

Draft Liverpool LEP 2008 Amendment No. 29 - 402 Hoxton Park Road, Prestons

Proposal Title : **Draft Liverpool LEP 2008 Amendment No. 29 - 402 Hoxton Park Road, Prestons**

Proposal Summary : **The planning proposal is to rezone the site from IN2 Light Industrial and IN3 Heavy Industrial Zones under Liverpool Local Environmental Plan 2008 to B6 Enterprise Corridor Zone to allow for a development for the purpose of a vehicle sales and hire complex with warehousing of goods, service department and pre-delivery area and a 1600sqm administration building to house local and national offices of Automotive Holdings Group.**

Council's planning proposal is attached.

PP Number : **PP_2012_LPOOL_003_00** Dop File No : **12/18387-1**

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
6.3 Site Specific Provisions
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 the following inconsistency with section 117 directions are of minor significance:**
 - . 1.1 Business and Industrial Zones; and**
 - . 4.3 Flood Prone Land;**
- (2) Community consultation for 14 days;**
- (3) Consultation with Transport for NSW - Roads and Maritime Authority and the Hawkesbury-Nepean Catchment Management Authority;**
- (4) The timeframe for completing the local environmental plan is to be 9 months from the week following the date of the Gateway determination.**

Supporting Reasons : **The proposal:**

- . is consistent with the strategic directions for Liverpool in the Metropolitan Plan for Sydney 2036;**
- . will provide additional employment to assist in the delivery of employment targets in the draft subregional and local strategies;**
- . is consistent with the objectives of the B6 Enterprise Corridor Zone;**
- . is compatible with adjoining land uses within the Prestons Industrial Estate;**
- . will not compromise/undermine the hierarchy of the existing centres;**
- . is likely to generate some 368 jobs during the operational phase; and**
- . will contribute to economic benefit to the community.**

Panel Recommendation

Recommendation Date : **29-Nov-2012**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Prior to commencing public exhibition, Council is to amend the planning proposal to**

include a map at an appropriate scale that shows the proposed zones to achieve Council's intended outcomes.

2. 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 is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 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).

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

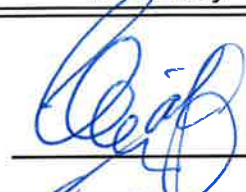
- Transport for NSW – Roads and Maritime Services
- Hawkesbury-Nepean Catchment Management Authority

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.

4. 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).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGaffin

Date:

4.12.12