

Growth Centres SEPP Amendment - Additional permitted use in B5 zone to enable Costco development at Marsden Park

Proposal Title :	Growth Centres SEPP Amendment - Additional permitted use in B5 zone to enable Costco development at Marsden Park		
Proposal Summary :	The planning proposal seeks to permit a Costco retail premises/warehouse within the Marsden Park Industrial Precinct, on Hollinsworth Road, Marsden Park in the North West Growth Centre. This is to be achieved by including additional uses of "retail premises" and "vehicle repair stations" on land at part lot 2 DP 1177861 and part Lot 19 DP 262886, Hollinsworth Road, Marsden Park (subject site) in Schedule 1 (Additional Permitted Uses) in Appendix 5 (Marsden Park Industrial Precinct Plan) of the State Environmental Planning Policy (SEPP) (Sydney Region Growth Centres) 2006, and managed via site specific controls. The Location map and Indicative layout plan are in documents. The planning proposal is supported by an economic impact assessment and traffic impact assessment.		
PP Number :	PP_2014_BLACK_001_00	Dop File No :	14/06725

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
 - 4.4 Planning for Bushfire Protection
 - 6.1 Approval and Referral Requirements
 - 6.3 Site Specific Provisions
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036
- Additional Information :
1. The planning proposal is to be amended, prior to public exhibition, to:
 - reflect the correct and consistent property description. If the property description is changed during the Gateway process, the regional team should be advised,
 - further address the consistency with Section 117 Directions 1.1 Business and Industrial zones, 3.4 - Integrating Land use and Transport, 4.4 - Planning for Bushfire Protection, and 6.1 Approval and referral requirements.
 2. Agree that the inconsistency with Section 117 Direction 6.3 - Site Specific provisions is of a minor significance;
 3. The planning proposal should be exhibited for 28 days.
 4. The NSW Rural Fire Service (prior to exhibition), Transport for NSW and Roads and Maritime Services should be consulted.
 5. The planning proposal should be finalised in 6 months.
 6. A public hearing is not required.

Supporting Reasons :

The planning proposal is generally consistent with the draft Metropolitan Strategy Objective 15 - Policy (b) Bulky goods will be located in existing and planned centres or in clusters close to public transport.

The proposed development has the potential to generate 250 full time positions, and approximately 330 jobs overall. It will also result in the injection of approximately \$35

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million into the local economy through 80 construction jobs plus a further 130 in-direct flow on jobs elsewhere in the area.

Panel Recommendation

Recommendation Date : **08-May-2014**

Gateway Recommendation : **Passed with Conditions**

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

- 1. Prior to undertaking public exhibition, Council is to update the planning proposal to ensure it correctly references the property description of the subject land, including references in the proposed clause.**
- 2. Prior to undertaking public exhibition, Council is to update the planning proposal to adequately demonstrate consistency or justify any inconsistency with S117 Directions 1.1 Business and Industrial Zones, 3.4 Integrating Land Use and Transport, 4.4 Planning for Bushfire Protection and 6.1 Approval and Referral Requirements.**
- 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 a minimum of 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 and Environment 2013).**
- 4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:**
 - Transport for NSW**
 - Roads and Maritime Services**
 - NSW Rural Fire Service (S117 Direction 4.4 Planning For Bushfire Protection)**

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

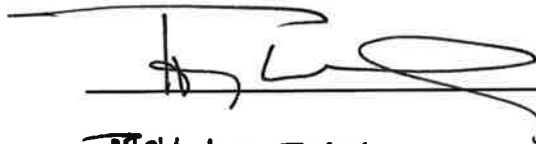
5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

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

Plan making delegation

This planning proposal is amending a State policy, being State Environmental Planning Policy (SEPP) Sydney Region Growth Centres 2006, therefore plan making delegations should not be issued to Council.

Signature:



Printed Name:

TROY LOVEDAY

Date:

09.05.2014