

**LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT**

27 May 2019

Item no	(Leave blank)
Application Number	RZ-2/2019
Proposal	Planning proposal to rezone and amend development standards for certain land subject to Basin 14 and Bernera Road, Edmondson Park.
Recommendation	Proceed to Gateway determination
Planning Officer	Masud Hasan – Senior Strategic Planner

1. EXECUTIVE SUMMARY

A planning proposal (RZ-2/2019) has been prepared to rezone and amend development standards for certain land subject to Basin 14 and Bernera Road, Edmondson Park.

Land subject to this planning proposal contains an area known as 'Basin 14', which is to be acquired by Liverpool City Council for the purposes of stormwater infrastructure and flood mitigation measures. The area will also have a secondary function of providing land for open space and recreation purposes. Consultation with Storm Consultants for the development of a basin design began in December 2017 and the detailed basin design is to be finalised in 2019.

The *Liverpool Local Environmental Plan 2008* (LLEP 2008) zoning and development standards currently reflect Council's preliminary conceptual design for the basin. The basin is no longer to be constructed in accordance with the preliminary concept design, as there is an access driveway to a house of worship bisecting the site. The arrangements and costs involved to move this access driveway are undesirable.

The planning proposal seeks to facilitate the development of the revised design for Basin 14, which will provide much needed stormwater infrastructure and public open space to the rapidly growing suburb of Edmondson Park. The planning proposal seeks to enable the appropriate acquisition of land by Council as well as assist in the orderly development of land adjacent to the basin. The following matters have been addressed in the planning proposal:

1. The revised design of Basin 14 extends the basin further south, resulting in additional land to be acquired by Council. This extension has resulted in a long narrow parcel of residential zoned land that is unfeasible to develop due to its current size;
2. The revised design has resulted in land currently zoned R3 Medium Density Residential identified as being required for the basin footprint;
3. The revised design has resulted in RE1 Public Recreation land identified as surplus to Council's initial requirements for the basin footprint. This land is no longer required for acquisition by Council and can be rezoned to assist in the orderly development of the area surrounding the basin;
4. The revised basin design has resulted in amendments to the indicative layout plan (ILP) within Part 2.11 of the *Liverpool Development Control Plan 2008* (LDCP 2008). This is to reflect a new road layout and pedestrian access around the site. The development

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5. The detailed design and construction of Bernera Road (adjacent to the basin), has resulted in inconsistencies between LEP mapping, the new road alignment and adjacent lot boundaries.

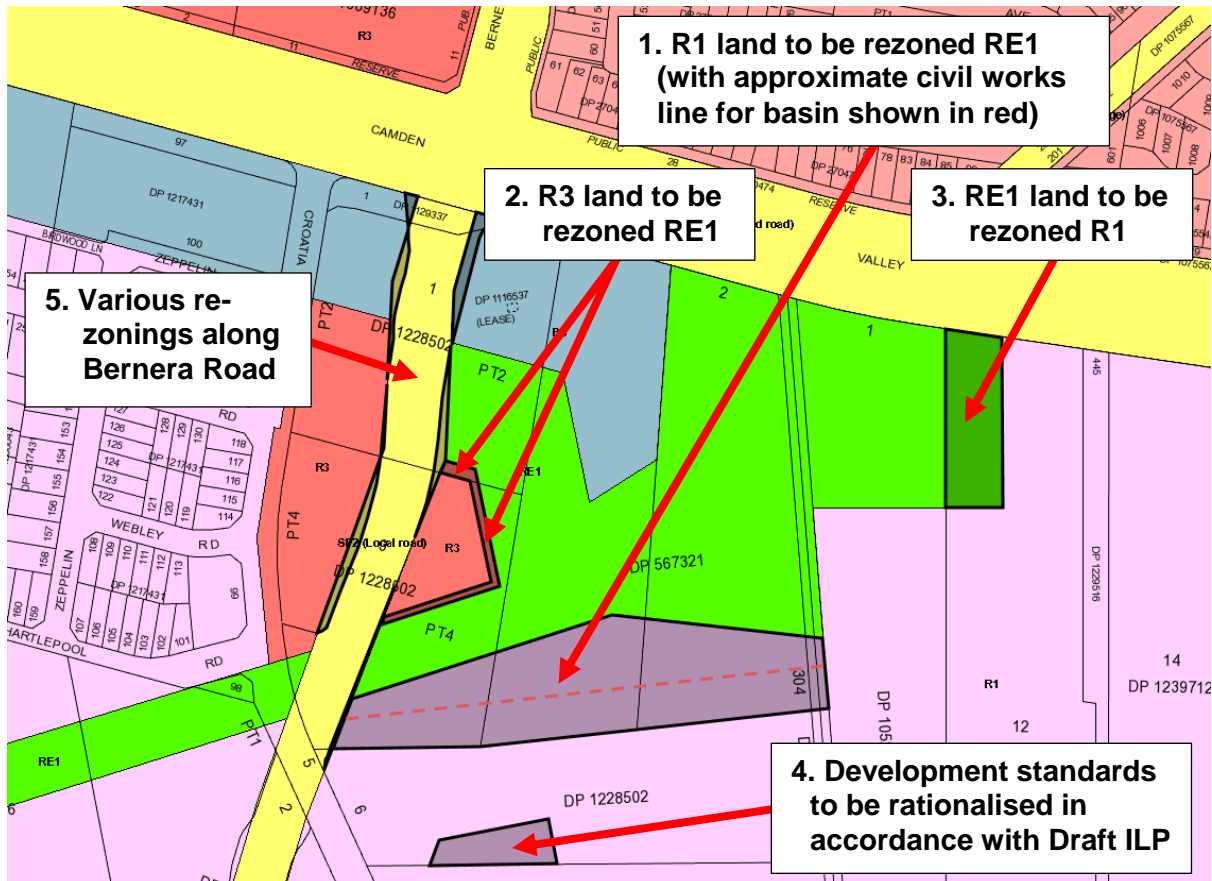


Figure 1: Matters addressed within the planning proposal

The planning proposal has strategic and site specific merit. The planning proposal is not inconsistent with the metropolitan plan, district plan, community strategic plan, ministerial directions and SEPPs.

The application is referred to the Liverpool Local Planning Panel (LLPP) in accordance with cl.2.19 of the *Environmental Planning and Assessment Act 1979* for advice. Council officers recommend that the planning proposal proceeds to Gateway subject to consideration by the elected Council.

2. SITE AND LOCALITY DESCRIPTION

The Site

The planning proposal relates to ten lots accessible from Camden Valley Way, Bernera Road and Croatia Avenue, which contain a variety of land use zones and are largely undeveloped. One of these lots form part of the recently re-aligned Bernera Road and one lot is also accessible from Manchuria and Poziers Road.

The subject land contains a tributary of Maxwells Creek and also contains 'Maxwells Creek North Riparian Park', which is one of three riparian parks identified under Part 2.11 Edmondson Park of the Liverpool Development Control Plan 2008 (LDCP 2008). This park is forecasted to contain passive open space and a children's play area in accordance with Items 10 and 11 within Section 6.4 of the Edmondson Park Contributions Plan 2008 (the Contributions Plan). It is noted that a transmission easement for electrical lines runs through the site.

The addresses and legal descriptions of the subject lots are detailed within Table 1 below, and are identified in Figure 2. Note that the planning proposal does not intend on rezoning the entirety of all of the subject lands, rather part of some land parcels are proposed to be rezoned.

The parcels of land subject to the planning proposal are outlined in Figure 3. Land to be rezoned for the facilitation of Basin 14 include approximately 14,000m² of R1 General Residential zoned land, 3,200m² of RE1 Public Recreation zoned land and 400m² of R3 Medium Density Residential zoned land. Miscellaneous zonings along Bernera Road, and development standards for a portion of land south of the basin are to also be amended.

It is noted that one of the subject lots (Lot 12 DP 1239712) is currently subject to two development applications (DA-665/2018 and DA-561/2016/A), for the construction of a multi dwelling housing development comprising 11 dwellings and including strata subdivision, and for the modification of stormwater easements and lot sizes, respectively. The planning proposal is not required to support these developments, nor will this planning proposal alter any planning controls which will influence the development applications.

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Table 1: Subject lot addresses, legal descriptions and proposed changes

Address	Legal Description	Current Zoning	Proposed Zoning
N/A	Lot 1 DP 1129337	B6	SP2
Lot 1 Bernera Road	Lot 1 DP 1228502	B6	SP2
		R3	SP2
No. 10 Croatia Avenue	Lot 2 DP 1228502	SP2	B6
		SP2	R3
		SP2	RE1
		R3	RE1
No. 30 Croatia Avenue	Lot 4 DP 1228502	R3	RE1
		SP2	R3
		SP2	RE1
		R1	RE1
		R3	RE1
No. 50 Croatia Avenue	Lot 6 DP 1228502	SP2	R1
No. 2072 Camden Valley Way	Lot 1 DP 567321	R1	RE1
No. 2082 Camden Valley Way	Lot 2 DP 567321	R1	RE1
Lot 12 Camden Valley Way	Lot 12 DP 1239712	RE1	R1
Lot 304 Dragoon Road	Lot 304 DP 1238463	R1	RE1
Lot 164 Manchuria Road	Lot 164 DP 1218597	R1	RE1

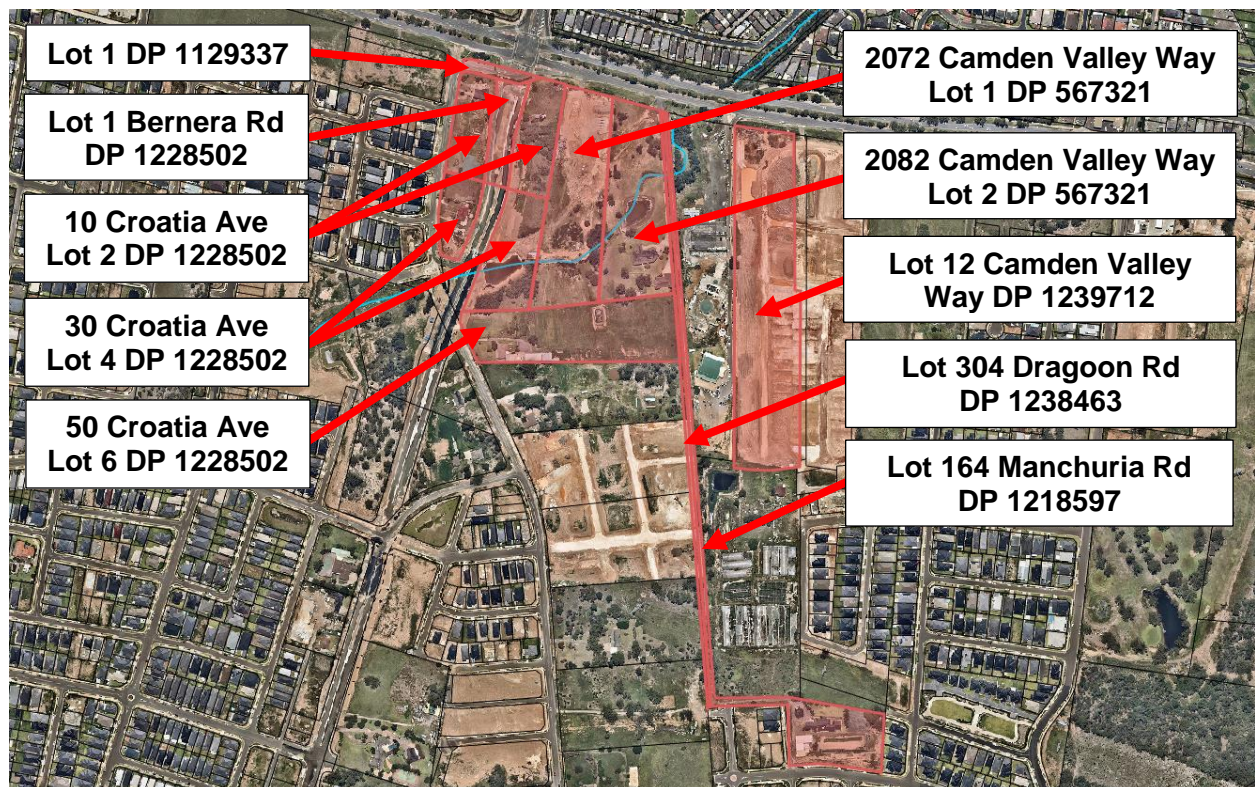


Figure 2: Aerial view of subject lots

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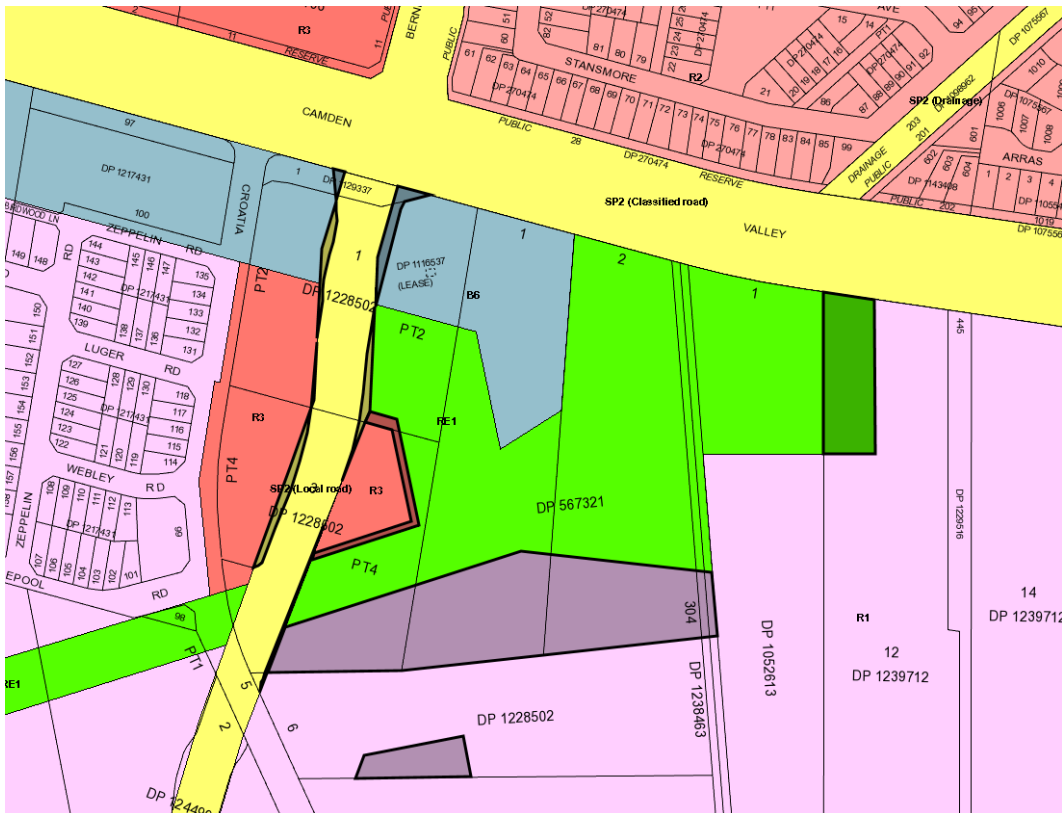


Figure 3: Parcels of land subject to the planning proposal

The site falls from the south towards Camden Valley Way, by approximately 12m. Majority of the site contains a riparian corridor and is identified as predominantly low to medium flood risk, due to the presence of a tributary of Maxwells Creek. Refer to Figures 4 and 5.

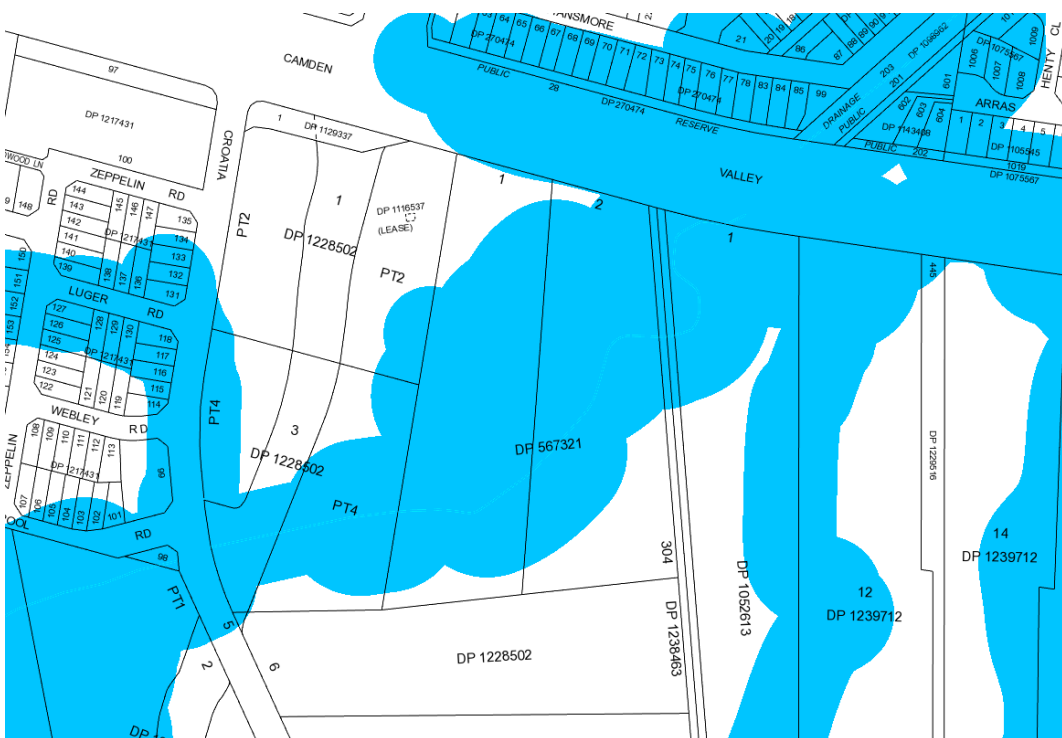


Figure 4: Riparian Corridor

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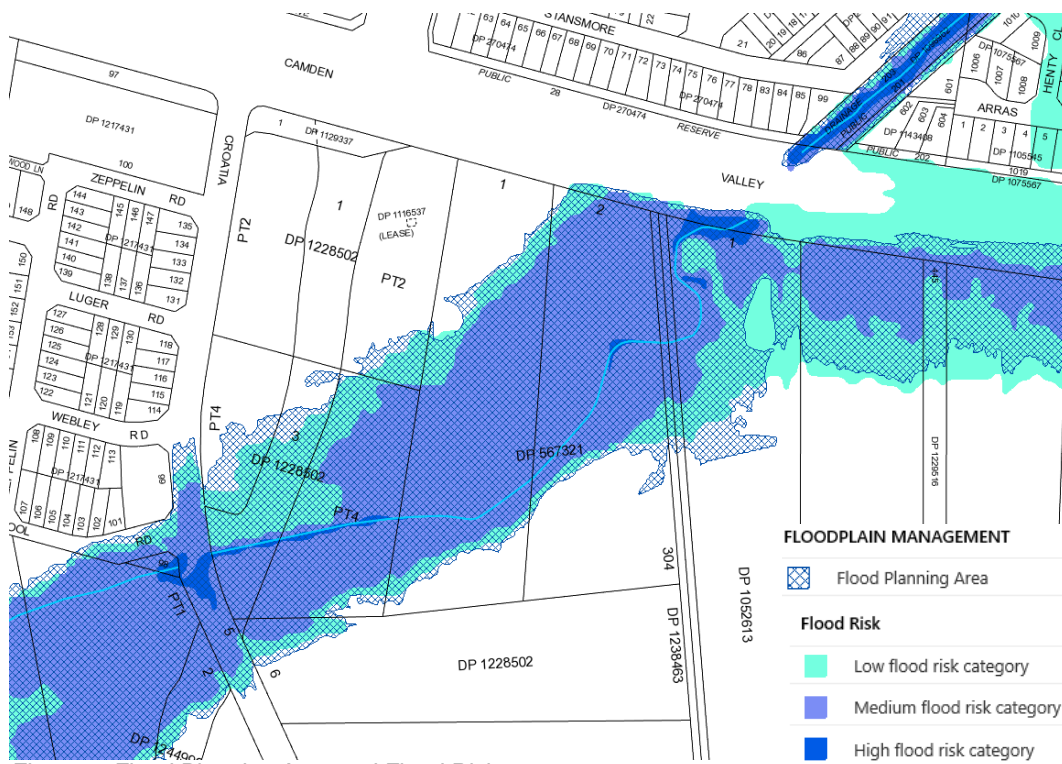


Figure 5: Flood Planning Area and Flood Risk

The site has been biodiversity certified under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP)*. Land currently zoned R1 General Residential is identified as containing Forest Red Gum vegetation types in both good (canopy cover greater than 10%) and poor (scattered trees) condition. Refer to Figure 6 below.

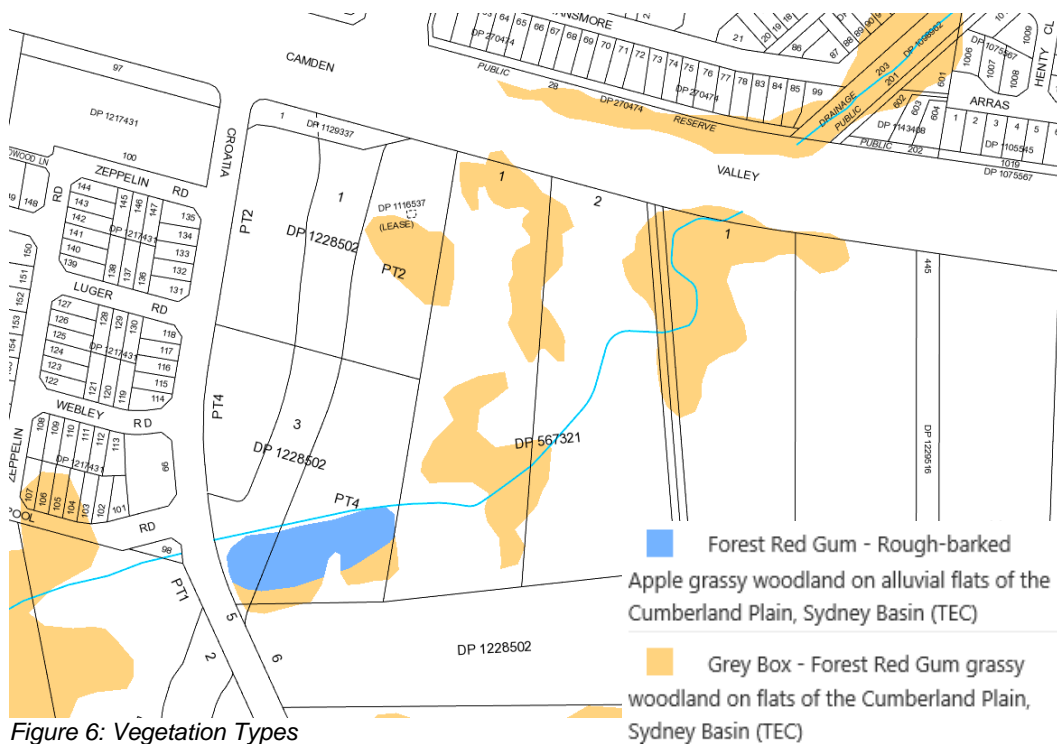


Figure 6: Vegetation Types

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The Locality

The subject site is located within the South West Growth Centre within the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* and is identified in the Edmondson Park Structure Plan in Part 2.11 of LDCP 2008. The locality is predominantly characterised by recently subdivided land and low density residential areas. Established dwelling houses are situated north of Camden Valley Way within the R2 Low Density Residential zone, whilst new low density dwellings are being developed within the R1 General Residential zone to the east and west of the site. High density development is proposed to be concentrated to the south of the site near Edmondson Park station.

The site is adjacent to Camden Valley Way and is approximately 500m west of the M5 and M7 Motorways. Casula Crossroads Homemaker Centre is approximately 700m east and Edmondson Park shops (including ALDI and Woolworths) are approximately 600m west.

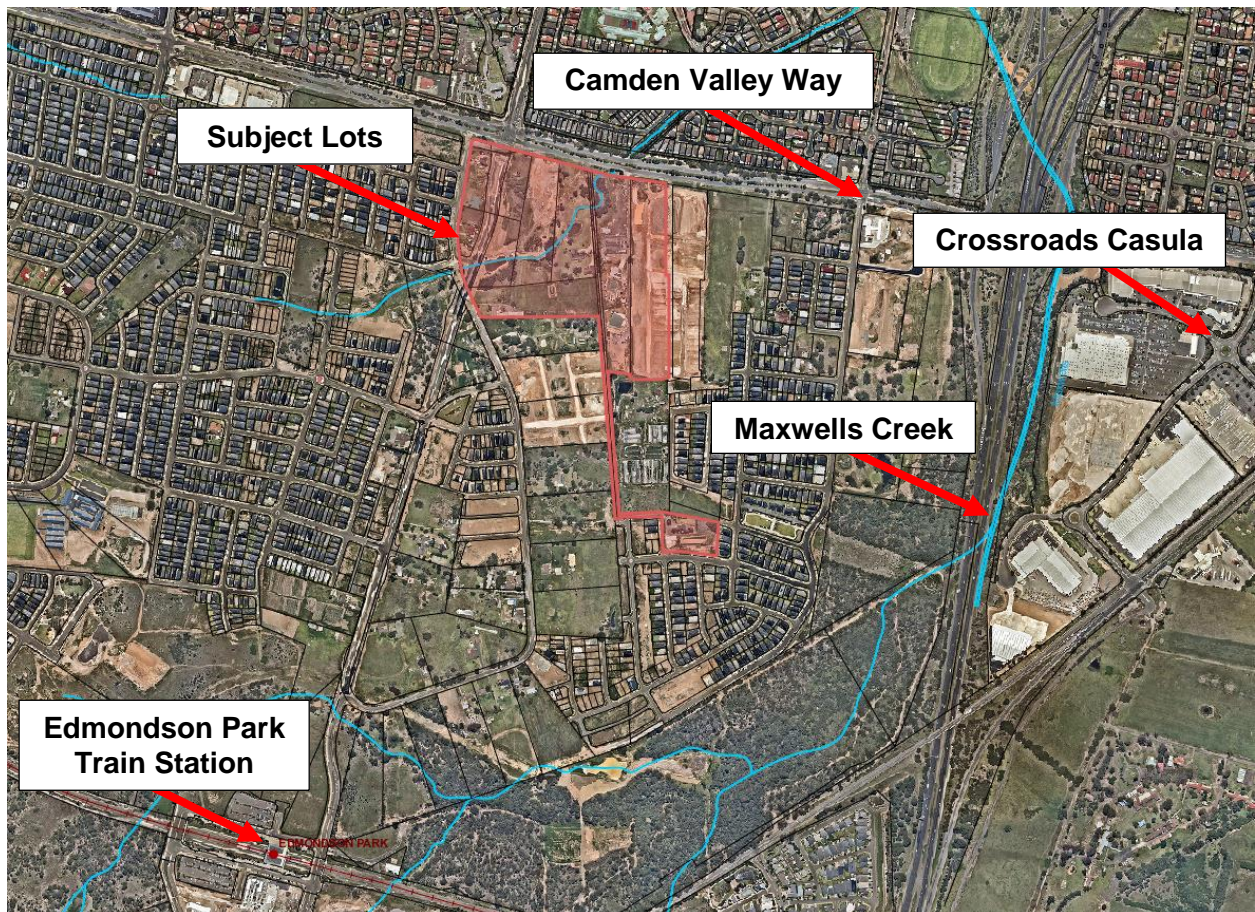


Figure 7: Locality Map

3. BACKGROUND/HISTORY

The Edmondson Park precinct was rezoned from 1(e) Rural – Future Urban to 2(e) Residential – Developing Communities by Amendment 83 to the *Liverpool Local Environmental Plan 1997* on the 31st March 2006. Following the adoption of the *Liverpool Local Environmental Plan 2008* the precinct was primarily zoned R1 (General Residential). Since the initial rezoning, the precinct has been undergoing urbanisation. This rezoning formed part of an extensive planning exercise, which was informed by numerous investigations including a variety of flooding studies, as discussed below. Since this time, the forecasted growth for Edmondson Park has increased, particularly with the development of Edmondson Park South under the *State Environmental Planning Policy (State Significant Precincts) 2005*. This has placed increased pressure on existing and proposed infrastructure in Edmondson Park.

Flood Studies and Strategies for Edmondson Park

- The *Cabramatta Creek Basin Strategy* was developed in the 1980's to ensure forecasted development would not increase flooding impacts to the creek and locality. This strategy included 19 flood detention basins across urban release areas within the catchment area, with Basin 12 and Basin 14 situated in Edmondson Park;
- Edmondson Park is located in the upper reach of Cabramatta Creek and is traversed by Cabramatta Creek, Maxwells Creek and its tributaries. The rezoning of Edmondson Park for urban development in 2006 included the provision of Basin 12 (across Cabramatta Creek at Jardine Drive) and Basin 14 (across Maxwells Creek tributary, south of Camden Valley Way). These basins are consistent with Council's strategy for Cabramatta Creek;
- A number of flood studies were undertaken from early 2000 to 2008 to inform the rezoning of Edmondson Park for urban development. These studies included the *Water Cycle Management Study* (GHD 2003) and *Edmondson Park Flood Study* (Web McKeon 2007). Both of these studies prepared concept design proposals with different configurations for Basin 14;
- The *Cabramatta Creek Basin Strategy* has been assessed through a number of flood studies and reviews undertaken by Bewsher Consulting for Council in 2004, 2006 and 2011. These concluded that the strategy was performing effectively in achieving its flood mitigation objectives and confirmed the need for the construction of remaining basins identified in the strategy, including Basin 14;
- In 2014, FloodMit and Storm Consultants developed concept designs for Basin 12 and Basin 14. Flood behaviour was assessed through 2D TufLOW hydraulic modelling to ensure increased flows from new development in Edmondson Park would not adversely impact the area. Subsequently, the detailed design and construction of Basin 12 was completed;
- In December 2017, Council engaged Storm Consulting to undertake the detailed design of Basin 14. This design is currently being finalised and has incorporated water quality measures such as rain gardens, as well as recreational facilities such as foot paths and viewing platforms. The scope of works are as follows:
 - Stage 1: Feasibility Assessment
 - Stage 2: Preliminary Concept Design
 - Stage 3: Flood Impact Assessment
 - Stage 4: Detailed Concept Design of the basin
 - Stage 5: Detailed Design of the basin
 - Stage 6: Environmental Assessment and Management

- This planning proposal is required to facilitate the proposed changes to the existing basin footprint to accommodate the detailed design of Basin 14.

4. DETAILS OF THE PROPOSAL

The planning proposal seeks to facilitate the development of the revised design for Basin 14. As discussed, the LLEP 2008 zoning and development standards currently reflect Council's preliminary conceptual design for Basin 14. However, it is no longer desired to construct the basins as per the initial concept design as this would sever the access driveway to an existing house of worship, requiring a new access point which would induce additional traffic onto residential streets. Consequently, a new basin design was developed by Storm Consulting and is to be finalised in 2019. Refer to Attachment 2 for the detailed design for the basin.

This planning proposal seeks to amend the LLEP 2008 to facilitate the development of the revised basin design, as follows:

- The revised design extends Basin 14 further south, resulting in additional land to be acquired by Council. RE1 Public Recreation zone is to be extended to cover the new footprint of the basin. The extension of the basin has resulted in a long narrow parcel of residential zoned land that is unfeasible to develop due to its current size. As quality open space is in high demand in Edmondson Park due to rapid residential development, this land is to also be rezoned from R1 General Residential to RE1 Public Recreation and used as an area of public open space adjacent to the basin.
- The revised design has identified land currently zoned R3 Medium Density Residential as being required for the basin footprint. This land is to be rezoned to RE1 Public Recreation. This includes approximately 150m² of land at 10 Croatia Avenue (Lot 2 DP 1228502) which is too small to develop independently, and approximately 250m² of land at 30 Croatia Avenue (Lot 4 DP 1228502). This land has been removed from the outskirts of the R3 Medium Density Residential land and the remaining area is considered to contain an acceptable level of development yield.
- The revised design has resulted in RE1 Public Recreation zoned land at Lot 12 Camden Valley Way (DP 1239712) identified as surplus to Council's initial requirements for the basin footprint. As this land is no longer required for acquisition by Council, it is to be rezoned to R1 General Residential to assist in the orderly development of the area surrounding the basin.
- The revised basin design has resulted in amendments to the indicative layout plan (ILP) within Part 2.11 of the Liverpool Development Control Plan 2008 (LDCP 2008). This is to provide a new road layout and pedestrian access around the site. The amendment of development standards on a portion of land at 50 Croatia Avenue (Lot 6 DP 1228502) will rationalise standards in accordance with the Draft ILP. The height, floor space ratio and dwelling density standards are to be increased, and minimum lot size standards are to be reduced, to correspond with the current standards on the western part of this lot.

Note: The DCP amendment is not detailed within this report, as the Local Planning Panel does not have a statutory role in providing advice on the DCP under the *Environmental Planning and Assessment Act 1979*. The Draft LDCP 2008 will be exhibited alongside the proposed changes to the LLEP 2008.

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- The detailed design and construction of Bernera Road (adjacent to the basin), has resulted in inconsistencies between LEP mapping, the new road alignment and adjacent lot boundaries, which are to be corrected as part of this planning proposal.

The Land Use Zoning, Minimum Lot Size, Floor Space Ratio, Maximum Height of Buildings, Land Reservation for Acquisition and Minimum Dwelling Density LLEP 2008 maps are to be amended as part of this proposal.

5. CONSIDERATIONS FOR STRATEGIC MERIT

- The Department's *A guide to preparing planning proposals* includes the following questions to justify the proposal (Section A, Q1 and Q2).

1. Is the planning proposal a result of any strategic study or report?

The proposal has been driven by alterations to the design of the footprint for Basin 14. The basin is broadly identified within the Cabramatta Creek Basin Strategy which was developed in the 1980's to ensure forecasted development would not increase flooding impacts to the creek and locality. Storm Consultants were engaged by Council in 2015 to develop a plan for Basin 14. A report was prepared in 2018 which provided basin design options, with the preferred option being recommended based on hydrology, hydraulics and water quality principles. The preferred option has been drafted and is currently being finalised. Whilst the redesign results in the optimal configuration and performance of the basin, it also results in a required change to the land use zoning and acquisition standards to facilitate its development.

The alteration of development standards at 50 Croatia Avenue (Lot 6 DP 1228502) and rezoning of land to amend inconsistencies regarding zone boundaries along Bernera Road, is not the result of a strategic study or report. The planning proposal will facilitate the resulting changes in land zoning, land acquisition and planning standards.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The planning proposal is the best means of achieving the intended outcomes. The subject land is currently zoned in accordance with the concept basin footprint and concept road alignment. As the basin footprint has been extended south, the LLEP 2008 zoning and development standards maps are required to be amended to enable the development of this revised basin design.

Construction of the basin is considered necessary so that a number of temporary detention basins on privately owned land can be decommissioned and redeveloped for other uses, as per the zoning of those lands. Additionally, due to the reconfiguration of the basin footprint, land has been identified which is now surplus to requirements. As the land will not be required for drainage or open space purposes, the planning proposal will remove the land acquisition from Council and will allow the land to be developed in an orderly fashion. The quantum of open space land will be balanced by the gain of additional open space land towards the south of the basin area.

Furthermore, the planning proposal is to alter development standards at 50 Croatia Avenue (Lot 6 DP 1228502) to rationalise standards in accordance with the Draft ILP within Part 2.11 of the LDCP 2008, as well as amend inconsistencies in LLEP 2008 mapping around the recently re-aligned Bernera Road. A planning proposal facilitating the necessary amendments to the LLEP 2008 is therefore the best means of achieving the objectives and intended outcomes.

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- The Department's *A guide to preparing planning proposals* includes the following question to delineate consistency with the NSW strategic planning framework (Section B, Q3).
 3. *Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?*

The planning proposal is considered to be consistent with relevant regional, sub-regional or district plan or strategies. The objective of the planning proposal is not to increase residential, commercial or industrial development, rather it is to amend land use zones and relevant development standards to enable the provision of essential stormwater and community infrastructure, as well as to correct mapping errors. The infrastructure is necessary to accommodate the planned growth of the Edmondson Park area and will further assist in the provision of open space and recreational facilities to the community. The proposal rationalises land uses and development standards to enable the orderly development of surrounding land. Assessment against each of the relevant strategies is provided in the planning proposal attached.

- The Department's *A Guide to Preparing Planning Proposals* includes the following question (Section B, Q4)

4. Is the planning proposal consistent with Council's local strategy or other local strategic plan?

The Planning Proposal is generally consistent with Council's Community Strategic Plan: *Our Home, Liverpool 2027*. Council's strategy adopts a quadruple bottom line approach, being Creating Connection (Social), Strengthening and Protecting Our Environment (Environment), Generating Opportunity (Economic), and Leading through Collaboration (Civic Leadership).

The planning proposal is consistent with the following desires of the community:

- Creation of more green spaces
 - The planning proposal increases the extent of land to be zoned for public open space. Continued residential development within Edmondson Park has resulted in an increased demand for quality open space.
- Creation of well-planned, attractive and people-friendly urban environments
 - The planning proposal will enable the LLEP 2008 to facilitate the development of the redesigned basin. This will ensure that down-stream flooding impacts are mitigated, and that temporary detention basins can be decommissioned. The provision of a more regular shaped space for a basin and public open space allows Council to provide synergies between these two spaces. The basin footprint is to be embellished with footpaths and landscaping providing passive recreation opportunities.
- Well managed use of Council's resources
 - The planning proposal results in the well managed use of Council resources as it will facilitate the optimal design of the basin and public open space. The rezoning of land at Lot 12 Camden Valley Way (DP 1239712) to residential uses means that Council does not have to acquire land which is surplus to the requirements of the new basin design, thereby optimising Council resources. Although the revised basin design requires Council to acquire additional land, the new design ensures the optimal performance of the basin to best meet the stormwater and social infrastructure needs of Edmondson Park.

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The planning proposal is consistent with the following actions for Council:

- Protect and enhance bushland, rivers and the visual landscape
 - The proposed rezoning to facilitate the development of Basin 14 will result in the provision of public open space surrounding the North Tributary of Maxwells Creek. The addition of land currently zoned for residential uses, to land dedicated for the basin, will result in the increased protection of the creek.
- Exercise planning controls to create high-quality, inclusive, urban environments
 - In addition to the facilitation of Basin 14, the planning proposal seeks to rationalise planning controls on the site to align development standards with the Draft ILP, amend mapping inconsistencies, ensure the orderly development of land and remove isolated land zonings resulting in undevelopable land.

Section 9.1 Directions

The planning proposal complies with all relevant directions, pursuant to Section 9.1 of the EP&A Act 1979. Full justification as to how the planning proposal is consistent with these directions is provided for in the planning proposal attached.

6. CONSIDERATIONS FOR SITE SPECIFIC MERIT

- The Department's *A guide to preparing planning proposals* includes the following site-specific merit questions (Section B, Q3b).

Does the proposal have site-specific merit, having regard to the following:

- *the natural environment (including known significant environmental values, resources or hazards) and*

The planning proposal will enable Council to acquire land for a stormwater detention basin, which will result in the protection of the existing and future built environment, as well as the enhancement of the natural environment and provision of passive recreation facilities. The proposal includes the rezoning of flood prone land, from residential uses to public recreation uses.

A portion of land at Lot 12 Camden Valley Way (DP 1239712) will be rezoned to enable residential development. This land is flood prone, however the remainder of Lot 12 Camden Valley Way is already zoned for residential uses. The DCP provides controls to ensure that the land can be made flood free appropriately, preventing harm to life and property in the event of a flood.

- *the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and*

The planning proposal is not drastically altering the existing or future uses of the precinct; rather the rezoning will rearrange these existing uses, which will facilitate the development of the basin, repurpose land zoned for public open space which Council is not seeking to acquire, rationalise development standards in accordance with the Draft ILP and amend the mapping inconsistencies along Bernera Road.

- *the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.*

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The subject lands have all utility infrastructure available. Any additional yield from the development of Lot 12 Camden Valley Way (DP 1239712) or 50 Croatia Avenue (Lot 6 DP 1228502) will be captured by the existing contributions plan, which will ensure contributions for infrastructure and services are collected.

- The Department's A guide to preparing planning proposals includes the following questions regarding State Environmental Planning Policies (Section B, Q5).

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal complies with, or is not inconsistent with any SEPPs that apply to the land. Further justification can be viewed in Section 3.5 of the Planning Proposal attached.

- The Department's *A guide to preparing planning proposals* (Section B) includes the following questions for consideration:

<i>Question</i>	<i>Comment</i>
7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?	No. The planning proposal seeks to rezone land from predominately residential uses to public recreation uses to facilitate the development of the basin. This will result in an increase to the extent of land zoned for public open space. The RE1 Public Recreation zone objectives aim to enhance, maintain and protect the natural environment. Land subject to the planning proposal has been biodiversity certified and the LLEP 2008 and LDCP 2008 contain provisions in relation to native vegetation retention in these areas.
8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	<p>No. The rezoning of certain lands and alterations of development standards is not likely to have any significant environmental impacts on the site or locality. Whilst the development of the basin will involve substantial earthworks and the removal of existing vegetation, it will result in an area where native vegetation can be established, grow to maturity and potentially provide habitat for native fauna. It is noted that the proposal results in a net increase of land to be zoned for recreation uses.</p> <p>The rezoning of land to residential uses at Lot 12 Camden Valley Way (DP 1239712), is not likely to cause negative environmental effects, as the land has already been cleared and developed for the purpose of a temporary on-site detention basin.</p> <p>The rezoning of land adjacent to Bernera Road is to amend mapping inconsistencies, and land at 50 Croatia Avenue (Lot 6 DP 1228502) is already zoned for residential uses, therefore, the proposed changes will not result in any significant environmental effects.</p>

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<p>9. Has the planning proposal adequately addressed any social and economic effects?</p>	<p>The intention of the planning proposal is not to uplift or downzone land, rather it is to facilitate flood mitigation infrastructure, which will serve to protect the existing and proposed built environment.</p> <p>Certain land is to be rezoned and development standards are to be amended to facilitate the basin. As detailed further in Section 3.9 of the planning proposal, the most likely economic effects would be to the owners of land being rezoned from R1 General Residential and R3 Medium Density Residential to RE1 Public Recreation. Council's acquisition of this land will be subject to the <i>Land Acquisition (Just Terms Compensation) Act 1991</i>.</p>
<p>10. Is there adequate public infrastructure for the planning proposal?</p>	<p>The planning proposal is not considered to demand any additional public infrastructure. The planning proposal may result in a marginal increase in development yield for Lot 12 Camden Valley Way (DP1239712) due to a portion of land being rezoned to residential uses, and 50 Croatia Avenue (Lot 6 DP 1228502) due to amended development standards. It is considered that the extinguishment of development in land being rezoned to RE1 will off-set this marginal increase.</p> <p>The proposal seeks to facilitate the delivery of flood mitigation infrastructure adjacent to an area of public open space. Given the current and forecasted growth of Edmondson Park, there is increased demand for both stormwater infrastructure and quality open space.</p>
<p>11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?</p>	<p>The views of State and Commonwealth public authorities will be considered following a Gateway determination. The following government agencies, or utility owners, have been identified as potentially interested parties for reasons given below:</p> <ul style="list-style-type: none">• NSW Department of Primary Industries: A tributary of Maxwells Creek runs through the subject site;• Endeavour Energy & Transgrid: An easement for a transmission line runs through the subject site;• Roads and Maritime Services: The subject site is adjacent to Camden Valley Way, which is a classified road;• APA Gas & Jemena: A gas pipeline is located under Camden Valley Way, which places the

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	<p>subject site within the asset notification zone; and</p> <ul style="list-style-type: none">• NSW Office of Environment and Heritage: The subject site contains riparian land, flood-prone land and vegetation.
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Next Steps

Following the Panel's consideration, changes may be made to the planning proposal. The proposal would then be reported to Council for endorsement and subsequently forwarded to the Department of Planning and Environment seeking a Gateway determination.

Following a Gateway Determination in support of the planning proposal, there will be public authority and community consultation, a public exhibition period and a further report to Council, prior to proceeding with the making of any amendment to the LLEP 2008.

7. CONCLUSION

The planning proposal has been prepared to facilitate the revised design of Basin 14 in Edmondson Park. Council considers the planning proposal has strategic and site specific merit, and complies with the broader planning framework, including the metropolitan plan, district plan, community strategic plan, Ministerial Directions and SEPPs. The planning proposal aims to promote positive social, environmental and economic outcomes.

The above discussions of strategic and site merit are presented to the Panel for consideration and advice.

8. RECOMMENDATION

That the planning proposal is supported and be presented to Council at the next available meeting seeking a Gateway determination.

9. ATTACHMENTS

1. **Draft Planning Proposal** (102571.2019)
2. **Draft Basin 14 Civil Drawings** (092245.2019)