

Notification Advice Cover Sheet for Gateway

LOCAL GOVERNMENT AREA: Liverpool

NAME OF DRAFT LEP: Liverpool Local Environmental Plan 2008 (Amendment No 33)

ADDRESS OF LAND: Lot 6 Newbridge Road, Moorebank

MAPS:

- **Location map** showing the land affected by the proposed draft plan in the context of the LGA.
- **Existing zoning** map showing the existing zoning of the site and surrounding land. The proposed zoning is subject to further considerations however preliminary draft is included.

PHOTOS:

- **Aerial photo** of land affected by the proposed draft plan.

PURPOSE OF LEP:

Existing zonings: Lot 6 in DP 1065574 is currently zoned entirely E2 Environmental Conservation under the Liverpool Local Environmental Plan 2008 (LLEP 2008).

What is proposed: It is proposed to amend the LLEP 2008 to rezone part of Lot 6, DP 1065574 to RE2 Private Recreation. It is also proposed to remove item 11 from schedule 1. Item 11 permits development for the purposes of a resource recovery facility with consent on the site.

Why the draft plan is needed: At it's meeting dated 29 May 2013, Council reached the following resolutions (inter alia):

1. Initiates an amendment to the Liverpool Local Environmental Plan 2008 to rezone Lot 6, DP 1065574 from E2 to RE2 and remove Item 11 from Schedule 1.
2. Forwards a planning proposal to the Department of Planning and Infrastructure seeking Gateway determination.

These resolutions were made in accordance with the recommendations of Council staff following an investigation of existing and future land uses within the Moorebank East Precinct. The report (attached) outlines the inconsistencies between the permissible land uses and the zoning of Lot 6, DP 1065574 with the existing and emerging land uses within the precinct. The draft plan addresses these inconsistencies through proposing to rezone part of Lot 6, DP 1065574 from E2 Environmental Conservation to RE2 Private Recreation.

Environmental studies:

An environmental study is not considered necessary as the proposed rezoning applies to land which has been extensively cleared. Any future land use on the site will be subject to an assessment of its environmental impact.

Consultation procedures:

The consultation process for this rezoning will consist of consultations with relevant State government authorities followed by a public exhibition for 28 days.

Council has employed a 'Community engagement toolkit' which identifies various aspects required to achieve a successful consultation process.

Council has also requested that the Department delegate to Council the finalisation role for the LLEP 2008 Amendment 33.

JUSTIFICATION FOR LEP:

Policy and strategic context

The objectives of the Planning Proposal are to:

- Maximise public access to Georges River
- Enhance the amenity of the Moorebank East Precinct and promote the emerging recreational value of the precinct
- Protect environmental values
- Ensure development on the site compliments existing and planned recreational, commercial and residential development within the Moorebank East Precinct

Compatibility with surrounding zoning and land use patterns

The site is located within the Moorebank East Precinct, which is bound to the north by Newbridge Road, to the west by Nuwarra Road, by the Georges River to the east and the M5 Motorway in the south.

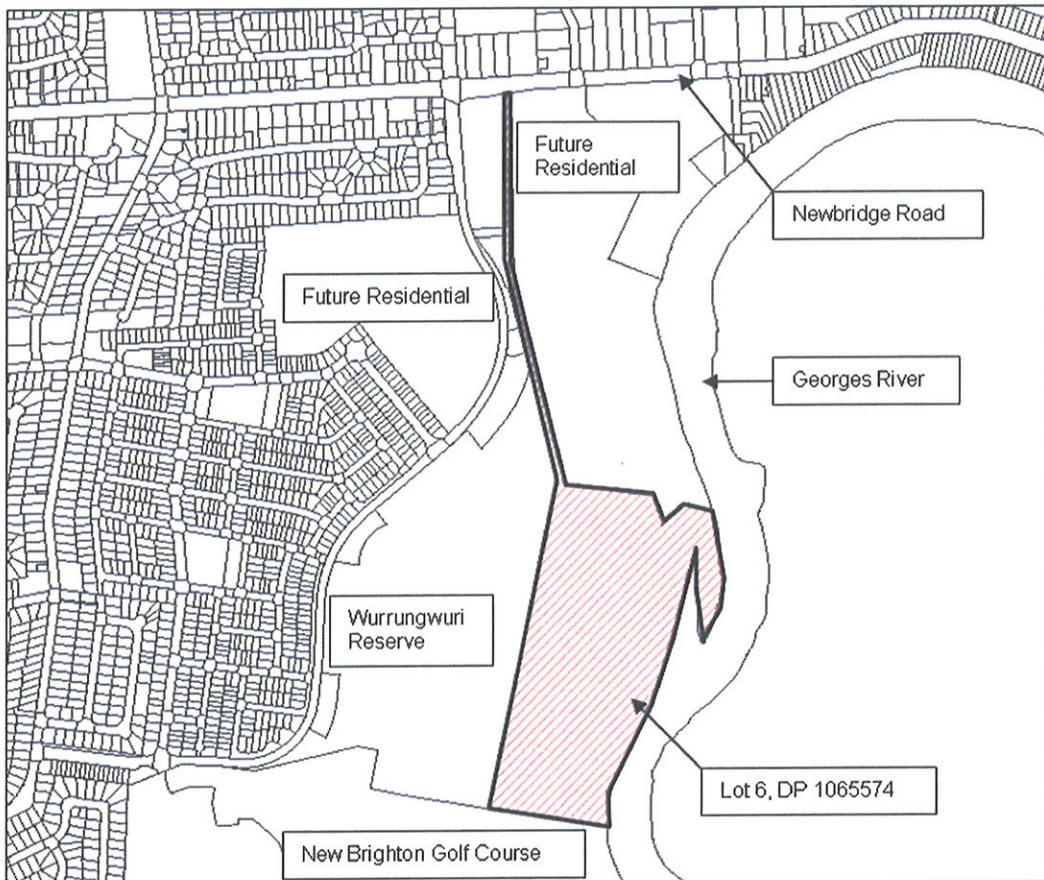
The precinct is characterised by residential development which is progressing eastward as a result of the rezoning and subsequent residential development of the former Boral Quarry Site. The western portion of the New Brighton Golf Course has recently been rezoned to facilitate residential development as well as a significant proportion of the Benedict Sands and Gravel site to the north of the subject site. The Benedict Sands and Gravel site is currently being utilised for extractive industries, its recent rezoning will facilitate residential development and complimentary commercial and open space land uses in the near future. Council is in the process of assessing a development application to permit the construction of a marina in the southern portion of the Benedict Sands and Gravel site which will enhance the recreational value of the Moorebank East Precinct. Existing land use zoning within the precinct is illustrated in the attached zoning extract from the LLEP 2008.

Implications of not proceeding at that time

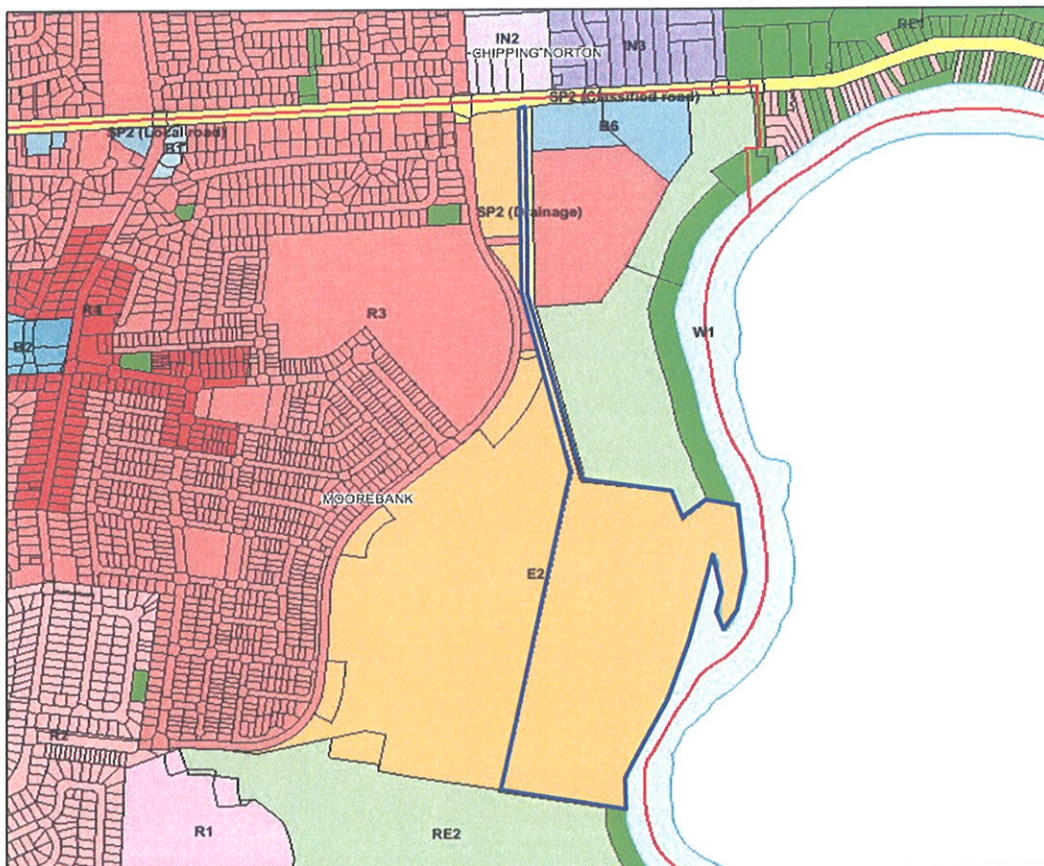
It is considered necessary to proceed with the LEP amendment at this stage to ensure that the permissible land uses on Lot 6, DP 1065574 are consistent with changing land uses in the East Moorebank locality, and Council's development objectives for this precinct.

EVALUATION AGAINST CRITERIA:

See attached evaluation criteria pro-forma.



Location Map



LLEP 2008 Zoning Extract



Aerial Photograph