

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

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

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Additional Information :	7.1 Implementation of the Metropolitan Plan for Sydney 2036 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.

Panel Recommendation

Recommendation Date :	19-Jan-2012	Gateway Recommendation : Passed with Conditions
Panel Recommendation :	The Planning Proposal should proceed subject to the following conditions: 1. Council is to undertake a commercial centres study which considers the outcomes of this planning proposal in the context of the broader commercial centres hierarchy for Liverpool. The outcomes of the study should be used as a basis to support this planning proposal and should also provide sufficient strategic guidance to inform future planning decisions. Council is required to exhibit the study with this planning proposal. 2. 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 is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009). 3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act: • NSW Maritime and Roads • NSW Office of Environment and Heritage Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.	

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4. 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).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Gateway Determination

Decision Date :

Gateway Determination : **Passed with Conditions**

Decision made by :

Exhibition period : **14 Days**

LEP Timeframe : **9 Month**

Gateway

The Planning Proposal should proceed subject to the following conditions:

Determination :

*deleted
B6* 1. Council is to undertake a commercial centres study which considers the outcomes of this planning proposal in the context of the broader commercial centres hierarchy for Liverpool. The outcomes of the study should be used as a basis to support this planning proposal and should also provide sufficient strategic guidance to inform future planning decisions. Council is required to exhibit the study with this planning proposal.

2. 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 is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

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

- NSW Maritime and Roads
- NSW Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. 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).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Tom Gellibrand

Date:

25/1/12