

Liverpool LEP 2008 - Amendment No 35 - Rezoning part of the Tree Valley Golf Course from R3 Medium Density Residential to B6 Enterprise Corridor

Proposal Title :	Liverpool LEP 2008 - Amendment No 35 - Rezoning part of the Tree Valley Golf Course from R3 Medium Density Residential to B6 Enterprise Corridor		
Proposal Summary :	The proposal seeks to amend Liverpool Local Environmental Plan 2008 to rezone part of the Tree Valley Golf Course on Camden Valley Way, Edmondson Park from R1 General Residential, R3 Medium Density Residential and RE 2 Private Recreation to B6 Enterprise Corridor and realign the boundaries of the R1 General Residential and RE2 Private Recreation zoned land.		
PP Number :	PP_2013_LPOOL_005_00	Dop File No :	13/15377-1

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
 - 5.8 Second Sydney Airport: Badgerys Creek
 - 6.1 Approval and Referral Requirements
 - 6.3 Site Specific Provisions
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **Recommendation:**

It is recommended that the planning proposal proceed subject to the following conditions:

1. exhibited for 28 days;
2. the timeframe for completing the Local Environmental Plan is to be 12 months from the week following the date of the Gateway determination;
3. Council is to consult with Transport for NSW, Roads and Maritime Services and the Department of Trade and Investment;
4. the proposal should not proceed until the EIA is updated to further investigate and analyse the impact on all the surrounding existing and future centres, particularly Prestons, ALDI, Camden Valley Way and Edmondson Park prior to public consultation process; and
5. the planning proposal is to demonstrate the consistency with the Edmondson Park conservation agreement under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999, as well as the Growth Centres Biodiversity Certification and Strategic Assessment.

Supporting Reasons : The planning proposal is generally consistent with the draft Metropolitan Strategy for Sydney 2013, the draft SW Subregional Strategy, and the draft Centres Policy 2009 as it proposes retail uses within an identified village centre, to be zoned Enterprise Corridor, located along a major transport corridor. It will make efficient use of transport and other infrastructure.

The planning proposal will also provide business choice and employment opportunities for the local community.

Panel Recommendation

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from R3 Medium Density Residential to B6 Enterprise Corridor**

Recommendation Date : 03-Oct-2013

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to undertaking public exhibition, Council is to update the Economic Impact Assessment to consider the impact of the proposal on surrounding existing and proposed centres, including the approved ALDI supermarket along Camden Valley Way, Prestons and the proposed supermarket at 1975-1985 Camden Valley Way, Prestons, Prestons Shopping Village and planned Edmondson Park town centre.
2. Prior to undertaking public exhibition, Council is to update the planning proposal to demonstrate the proposal's consistency with the Edmondson Park Conservation Agreement under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999, and the Growth Centres Biodiversity Certification and Strategic Assessment.
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 & Infrastructure 2013).
4. 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
 - NSW Trade and Investment

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 12 months from the week following the date of the Gateway determination.

Plan making delegation:

The Minister delegated his plan making powers to councils in October 2012. Council has requested to be issued with delegation for this planning proposal. Council's request to be issued with plan making delegation should be supported.

Signature:



Printed Name:

Robin Miller

Date:

8 Oct 2013