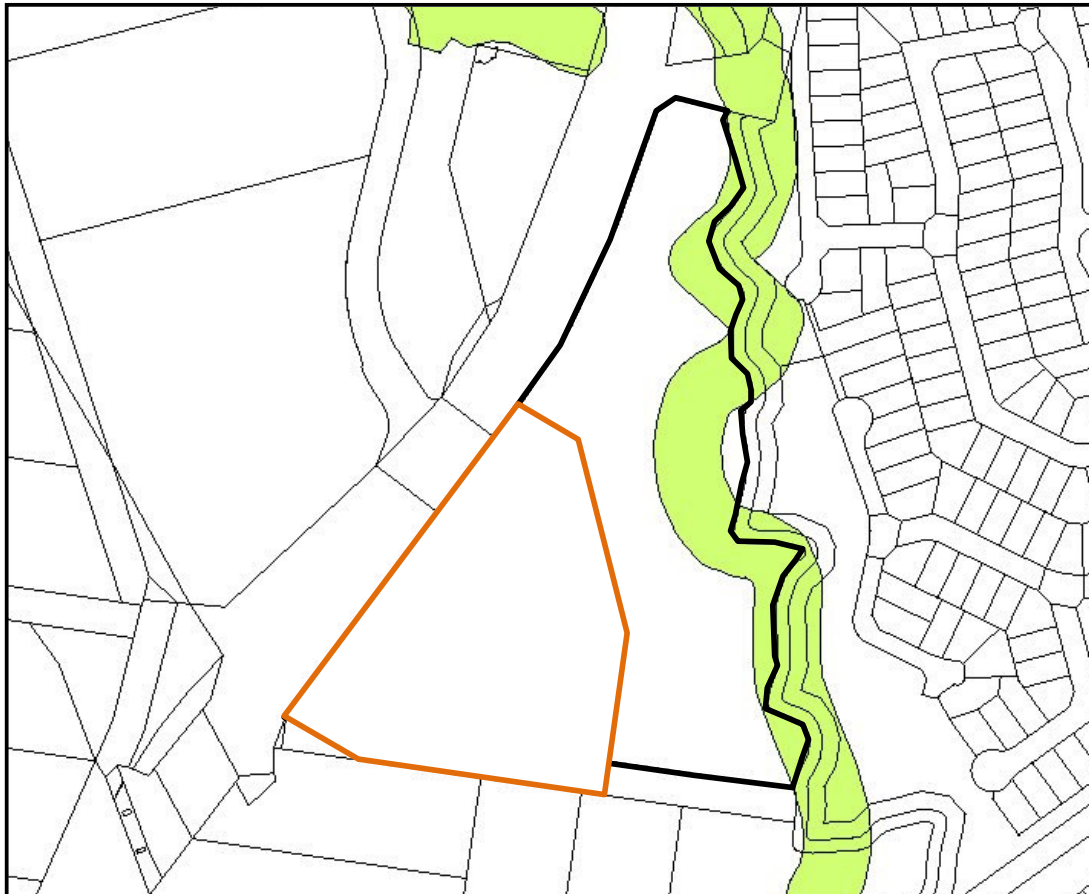


Figure 4: Environmentally Significant Land

C. Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The area of Lot 29 DP 1044841 501 Cowpasture Road, Len Waters Estate that is proposed to be zoned B6 Enterprise Corridor was previously used as a golf driving range and has experienced site degradation. The area of the site that is zoned RE1 Public Recreation still contains extensive vegetation that may contain ecological communities, this area is to be preserved and regenerated to protect and enhance the native vegetation in accordance with a vegetation management plan.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal will not result in any additional environmental effects. Permissible uses under the B6 zone will not result in extensive additional development on the site that was not already permissible.

9. How has the planning proposal adequately addressed any social and economic effects?

The social and economic impacts of this planning proposal are minimal. The planning proposal will result in an increase to retail supply in the Liverpool Local Government Area. The Hoxton Park Economic Assessment prepared by Hill PDA in April 2013 indicates that there is an unmet demand for highway related retail uses. The greatest impact from the development of proposed Stage 1 (Lots 1- 4) will be to Hoxton Park with a predicted 3.1% impact followed by a 1.4% impact on Carnes Hill Marketplace.

D. State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

The planning proposal does not result in the potential for extensive additional development. As such the planning proposal will not place additional demands on public infrastructure.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The Gateway determination will stipulate the State and Commonwealth authorities that are required to be consulted.

Council recommends that the following State and Commonwealth public authorities will be consulted;

- Roads and Maritime Services
- New South Wales Rural Fire Service
- Sydney Water
- Office of Environment and Heritage

Part 4 – Maps

Amendment applies to the following LLEP 2008 maps;

- LZN008
- LSZ008

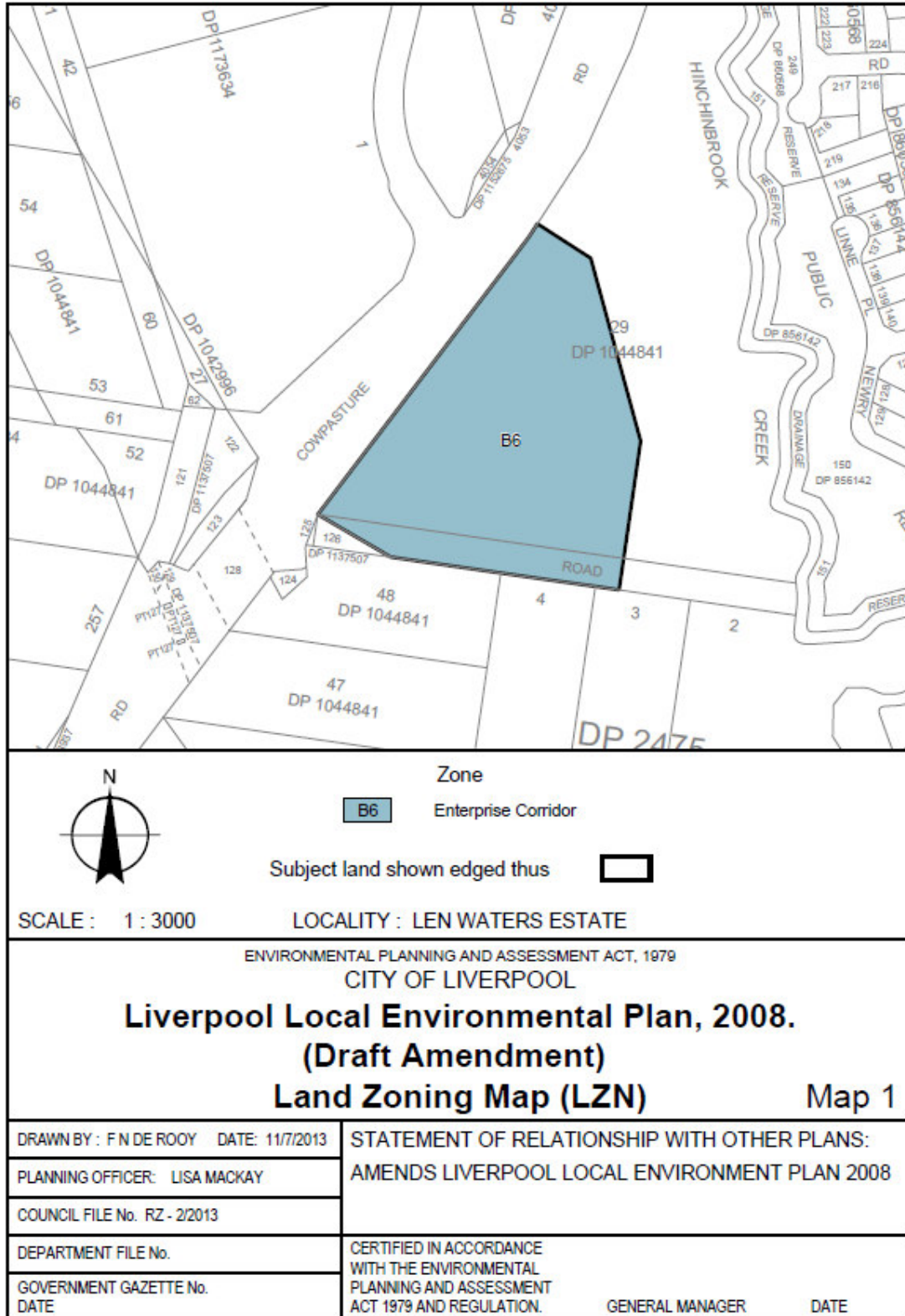


Figure 5: Proposed changes to Land Zoning Map

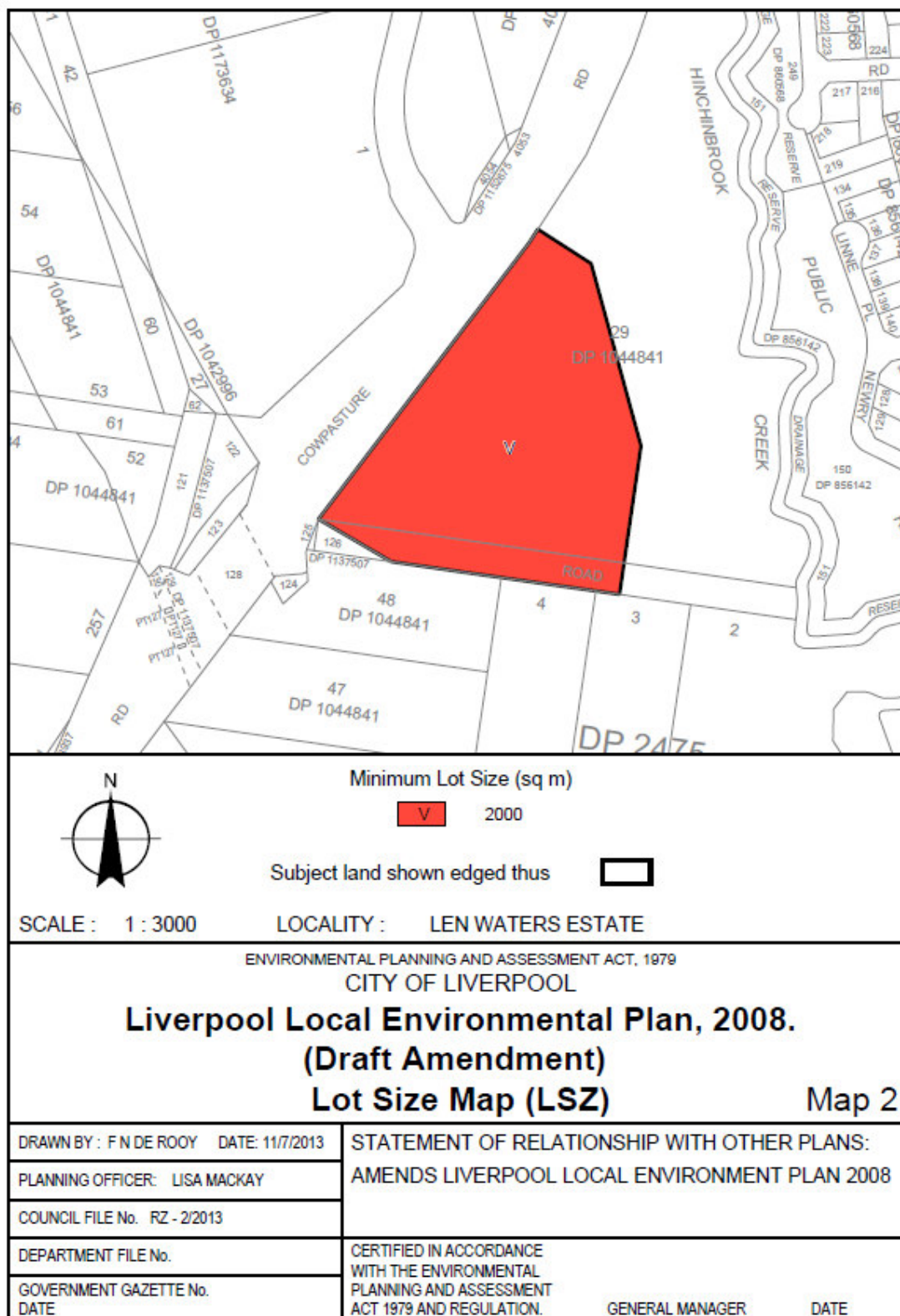


Figure 6: Proposed changes to Lot Size Map

Part 5 - Community Consultation

Community consultation will be undertaken for a period of 28 days, subject to Gateway determination.

Part 6 – Project Timeline

The proposal is a spot rezoning of a large site.

Council estimates that a timeframe of 12 months, from the issue of a Gateway determination, is required to complete the process.

Timeframe	Action
31 July 2013	Report to Council
August/September 2013	Receive Gateway Determination
September/October 2013	Completion of reports/studies
October/November 2013	State authority consultation
November 2013	Public exhibition
November/December 2013	Review of submissions
February 2014	Report to Council and forward finalised Planning Proposal to the DP&I and/ or Parliamentary Council
March 2014	Review of Planning Proposal and finalisation of LEP by Parliamentary Council