

LIVERPOOL CITY COUNCIL

CITY STRATEGY REPORT

ORDINARY MEETING

29/11/2010

ITEM NO:	STRA 02	FILE NO:	2010/2141
SUBJECT:	PLANNING PROPOSAL FOR 402 HOXTON PARK ROAD PRESTONS		
OWNERS:	MEGARICO PTY. LTD.		
APPLICANT:	AUTOMOTIVE HOLDINGS GROUP (NSW) PTY. LTD		

EXECUTIVE SUMMARY:

Council has received an application to amend the Liverpool Local Environmental Plan (LEP) 2008 to allow for an additional permitted use of a 'vehicle sales or hire premises' at 402 Hoxton Park Road Prestons (Lot 5 DP 1036695).

The site measures 44,270m² of which 29,407m² fronting Hoxton Park Road is zoned IN2 Light Industrial and 14,863m² at the rear is zoned IN3 Heavy Industrial. The proposal is to use the site for 'vehicle sales or hire premises', 'vehicle repair station' and ancillary office space as defined by the Liverpool LEP 2008. Of the proposed uses, vehicle sales and hire is not permissible in the IN2 and IN3 land use zones and thus the proponent has submitted an application to amend the Liverpool LEP 2008.

The proposed amendment is considered appropriate as this development would act as an acceptable transition between the Liverpool Catholic Club to the west, and the existing bulky goods and industrial developments to the east.

This development will provide for a concentrated area of car sales and a vehicular repair station away from residential areas. Many existing car yards are located along the Hume Highway and Elizabeth Drive, which have significant interface areas with residential areas; creating amenity issues and limiting the amount of hours that the uses can be potentially used for. The use of this site would then enable for car sales and vehicular repairs without amenity issues to residential areas, and also provide for an appropriate transition between the industrial lands to the east and the Liverpool Catholic Club to the west.

This report recommends that Council proceed with the making of an LEP amendment to allow for an additional use.

This current site zoning is appropriate for the area as it caters to the needs of a growing industrial demand and is located within close proximity to the Westlink M7 Motorway and M5 South Western Motorway.

- Vehicular Repair Station,
- Vehicular Sales,
- Offices associated with the above uses.

The Subject Site

Hoxton Park Road

Liverpool Catholic Club

Jedda Road

M7

Figure 1: The subject site

Site

The site is identified as 420 Hoxton Park Road, Prestons. It is located approximately 300 metres east of the intersection of Joadja Road and Hoxton Park Road. The total allotment size is 44,270sqm. The site possesses a number of olive trees and is void of any building structures.

The site is bounded by Hoxton Park Road and a service road to the north and Dampier Place to the south. To the east are a number of established industrial lots with the Liverpool Catholic Club complex located to the west.

Vehicular access to the site is available from the service road that runs parallel to Hoxton Park Road. Vehicular access is also available from Dampier Place along the sites southern boundary. Dampier Place is a public road constructed at only half the required width in order to serve the properties to the south of the subject site. Any future development of the subject site will be subject to the completion of the Dampier Place roadway for the extent of its frontage.

The site is part of the larger Prestons industrial precinct which enjoys good connectivity to the regional ring road via the M7 Motorway interchange at Joadja Road.

The site has a slight fall to the east and north of the site. The site lies outside of Councils Flood Planning Area and as such flooding is not considered a constraint to development.

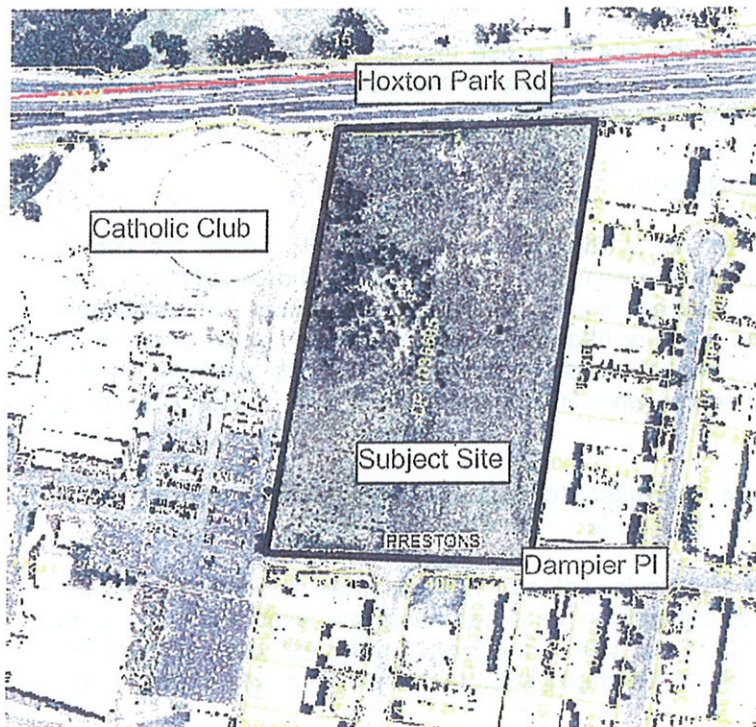


Figure 2: Aerial photograph of the site.

Community Benefit

The proposal results in increased local activity through the development cycle as local builders will be used to construct the development (short-term employment) and the ultimate development will provide over 100 jobs on site. The development will also generate a number of off-site benefits in terms of services, deliveries, banking etc.

The site is proposed to be the 'corporate head office' for the future tenant and therefore will hold corporate functions and attract intrastate and interstate visitors.

The future tenant seeks to consolidate several car storage holdings yards onto this site. The provision of one holding yard will reduce the amount of 'double-handling' of vehicles from holding yard to showrooms. This reduces the amount of vehicle carrying traffic on local road systems and pollution.

Local customers will be offered greater convenience in that four car dealerships will be co-located rather than at several locations.

Proposed LEP Amendment

The objective of the draft plan is to permit "vehicular sales or hire premises" as defined by Liverpool LEP 2008. The IN2 Light Industrial and IN3 Heavy Industrial zonings prohibit the use of vehicle sales or hire premises but permit the proposed use of vehicle repair station. Note that the proposed offices are considered ancillary to the primary business of vehicle sales and thus do not require an amendment to Schedule 1 to enable the use.

As the applicant seeks to develop the site for a use that is not currently permitted i.e. vehicular sales, there are a number of mechanisms available to Council in terms of amending the Liverpool LEP 2008 to permit this use.

a) Rezone site to B6 Enterprise Corridor

There is potential to rezone this site to B6 Enterprise Corridor to permit the use of vehicular sales. However the B6 zone allows for a number of uses not deemed appropriate for this site eg: multi-dwelling housing and shop top housing. These uses are undesirable as they will have impacts on the types of heavy industrial uses that can be used to the south of the site, and could potentially sterilise valuable employment generating lands. This would also be a fragmentation of what is currently the edge of a large industrially zoned area.

b) Add vehicle sales and hire premises to the IN2 Light Industrial zone as a permissible use through the land use table

Another mechanism to permit the vehicular sales or hire premises would be to add the definition of 'vehicle sales and hire premises' as a permitted use within the IN2 - Light Industrial zone land through the land use table. However allowing this use within all IN2 zoned land may fragment and reduce the employment potential of limited industrial lands within the Liverpool LGA.

c) Add an additional use in to Schedule 1 specific to this site

The use of an additional permissible use on Lot 5 DP 1036695 to permit vehicular sales or hire premises is recommended as it enables this specific use to be added to only this site in the IN2 Light Industrial portion of the site. This would provide for the proposal without compromising the objectives of the IN2 Light Industrial zone. Most importantly as an additional use in Schedule 1 it will not have unintended impacts such as enabling undesirable land uses in the site in the future, or enable for vehicular sales or hire premises in all IN2 Light Industrial zones, which could dilute the employment generating capability of industrial land in Liverpool generally.

Therefore the preferred method is to amend Schedule 1. The proposed wording of the amendment would be finalised by the Department of Planning. The following wording will be provided to the Department as a recommendation;

Schedule 1 Additional Uses, Clause 17

Use of certain land zoned IN2 - Light Industrial at 420 Hoxton Park Road Prestons;

(1) This clause applies to 420 Hoxton Park Road (Lot 5 DP 1036695) in zone IN2 - Light Industrial which is south of Hoxton Park Road and North of Dampier Place, Prestons.

(2) Development for the purpose of vehicular sales or hire premises is permitted with consent.

Planning Proposal

An integral part of amending the LLEP 2008 is the preparation of a Planning Proposal which stipulates the intent, benefits and impacts of the amendment as well as compliance with relevant metropolitan growth strategies, Ministerial Directions and State Environmental Planning Policies.

The Planning Proposal is considered by the Department of Planning through the Gateway Process. If the gateway determination is favourable, Council at the direction of the Department undertakes a public exhibition and Government Authority consultation.

A separate report considering the results of public exhibition and government authority consultation will be prepared for Council's consideration.

A copy of the Planning Proposal has been attached for reference.

Conclusion

In order to facilitate the orderly development of 402 Hoxton Park Road Prestons it is recommended that Council amend Schedule 1 of the Liverpool LEP 2008 to permit "vehicular sales or hire premises" on the portion of land currently zoned as IN2 Light Industrial.

The other proposed uses, i.e. vehicle repair station and offices are considered either ancillary to vehicle sales or hire premises or are already permissible in the existing zones.

It is considered that adding a clause to Schedule 1 of the Liverpool LEP 2008 is the most appropriate way of enabling the specific use vehicular sales or hire premises for this

particular site, without permitting this use across all land zoned IN2 Light Industrial, or rezoning this site for B6 Enterprise Corridor which may introduce undesirable uses.

It is recommended that Council amend Schedule 1 - Additional Permitted Uses of Liverpool LEP 2008 and forward the Planning Proposal to the Department of Planning seeking Gateway Determination with a view to publicly exhibit the proposed amendment.

FINANCIAL IMPLICATIONS:

There are no financial implications resulting from this report.

RECOMMENDATION:

That Council:

1. Proceeds to amend Schedule 1 - Additional permitted uses of the Liverpool Local Environmental Plan 2008 to permit, with consent, the development of vehicle hire or sales at 402 Hoxton Park Road Prestons.
2. Forwards the attached Planning Proposal to the Minister for Planning seeking Gateway Approval in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*.

SIGNED BY:

Milan Marecic
Director
City Strategy

Attachments: Attachment 1: Planning Proposal (under separate cover)
Attachment 2: Directors Details

Attachment 2: Directors of Automotive Holdings Group (NSW) Pty Ltd

Director	Title
Robert J Branchi	Non-Executive Chairman
David C Griffiths	Non-Executive Director
Giovanni Groppoli	Non-Executive Director
Bronte M Howson	Managing Director
Peter W Stancliffe	Non-Executive Director
Gregory J Wall	Non-Executive Director
Hamish C Williams	Executive Director, Strategy and Planning
Michael J Smith	Non-Executive Director
Susan D Symmons	Company Secretary

