

Draft Liverpool Amendment No 23 - Rezoning of Old Council Chambers, Hoxton Park Road, Liverpool from SP2 to B6

Proposal Title : Draft Liverpool Amendment No 23 - Rezoning of Old Council Chambers, Hoxton Park Road, Liverpool from SP2 to B6

Proposal Summary : The former Council administration site (2.83 ha) is currently zoned part SP2 Infrastructure (Public Administration Building) and part RE1 Public Recreation.

The planning proposal is to rezone the site to part B6 Enterprise Corridor and part RE1 Public Recreation. The existing RE1 zone is proposed to be expanded to align with the boundaries of Council's flood risk map.

The intent of the rezoning is to provide redevelopment options for the land, which is currently not available under the current SP2 Infrastructure (Public Administration building). The rezoning will allow for a number of development options to occur on site.

The planning proposal seeks to amend the following Liverpool LEP 2008 (LLEP 2008) maps:

- ❑ **Land Zoning Map:** Zoning to be changed from part SP2 Infrastructure and part RE1 Public Recreation to part RE1 Public Recreation and B6 Enterprise Corridor
- ❑ **Floor Space Ratio Map:** To apply a maximum floor space ratio of 1:1.
- ❑ **Height of Buildings Map:** The proposed maximum height of buildings for B6 zoned land is 15 metres.
- ❑ **Minimum Lot Size Map:** Minimum lot size requirement for the B6 zone is proposed at 2,000sqm.

Council has advised that the proposed floor space ratio, minimum subdivision lot size, height of building controls are consistent with that applied to the existing B6 zoned land under the LLEP 2008 and will provide for adequate incentive to develop within acceptable parameters of density, bulk and scale.

Site details

The planning proposal applies to the two following properties:

- 1 Hoxton Park Road (Lot 103 DP 877139) - area 21,370 sqm, part SP2 Infrastructure (Public administration building) and part RE1 Public Recreation.
- Lot 104 Hoxton Park Road (Lot 104 DP 877139) - area 6,934 sqm, zoned part SP2 Infrastructure (Public Administration Building) and part RE1 Public Recreation.

An aerial map and a locality map of the subject sites are provided at Tag A1 and A2. The current zoning map is at Tag A3. The proposed zoning and development control maps are at Tag A4.

PP Number : PP_2011_LPOOL_012_00 Dop File No : 11/22599-1

**Draft Liverpool Amendment No 23 - Rezoning of Old Council Chambers, Hoxton Park Road,
Liverpool from SP2 to B6**

Proposal Details

Date Planning Proposal Received :	23-Dec-2011	LGA covered :	Liverpool
Region :	Sydney Region West	RPA :	Liverpool City Council
State Electorate :	LIVERPOOL	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	1 Hoxton Park Road		
Suburb :	Liverpool	City :	Liverpool
		Postcode :	NSW 2170
Land Parcel :			

DoP Planning Officer Contact Details

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DoP Project Manager Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	
Regional / Sub Regional Strategy :	Metro South West subregion	Consistent with Strategy :	Yes

Draft Liverpool Amendment No 23 - Rezoning of Old Council Chambers, Hoxton Park Road, Liverpool from SP2 to B6

MDP Number :	Date of Release :	
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots : 0	No. of Dwellings (where relevant) :	0
Gross Floor Area : 0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : To the best of the knowledge of the regional team, the Department's Code of Practice in relation to communications and meetings with lobbyists has been complied with. Sydney Region West has not met with any lobbyists in relation to this proposal. The Regional Director has not been advised of any meetings between other departmental officers and lobbyists concerning the proposal.

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : The Department's Lobbyist Register has been checked on 22 December, 2011.

Supporting notes

Internal Supporting Notes : **Background**

The Council building fire of 15 August 2010 destroyed the original portion of Council's administration building. Since then Council has purchased the multi level commercial building at 33 Moore Street Liverpool and has moved its offices to the new premises. Apart from the relatively new 'northern wing' being currently used as administration offices for Council's engineering unit, the building is largely unusable/vacant.

Supporting notes

The current zoning of the land is restrictive and does not allow any use other than public administration uses.

The proposed land use will revitalise the largely underutilised site, at a location with good access to the Liverpool regional centre and along the T-Way route for employment generating purpose. The planning proposal is therefore, consistent with the objectives of the Metropolitan Plan for Sydney 2036 and the draft South West Subregional Strategy.

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : Council has advised that the primary objective of the planning proposal is to facilitate an enterprise corridor along Hoxton Park Road, Liverpool.

The current SP2 Infrastructure (Public Administration Building) Zone does not allow other types of development other than for public administration purposes on the site. Rezoning is to provide redevelopment options of the site and to allow Council to seek Expressions of Interest from the market.

The planning proposal is the best means of achieving the objectives for the site. In order to provide for future development of the site by private parties, a rezoning is required which can only be achieved through a planning proposal.

Council has advised that the subject land does not require reclassification as it is currently classified as 'operational'.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : The objectives of this planning proposal will be achieved via an amendment to LLEP 2008 zoning, floor space ratio, height of building and minimum lot size maps, consistent with the controls applied to the existing/proposed B6 zoned land under the Liverpool LEP 2008.

Council has also advised that the proposed controls are deemed acceptable in that they provide for adequate incentive to develop within acceptable parameters of density, bulk and scale.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

3.4 Integrating Land Use and Transport

* May need the Director General's agreement

4.3 Flood Prone Land

6.2 Reserving Land for Public Purposes

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : **SECTION 117 DIRECTIONS**

DIRECTION 1.1 BUSINESS AND INDUSTRIAL ZONES

The direction applies when a RPA prepares a planning proposal that will affect land within an existing or proposed business zone. Council has advised that the planning proposal will give effect to the following objectives:

- Encourage employment growth in suitable locations:

The planning proposal will provide for an opportunity to develop commercial premises in an area connected to major roads, public transport and strong population catchment.

- Retain the areas and locations of existing business and industrial zones:

The proposal does not propose to rezone existing land zoned for such uses.

- Not reduce the total potential floor space area for employment uses and related public services in business zones:

The proposal does not reduce potential floor space for employment uses.

- Ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning:

REGIONAL TEAM'S COMMENTS:

It is agreed with Council that the planning proposal will encourage employment growth and will not reduce the total potential floor space area for employment uses and related public services in business zones.

The planning proposal is not inconsistent with the objectives of the direction as it will increase the total potential floor space area for business uses and encourage employment growth. However, because of its previous use as a Council administration building, the proposal is not specifically identified as an employment area in any of the strategies including the Metropolitan Plan for 2036 and the draft North West Subregional Strategy.

DIRECTION 3.4 INTEGRATING LAND USE AND TRANSPORT

This direction applies when a proposal creates, alters or removes a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

The southern boundary of the site is located approximately 130 metres from the T-Way bus stop adjacent to Hoxton Park Road while the northern boundary of Lot 104 site is approximately 300m walk from a T-Way bus stop adjacent to Memorial Avenue.

Council has advised that the rezoning proposal will:

- permit a range of business uses with access to major transport route;
- locate trip-generating activities and development in places that optimise accessibility, limit the demand for travel, encourage and facilitate public transport use; and
- complement the B2 Local Centre located approximately 200m to the west.

REGIONAL TEAM'S COMMENT:

As stated by Council, the planning proposal is considered to be consistent with the objectives of the direction. It is located along a major public transport corridor, will encourage public transport services and reduce travel demand and dependence on cars.

DIRECTION 4.3 FLOOD PRONE LAND

The direction applies to the planning proposal. Council has advised that approximately 30% of the site is affected by the flood planning level (1:100 flood level) categorised as high risk and medium risk flood areas in the Council's Flood Risk map at Tag B2. The proposal seeks to expand the RE1 zoned land to align with the medium and high risk flooding areas. With the submission of the planning proposal for Gateway Determination, Council has sought approval of the Director-General in regards to this direction.

Council has further advised that any future development will have to consider the flood affectation of the site. The Liverpool Local Environmental Plan 2008 and Development Control Plan 2008 contains provisions relating to development in and adjacent to flood prone land, consistent with the Floodplain Development Manual 2005.

REGIONAL TEAM'S COMMENT:

The planning proposal, as submitted by Council, will permit development within low

risk flood area. The B6 Zone would be limited to the areas identified as no or low flood risk sections (i.e. above 1:100 flood level) of the site. The high/medium risk flood areas along Brickmakers Creek will be contained wholly within the expanded RE1 Zone.

Should the Gateway determine that the proposal proceeds, it is considered that the inconsistency with the direction is of a minor nature and the Director General's (or his delegate) endorsement is recommended on that basis.

DIRECTION 6.2 RESERVING LAND FOR PUBLIC PURPOSES

This Direction applies to the proposal as it alters (i.e. creates) the existing RE1 Public Recreation zoned land to include additional land along the creek which are flood prone areas (medium and high risk flooding areas) within the site.

REGIONAL TEAM'S COMMENT:

The proposal is inconsistent with the objectives of the direction as it will alter (create additional area) the existing land zoned RE1 which is not approved by the Director General or any other authority.

It is recommended that the inconsistency with the direction is of minor nature and the Director General's (or his delegate) approval is recommended on that basis.

DIRECTION 7.1 IMPLEMENTATION OF THE METROPOLITAN PLAN FOR SYDNEY 2036

This Direction requires the Proposal to be consistent with the Metropolitan Plan for Sydney 2036.

Council has advised that:

- . the proposal is consistent with the Metropolitan Plan for Sydney 2036, as it provides employment opportunities and choice from a range of local and regional services, including start-up offices, showrooms, building supplies and retail, which benefit from high levels of passing traffic.
- . the site is highly accessible - located within 200m from a bus stop with high service provision and existing local centre.
- . the site is strategically located on Hoxton Park Road and Enterprise Corridors along the road will not detract from the the attractiveness of the Liverpool City Centre.
- . the site can be considered complimentary to the Liverpool City Centre considering it is located on a major arterial road leading into the centre and located less than 600 metres from the southern gateway point to the city centre at Terminus Street.
- . the scale of the proposed rezoning (approx. 20,000 sqm) will not threaten the viability of the city centre.

Council has also advised that the planning proposal is consistent with the objectives of NSW State Plan, the draft South West Subregional Strategy and Liverpool LGA Retail Centres Hierarchy (see details in the Council's planning proposal report at Tag B1).

Land Use Study (APP, December 2011) - Tag B3

Council engaged APP Corporation Pty Limited to undertake an independent land use and development feasibility. The study considered Residential (R3 and R4) and several business (B1, 2, 4,5 and 6) zone options for the site and recommended B2 Local Centre Zone or B6 Enterprise Corridor Zone, with the remaining northern portion to remain as RE1 Public Recreation.

Council supported the B6 Enterprise Corridor Zone for the site. Council's justification for a B6 Zone option for the site is as follows:

- the site is located along Hoxton Park Road which is a key corridor entering Liverpool City Centre. This ensures high commuter exposure and increased economic viability for commercial development.
- the site has a 110m frontage to Hoxton Park Road and an existing four way signalised intersection to facilitate access to both directions of Hoxton Park Road.
- due to its size, the site may be appropriate for a mix of uses such as offices, retail, and residential development.
- future commercial development may be deemed complementary to the B2 Local Centre zoned area located 200 metres to the west (junction of Flowerdale Road and Hoxton Park Road).
- permits a wide range of uses, increasing attractiveness of the site for redevelopment.
- permits a number of uses that may complement the adjoining open space precinct, such as recreation and entertainment facilities.
- permits office premises, allowing the retention of the existing office building.

Council's detailed assessment of the proposal against the relevant Metropolitan Strategy, the draft South West Subregional Strategy and local strategies are in the Council's planning proposal/report at Tag B1.

REGIONAL TEAM'S COMMENT:

The proposal is considered to be consistent with certain critical elements of the draft centres policy in the Metropolitan Plan as follows.

THE METROPOLITAN PLAN FOR SYDNEY 2036

The Metropolitan Plan identified enterprise corridors as areas which provide low cost accommodation for a range of local and regional services, including start-up offices, showrooms, building supplies and retail, which benefit from high levels of passing traffic (Tag B4). They run along major arterial roads and can also provide a valuable buffer, at an appropriate distance from the road, from surrounding residential development.

The 2005 Metropolitan Strategy identified corridors as the areas around transport routes connecting centres and activities. Economic corridors were identified as places that would play a key role in the metropolitan and national economy; renewal corridors were identified as the focus for diverse and livable communities; and enterprise corridors were identified as locations for important local employment and services.

These corridors may typically permit a range of land use controls, although use of a B6 Enterprise Corridor Zone should be limited to areas of very high traffic volumes and where it is appropriate to allow a flexibility of land uses to enable productive use of the road corridor.

The Metropolitan Plan also states that B6 Zone will not be appropriate for all busy roads and development for retail premises in this zone may be able to occur where it plays the role described above. The amount of retailing to be permitted in the B6 Zone should be set locally. Clause 7.23 of the LLEP 2008 limits retail floor space of 1,000 sqm in the zone. The proposed draft Amendment No 19, if made, will increase this retail floor area to 1,600 sqm.

DRAFT SOUTH WEST SUBREGIONAL STRATEGY (DSWSS)

There are a number of instances where the DSWSS suggests appropriate locations for enterprise corridors in the subregion (pages 39 and 69, Tag B5). These areas are

identified as parts of the Hume Hwy north of Liverpool, the western end of Newbridge Rd and the southern side of Hoxton Park Rd east of Joadja Street. The Council site was not vacant at the time of the preparation of the DWSS and was not specifically identified.

The draft Activity Centres Policy (March 2010) recommends corridors only where (a) the use does not undermine the activity centres, taking into account their wider strategies to accommodate the retail floor space in their areas. (b) the access to the site is via a secondary road so as not to add to traffic congestion or affect freight or bus traffic.

OBJECTIVES OF B6 ENTERPRISE CORRIDOR ZONE

Attached Tag D2 is the extract for B6 land use table (including 'Objectives') from Liverpool LEP 2008.

It is noted that in the wider locality, there are B6 zones located along Hoxton Park Road and New Bridge Road, which are major thoroughfare entering the Liverpool CBD from the east and west (see map at Tag C1).

It is therefore considered that the site is located on a 'main road' and within a 'key corridor' where a B6 Zone would offer greater opportunities to establish an appropriate range of business uses on the site that are able to take advantage of the high level of exposure to the adjacent road corridors.

The proposed B6 Zone on the land will allow business uses such office premises, retail premises, light industries, as well as mixed uses in the form of shop top housing, serviced apartments, multi dwelling housing and hotel and motel accommodation and would be consistent with the zone objective "to maintain the economic strength of centres by limiting the retailing activity".

SURROUNDING BUSINESS ZONES

As shown on the diagram at Tag C1, Liverpool Council has several Planning Proposals in the process that have been made or endorsed to proceed by the Gateway or being considered by the Gateway for B5 and B6 zoning, including the Amendments 25 (Cosco, Crossroad), 22 and 19 (Orange Grove Road), 18 (Masters, Warwick Farm) and 20 (New Bridge Road). The draft Amendment No 19 also proposed to limit retail floor space to 1,600 sqm within the zone. These planning proposals were not a result of any strategic study or report agreed by the Department. Cumulatively, these proposals may have potential impact on the commercial viability of the city centre.

Given Council's interest in progressing several proposals for additional retail development in out of centre locations, the Gateway has previously advised Council to complete its commercial centres hierarchy review prior to the finalisation of several of these planning proposals.

SUMMARY

It is considered that:

- the site is located on busy roads with high traffic volumes and poor residential amenity, and the proposed zoning will allow flexible business activities that benefit from high levels of exposure and, at the same time, buffer residential development from the adverse impacts of the major roads;
- the proposed B6 Enterprise Corridor Zone is also not inconsistent with the Metropolitan Plan for Sydney 2036 which recognises the importance of Enterprise Corridors as locations for local employment and valuable/flexible space for local commercial and a range of retail formats, that benefit from high levels of exposure;
- a B6 Enterprise Corridor Zone will allow for small scale bulky goods premises

Draft Liverpool Amendment No 23 - Rezoning of Old Council Chambers, Hoxton Park Road, Liverpool from SP2 to B6

with a maximum permissible floor space of 2,500 sqm, as per Clause 7.23 of the Liverpool LEP 2008 (copy at Tag D1), thereby restricting large format retail uses, which are envisaged within the B5 Business Development Zone; and a B6 Enterprise Corridor Zone will also allow for retail premises with a maximum permissible floor space of 1,000 sqm (proposed 1,600 via draft Amendment 19), as per Clause 7.23 of the Liverpool LEP 2008 (copy at Tag D1), thereby restricting larger supermarkets generally permitted in local centres.

In summary, the characteristics of the site would support limited scale business opportunities on a key corridor entering Liverpool City Centre and would not threaten the economic strength of existing centres

A B6 Zone in this location is not inconsistent with Metropolitan Plan for Sydney 2036 (extract is at Tag B4) because of the contributing factors as discussed above. It would allow a range of land uses to enable productive use of the road corridor and may assist in buffering the more sensitive residential land uses in the surrounding area.

In view of a number of recent Liverpool planning proposals involving bulky goods and retail in several out of centre locations, it is proposed that a review of commercial/retail hierarchy and centres is undertaken to ensure the viability of centres is prepared to underpin and guide future planning decisions.

It is understood that Council has resolved in August, 2011 to undertake an update to the 2005 Leyshon report and review its retail/centres hierarchy to guide future economic development in the Liverpool LGA, to be finalised by 2012.

Mapping Provided - s55(2)(d)

Is mapping provided? Yes

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? Yes

Comment : Council has resolved to forward the Planning Proposal to the Department and the subsequent Gateway Determination will stipulate the terms of public exhibition.

Additional Director General's requirements

Are there any additional Director General's requirements? No

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? Yes

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : The planning proposal is to amend the Liverpool Principal LEP 2008.

Assessment Criteria

Need for planning proposal :	Since the Council building fire on 15 August, 2010, the majority of the building on the site is unusable apart from the relatively new 'northern wing'. The proposed B6 Zone will revitalise this largely underutilised site, at a location with good access to the Liverpool regional centre and along the T-Way route, for employment generating uses. The planning proposal is therefore generally consistent with the objectives of the Metropolitan Plan for Sydney 2036 and the draft South West Subregional Strategy. The current zoning of the land is restrictive and does not allow any use other than public administration uses. It is agreed with Council that the planning proposal is the best means to rezone the site to develop the unused/strategic site.
Consistency with strategic planning framework :	Consistency with strategic planning framework is discussed in detail under "Adequacy Assessment" - S117 Direction 7.1 Implementation of the Metropolitan Plan for Sydney 2036. The planning proposal is not a result of any approved strategy by the Department, however, is not inconsistent with relevant strategies including Metropolitan Plan for Sydney 2036, draft South West Subregional Strategy and local strategies. As discussed above, Liverpool Council has several Planning Proposals in the process that have been made or endorsed to proceed by the Gateway or being considered by the Gateway for B5 and B6 zoning in out of centre locations. These planning proposals were not a result of any strategic study or report agreed by the Department. Cumulatively, these proposals may have potential impact on the commercial viability of the centres. The Gateway has previously advised Council to complete its commercial centres hierarchy review prior to the finalisation of several of these planning proposals.
Environmental social economic impacts :	It is unlikely that any significant environmental effects will arise as a result of this planning proposal. The site is clear of significant vegetation. Flooding (Detailed discussion under S117 4.3 Flood Prone Land) Any future development will have to consider the flood affectation of the site which is mainly contained within a short distance of Brickmakers Creek. The Liverpool Local Environmental Plan 2008 and Development Control Plan 2008 contain provisions relating to developing in, and adjacent to, flood prone land. Council has advised that the planning proposal does not create the need to add provision in relation to flooding. It is recommended that Office of Environment and Heritage be consulted as part of the planning process. Traffic Council has advised that the rezoning will permit a number of uses on the subject site. Specific traffic generation can only be determined with the proposal of specific development. The B6 zone permits a range of uses which can vary in terms of traffic generation, types of vehicle movements, servicing requirements and peak times. It is envisaged that future uses would not result in significant traffic impacts considering the high traffic intensity of previous use i.e. Council administration building and the existing access provision being the signalised four way intersection to Hoxton Park Road. Further access to Memorial Avenue may be possible depending on the future design of development.

**Draft Liverpool Amendment No 23 - Rezoning of Old Council Chambers, Hoxton Park Road,
Liverpool from SP2 to B6**

It is recommended that Transport for NSW - Roads and Maritime Authority is consulted as part of the planning process.

Aboriginal Heritage

Council has advised that a search on the Aboriginal Heritage Information Management System (AHIMS) provided no results on the site or in the immediate area.

Flora and Fauna

Council has advised that the planning proposal will not cause any detrimental impact on critical habitat or threatened species, populations or ecological communities. Any development proposal arising from this LEP amendment (and following disposal) will be subject to the current environmental considerations set out in the Liverpool LEP 2008 and relevant State and Federal Government legislation.

Assessment Process

Proposal type :	Consistent	Community Consultation Period :	14 Days
Timeframe to make LEP :	9 Month	Delegation :	DDG
Public Authority Consultation - 56(2)(d) :	Office of Environment and Heritage Transport for NSW - Roads and Maritime Authority		

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Tag B1 - Planning_Proposal_received_from_Council.pdf	Proposal	Yes
Tag_A1_&_A2_-_Aerial_Photo_and_locational_maps.pdf	Map	Yes
Tag_A3_-_Existing_Zoning_map.pdf	Map	Yes
Tag_B1_-_Planning_Proposal_Attachment (Council_report_dated_21_November_2011).pdf	Proposal	Yes
Tag_B2_-_Flood_Risk_map.pdf	Proposal	Yes

Draft Liverpool Amendment No 23 - Rezoning of Old Council Chambers, Hoxton Park Road, Liverpool from SP2 to B6

Tag_B3_-_APP_Land_Use_Study.pdf	Proposal	Yes
Tag_B5_-_Extract_from_South_West_Subregional_Strategy.pdf	Proposal	Yes
Tag_C1_-_Proposed_B5_and_B6_Zones_in_Liverpool6.pdf	Proposal	Yes
Tag_D1_-_Cl_7.23_Liverpool_LEP_2008.pdf	Proposal	Yes
Tag_D2_-_Extract_from_Liverpool_LEP_2008.pdf	Proposal	Yes
Tag_A4_-_Proposed_map_changes_for_zoning_height_and_FSR.pdf	Map	Yes
Tag_B1_-_Planning_Proposal_-_Covering_Letter_for_PP.pdf	Proposal Covering Letter	Yes
Tag_B4_-_Extract_from_Metropolitan_Plan_for_Sydney_2036.pdf	Proposal	Yes

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
- 4.3 Flood Prone Land
- 6.2 Reserving Land for Public Purposes
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the proposal proceeds with the following conditions:

- (1) The Director General's delegate agrees that any inconsistency with section 117 directions:
 - . 4.3 Flood Prone Land; and
 - . 6.2 Reserving Land for Public Purposes;
- (2) Community consultation for 14 days;
- (3) Consultation with Transport for NSW - Roads and Maritime Authority and the Office of Environment and Heritage.
- (4) The timeframe for completing the local environmental plan is to be 9 months from the week following the date of the Gateway determination.

In view of a number of recent Liverpool planning proposals involving bulky goods and retail in several out of centre locations, it would be appropriate for Council to prepare a commercial hierarchy and centres review to ensure the viability of centres and that there is a contemporary and robust strategic base for future planning decisions. This study should be prepared before the planning proposal is finalised.

Supporting Reasons : The planning proposal will revitalise the largely underutilised site at a location with good access to the Liverpool regional centre and along the T-Way route for employment generating purpose.

Signature:



Printed Name:

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Date:

13/1/12