

Liverpool LEP 2008 (Amendment 31) - 1975 to 1985 Camden Valley Way, Prestons

Proposal Title :	Liverpool LEP 2008 (Amendment 31) - 1975 to 1985 Camden Valley Way, Prestons		
Proposal Summary :	The planning proposal is to rezone land from B6 Enterprise Corridor to B2 Local Centre Zone to facilitate the development of a full line supermarket on the site, with some specialty retail shops.		
PP Number :	PP_2013_LPOOL_002_00	Dop File No :	13/10036-1

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Resubmit**

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
7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is considered that the proposal should not proceed until the EIA is expanded to further investigate and analyse the impact on all the surrounding centres, particularly the Edmondson Park Town Centre and the approved Aldi supermarket. To be resubmitted to the Department for further consideration at this time.

It is also considered that Council needs to consult Urban Growth NSW as part of the agency consultation.

Supporting Reasons : The current EIA is inadequate as it doesn't address all the nearby centres and supermarkets. Council has advised that the planning proposal is to be consulted with public agencies and exhibited in November - December, 2013.

It is important that the planning proposal provide a comprehensive EIA analysis of all relevant centres to enable proper consideration by the agencies, industry and the general public.

Panel Recommendation

Recommendation Date : **01-Aug-2013**

Gateway Recommendation : **Passed with Conditions**

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

1. Prior to undertaking public exhibition, the Economic Impact Assessment (EIA) prepared by MacroPlanDimasi (March 2013) is to be updated to address the impacts of the proposal on the Edmondson Park Town Centre, proposed ALDI supermarket at Camden Valley Way and other nearby centres. The planning proposal is also to be updated to demonstrate that the proposed development cannot be accommodated in existing or planned centres. This additional information and submissions received for and against the proposal for a supermarket at the subject site are to be placed on public exhibition with the planning proposal.
2. Council is to undertake an independent peer review of the EIA and submissions received on the planning proposal post exhibition, to confirm the impacts of the proposal on surrounding centres, including impacts on Edmondson Park Town Centre and the proposed ALDI supermarket at Camden Valley Way.
3. Prior to undertaking public exhibition, Council is to update the planning proposal to include sufficient additional information to adequately demonstrate consistency or justify any inconsistency with the below S117 Directions and other relevant documents:

- 1.1 Business and Industrial Zones
- 3.4 Integrating Land Use and Transport
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036
- draft Metropolitan Strategy for Sydney 2031
- draft South West Subregional Strategy

4. Council is to ensure that the planning proposal satisfies the requirements of State Environmental Planning Policy (SEPP) 55 – Remediation of Land. If required, Council is to prepare an initial site contamination investigation report to demonstrate that the site is suitable for rezoning to the proposed zone. This report is to be included as part of the public exhibition material.

5. 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).

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

- NSW Trade and Investment
- Transport for NSW
- Roads and Maritime Services
- UrbanGrowth NSW
- Adjoining LGAs

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.

7. 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).

8. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Plan making delegations:

The Minister delegated his plan making powers to councils in October 2012. Council has accepted delegation, however has asked not to be issued with delegation for the making of this plan because of the controversial nature of the proposal. Council's position should be supported and plan making delegations should not be issued in this instance.

Signature:



Printed Name:

JEFF HORN

Date:

05/08/13