

**Planning Proposal - (Amendment 66) Rezoning of 146 Newbridge Road, Moorebank
(Residential use of Georges Cove Marina)**

Proposal Title :	Planning Proposal - (Amendment 66) Rezoning of 146 Newbridge Road, Moorebank (Residential use of Georges Cove Marina)		
Proposal Summary :	The planning proposal seeks to allow residential development consisting of 17 terraces and 108 apartments as additional use within the footprint of the two buildings (the private Marina Clubhouse and a Maritime building) of the approved Georges Cove Marina Development on part of Lot 7 DP 1065574 and known as 146 Newbridge Road, Moorebank zoned RE2 Private Recreation under Liverpool Local Environmental Plan 2008. The development approval for the Georges Cove Marina Development (DA 846/2012) was approved on 29 September 2014 on the subject site by the Sydney West Joint Regional Planning Panel. These buildings are yet to be constructed. The planning proposal is also to rezone 0.41 ha land from RE2 Private Recreation to R3 Medium Density Residential zone (approved Mirvac Georges Cove Residential Development) to correct a boundary misalignment between the land on the northern side of the boundary and the subject site.		
PP Number :	PP_2017_LPOOL_001_00	Dop File No :	16/14610-1

Proposal Details

Date Planning Proposal Received :	30-Jan-2017	LGA covered :	Liverpool
Region :	Metro(Parra)	RPA :	Liverpool City Council
State Electorate :	LIVERPOOL	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :			
Suburb :		City :	Postcode :
Land Parcel :	146 Newbridge Road, Moorebank, Liverpool		

**Planning Proposal - (Amendment 66) Rezoning of 146 Newbridge Road, Moorebank
(Residential use of Georges Cove Marina)**

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
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	125
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government **No**
Lobbyists Code of
Conduct has been
complied with :

If No, comment : **In relation to the Lobbyist Code of Conduct, there are no records on the Department's
Lobbyist Contact Register regarding this matter. The NSW Government Lobbyist Code of
Conduct has been complied with.**

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

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

External Supporting
Notes :

Adequacy Assessment

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

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

Comment : **The planning proposal seeks to:**

1. Amend the Liverpool LEP 2008 to enable residential uses within parts of the approved Georges Cove Marina development which consists of a private Marina Clubhouse and a Maritime building.

The proposed residential development will comprise of seventeen (17) terrace houses on the private Marina Clubhouse and 108 apartments within the Maritime Building with a combined Gross Floor Area (GFA) of 18,848 sqm.

2. The planning proposal also seeks for a minor modification to the Liverpool LEP 2008, to adjust the boundary between the RE2 Private Recreation zoned land on the subject site and the R3 Medium Density Residential zoned portion to the north of the site to correct a misalignment between the two boundaries.

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

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

Comment : **The two amendments to the Liverpool Local Environmental Plan (LEP) 2008 are proposed to facilitate the planning proposal as follows:**

1. Amendment to Schedule 1 – Additional Permitted Uses of the Liverpool LEP 2008 to allow residential development with a 'Key Site Map' to illustrate the footprint of the affected land.

The amendment is sought in accordance with Clause 2.5 of the Liverpool LEP 2008 - Schedule 1 'Additional permissible uses' to allow 17 terrace dwellings on the private Marina Clubhouse site and 108 apartments within the Maritime building of the approved Georges Cove Marina development by the Sydney West Joint Regional Planning Panel on 29 September 2014. The terraces will have a Gross Floor Area of GFA of 4,720 sqm and the apartments will have 14,128 sqm (total GFA 18,848sqm).

The proposed residential envelope extends slightly beyond the building envelope of the marina but will not extend the footprint beyond the building footprint of the approved marina. The provisions proposed are as follows:

Proposed Schedule 1 – Additional Permitted Uses

Use of certain land in Moorebank for residential development in Zone RE2.

- (1) This clause applies to land shown coloured green on the key sites map;**
- (2) Residential development should comply with the existing controls for the RE2 zoning); and**
- (3) Development for the purposes of residential development is permitted with consent if the total gross floor area of all residential development on the site does not exceed 21,765m2.**

2. To adjust the boundaries between the subject site and the R3 Medium Density Residential zoned portion on the north of the site. As a result, an area of 0.41 ha of existing RE2 zoned land on the subject site will be rezoned to R3 zone. The zone boundary adjustment will not alter the overall design of the proposed Georges Cove Marina development.

The maps in "Documents" show the site, extent of zoning and the area where residential development is to occur and the boundary adjustment. Other associated map changes to lot size, FSR and height maps are proposed for the part of the site to be rezoned to R3.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

4.1 Acid Sulfate Soils

4.3 Flood Prone Land

* May need the Director General's agreement

4.4 Planning for Bushfire Protection

6.3 Site Specific Provisions

7.1 Implementation of A Plan for Growing Sydney

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

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

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

SEPP No 65—Design Quality of Residential Flat Development

GMREP No. 2 - Georges River Catchment

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

THE SITE

The 22 ha site is located within Lot 7 DP 1065574, 146 Newbridge Road, Moorebank, Liverpool. The site has been used for extractive industry and concrete recycling operations since 1992 which is nearing completion.

The site is along Georges River to the east, Mirvac residential development (180 dwellings) along Newbridge Road to the north and George's Fair residential estate (967 dwellings) to the west. Land to the east of Georges River is located within the Bankstown Local Government Area. To the south of the site is a reserve, proposed to be used for a concrete recycling facility.

APPROVED MARINA DEVELOPMENT

A development application for Georges Cove Marina and associated infrastructure (Maritime building and a private Marina Clubhouse) to house wet and dry berth facilities for 250 small crafts, public open space works and associated car parking was given a conditional approval by Sydney West JRPP on 29 September 2014 (DA-846/2012). The public open space works include embellishment and revegetation of the river foreshore and construction of public recreational facilities on the foreshore including bike paths, barbeque facilities and shelters. Construction is yet to commence on any component of the approved development.

It is likely that a revised development application will be required for the marina development.

EXISTING LAND USE

The site has been used for extractive industry and concrete recycling operations which will completely cease operation when Georges Cove Marina construction commences. It contains a number of material stockpiles and outbuildings, which accommodate various plant and equipment associated with the use as well as office spaces.

The approved Georges Cove Marina complex will require large areas of the site to be rehabilitated and landscaped. The approved development will use an existing sand extraction dredge pond (approx. 6 ha) as the basis for the marina basin. The proposed residential terraces and apartments will be designed to overlook the marina. Vehicular access to the site will be via Brickmakers Drive and the new Link Road.

ZONING

The site is zoned RE1 Public Recreation and RE2 Private Recreation. The approved Georges Cove Marina and related recreational facilities are permitted with consent in these zones. Residential development, however, is not permissible within RE2 zoned

land where the residential development is actually proposed.

The planning proposal was lodged with Liverpool City Council on 12 January 2015 seeking an amendment to Schedule 1 Additional Permitted Uses of the Liverpool LEP 2008 to enable residential development on RE2 zoned land, where the Georges Cove Marina is proposed.

Council has further advised that since the lodgement of the planning proposal, a detailed survey investigations of the Georges Cove Marina site and the proposed residential development to the north have identified a misalignment between the boundary of the two sites. The planning proposal is also to adjust this boundary misalignment and rezone this part of the land from RE2 to R3 Medium Density Residential zone, consistent with the land north of the subject site.

PLANNING PROPOSAL

The site is located on the foreshores of the Georges River and adjoins land uses, including the Georges Cove residential development (Mirvac) in R2 Low Density Residential zone on the northern boundary, and the public and private recreation space which will occur under DA-846/2012 for the Georges Cove Marina development. Liverpool Council considered that restrictions under the current zoning do not enable an efficient use of the land that takes into consideration the current and future land uses within the area.

The planning proposal will enable the development of a three (3) level, 17 residential terraces within the approved private Marina Clubhouse building and a four (4) level, 108 apartments within the approved Maritime building by adopting a more innovative dry boat storage system and will be designed within the footprint already approved for the cafe/restaurant and commercial premises located on the site. Council advises that the proposed buildings will be largely within the building envelope of the approved marina buildings and will not result in a reduction of the number of boats able to be stored within the approved complex. The architectural plans for the proposed residential development are in the planning proposal at "Documents".

In approving the Marina development (DA-846/2012), the JRPP concluded that the proposed marina facilities were generally in the public interest. It provides social and recreational facility that would enhance the locality and the regional stature of Liverpool LGA. The panel concluded that the proposed development would rejuvenate an otherwise degraded site, enhance the landscape quality of the Georges River foreshore and satisfactorily addressed the significant environmental constraints (e.g. flooding and vehicular access). As such, Council considers the approved Georges Cove Marina together with the proposed residential mixed use precinct, will enhance and complement the adjoining land uses, particularly the Moorebank East and George's fair residential precincts, which are changing towards urban residential renewal with high quality design and environmental standards.

The proposed residential use of the site will be substantially within the footprint of the approved marina development and will not, therefore, result in further significant physical impact on the site. However, other environmental effects, specifically the additional traffic generation, flooding, bushfire and contamination are to be addressed to demonstrate that the site is suitable for the proposed residential use are discussed in this report.

ACCESS AND TRAFFIC

Council advises access to the marina site is to be via the previously approved link road, at the intersection of Brickmakers Drive and the site, however, this approval is yet to be confirmed. The EMM Consultant's Traffic Study identified that the proposed 125 dwellings in addition to the various currently approved Marina development (boat storage, boat showroom, function centre, cafe, clubhouse and boat repair workshop

area) will generate approximately 1,472 additional daily traffic movements. There will be 135 additional hourly car movements during the weekday morning traffic peak hours and 180 additional hourly car movements during the weekday afternoon traffic peak hours. However, these daily traffic increases will remain within the daily traffic capacity of the surrounding roads and would not require additional traffic calming or other traffic management measures.

PARKING AND PUBLIC TRANSPORT

The total proposed car parking capacity of the site is 851 car parking spaces. This involves 201 residential car parking spaces and 650 other car parking spaces for use by site employees, customers and other visitors. The site footpaths/cycle paths within the site and along the river foreshore are to be designed to comply with the Council requirements. There is appropriate public transport access within 800m to and from the development for residents and visitors on New Bridge Road.

CONSISTENCY WITH APPLICABLE SECTION 117 DIRECTIONS

4.1 Acid Sulfate Soils

The site is identified on the Liverpool LEP 2008 Acid Sulphate Soils Map (014). The direction requires an acid sulfate soils study for any intensification of land uses on land identified as having a probability of containing acid sulfate soils. Council has not submitted any study which addresses the proposed residential use, however, advises that an Acid Sulphate Soil Management Plan was submitted and approved under DA 846/2012.

The development approval condition 82 requires the development to be carried out in accordance with the approved Acid Sulfate Soils Management Plan prepared for the site. Considering the existence of an approved Acid Sulfate Soils Management Plan for the site, the planning proposal is considered to be of a minor nature and is justifiably inconsistent with the direction. However, Council is to be reminded that the Acid Sulfate Soils Management Plan for the site is to be exhibited together with the planning proposal. Approval of the Secretary's delegate is recommended.

4.3 Flood Prone Land

The site is identified as having maximum high flood risk, and the direction applies.

An extensive flood assessment for the site has been undertaken and approved as part of the marina development. It was considered that the marina development would have a negligible impact on the behaviour of flooding in the onsite flood storage area and nil or negligible impact on any other adjoining properties.

A revised flood assessment was prepared for the planning proposal by NPC Consultants, in "Documents". The landform under the terraces and apartments would be raised above the Flood Planning Level (FPL), in return creating extra flood storage and will ensure there would be no adverse impact on flooding behaviour.

The revised flood assessment identifies that the proposed residential component would exceed the personal safety and property damage objectives and criteria used to typically approve residential development on the floodplain as follows:

- provides a platform for residential development which is above the 100yr flood level (see diagrams in the planning proposal in "Documents"), has easy evacuation and no hydraulic hazard and hence would be classified as a Low Flood Hazard category in terms of Council's DCP Flood Planning Matrix where residential development is allowable;
- all apartments are not flood affected;
- all terraces have minimum floor levels 200mm above the Flood Planning Level;

- all terraces have internal access to floor levels above the PMF level;
- all residents have access to an evacuation route to external areas 200mm above the 100yr flood level; and
- the building would be unaffected by significant structural damages up to the PMF level which is beyond the requirement for detached residences on the floodplain.

The residential buildings would also be certified as structurally sound to withstand the hydraulic load of the PMF flood.

In summary, the revised flood assessment states that the proposed residential development can be constructed to fully comply with the requirements of the NSW Floodplain Development Manual (2005), Liverpool LEP 2008 and Liverpool Council flood policies, and other obligatory requirements in relation to development on or adjoining flood prone land.

The planning proposal's inconsistency with the direction is of a minor significance. The Secretary's delegate approval is required. It is recommended OEH is consulted to further assess the flood assessment report.

4.4 Planning for Bushfire Protection

The southern and north-western sections of the site are identified on the 100 m bushfire prone vegetation buffer on the Liverpool Bushfire Prone Land Map (in "Documents"). The direction applies.

A Bushfire Assessment report was prepared for the site by EMM Consulting Pty Limited for the planning proposal in October 2015. The assessment report considers the bushfire hazard associated with the marina development and describes mitigation measures, requirements for Asset Protection Zones (APZ) and construction in accordance with the NSW Rural Fire Service's Planning for Bush Fire Protection Guideline (RFS 2006) (PBP).

The planning proposal's inconsistent with this direction is of a minor nature. Consistent with the direction, it is recommended that Council is to consult with the Commissioner of the NSW Rural Fire Service prior to undertaking community consultation.

6.3 Site Specific Provisions

The proposed amendment to Liverpool LEP 2008 seeks to insert a maximum GFA allowable for the residential development on the two parcels of land to give certainty and flexibility for future development in terms of housing types. The planning proposal will facilitate the Georges Cove Marina development in providing improved foreshore public open space. On balance, it is considered the planning proposal is consistent with the direction.

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

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The maps provided are sufficient for exhibition purpose.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Community consultation is proposed to be undertaken in accordance with the requirements in 'A guide to preparing local environmental plans'. Council considers the proposal as 'low impact' and has suggested to be exhibited for 14 days.**

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Comment:

It is considered the planning proposal be exhibited for 28 days due to the issues involved and to give the community adequate time for comments.

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 : **Liverpool LEP 2008 is a Principal LEP.**

Assessment Criteria

Need for planning proposal :

The planning proposal is to allow 17 terrace dwellings on the private Marina Clubhouse site and 108 apartments within the Maritime building of the approved Georges Cove Marina development. The proposed residential development is not permissible within RE2 zoned land where the residential development is actually proposed. The planning proposal is required to achieve the proposed planning outcomes.

A planning proposal is also required for a boundary adjustment/rezoning between RE2 Private Recreation and R3 Medium Density Residential to rectify misalignment of zone boundary.

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Consistency with
strategic planning
framework :

**STRATEGIC ASSESSMENT - CONSISTENCY WITH APPLICABLE STRATEGIES, STATE
ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS**

A PLAN FOR GROWING SYDNEY

The planning proposal will facilitate the objectives of A Plan for Growing Sydney in Direction 2.1 'Accelerate housing supply' and Direction 2.3 'Improve housing choice' to suit different needs and lifestyles. It will deliver 17 terrace housing and 108 apartments consisting of 1,2 and 3 bedrooms.

The planning proposal is also consistent with the objectives of Direction 4.1.2 'Protect our natural environment and biodiversity'. The planning proposal will facilitate embellishment and revegetation of the Georges River foreshore and construction of public recreational facilities on the foreshore including bike paths, barbeque facilities and shelters while minimising environmental impacts to the water quality/flow of the river.

DRAFT SOUTH WEST DISTRICT PLAN

The planning proposal is consistent with the vision in the Draft South West District Plan. The delivery of terrace housing and apartments will improve housing choices, consistent with the objectives of 4.2 'Liveability priorities' and 4.3 'Improve housing choice'.

The planning proposal will facilitate embellishment and revegetation of the Georges River foreshore and construction of public recreational facilities on the foreshore including bike paths, barbeque facilities and shelters. There will be opportunities in subsequent developments for ongoing management to protect water quality, minimise impacts on biodiversity and landscape elements. Therefore, is considered to be consistent with the Sustainability Priorities of Objective 5 'Sustainable City' of the Draft South West District Plan.

Georges River catchment is an important component of the Sydney Bioregion and its landscape. The planning proposal will facilitate embellishment and revegetation of the Georges River foreshore and construction of public recreational facilities while minimising environmental impacts on the water quality/flow of the river. The proposal is considered to be consistent with specific actions in 5.2 'Enhancing the South West District in its Landscape', 5.3 'Protecting the natural beauty of District's visual landscape', 5.4 'Protecting the District's waterways' and 5.5 'Protecting and enhancing biodiversity'. Protecting the Georges River foreshore land will ultimately enhance the delivery of Objective 5.6 'Delivering Sydney's Green Grid' as the planning proposal will increase high quality public areas and green spaces and improves connectivity with other open space land along the foreshore.

**GREATER METROPOLITAN REGIONAL ENVIRONMENTAL PLAN NO 2 - GEORGES RIVER
CATCHMENT**

The Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (GMREP No2) aims to maintain and improve the water quality and river flows of the Georges River and its tributaries. The plan (Part 2, Clause 7) provides planning principles to be applied by a consent authority when determining a planning proposal or development application.

The planning proposal complies with the general planning principles of the GMREP as it seeks to maintain and improve the water quality of the Georges River, will provide soil and erosion control measures; embellish river foreshore land and improve the overall environmental performance of the site.

It is considered that the proposal is:

. not likely to have significant downstream hydrological or water quality impacts of the river foreshore; and

. subsequent developments can satisfactorily address issues such as acid sulphate soils, contamination, vegetation, aquatic impact, stormwater runoff, erosion and sediment control.

It is recommended that the NSW Department of Primary Industries (NSW Office of Water and Fisheries), NSW Environmental Protection Authority (EPA), Office of Environment and Heritage, Sydney Water and Sydney Catchment Management Authority are to be consulted for comments.

STATE ENVIRONMENTAL PLANNING POLICY (SEPP) NO.55 - REMEDIATION OF LAND

The aim of the SEPP is to provide the framework and requirements for the remediation and management of contaminated land.

A supplementary preliminary investigation was prepared by EMM Consultants Pty Limited for the planning proposal (in "Documents") to assess the contamination potential of the site. The conclusions of the investigation indicated that contaminants were limited in number and extent on the site and confirmed that contamination issues would not preclude the proposed future land use as a proposed marina development as well as for high-density residential dwellings with minimal opportunities for soil access.

Further, the investigation identified potential for metal, PAH, nutrients and nutrient concentrations in the dredge pond sediment and water are likely to impact ecological values in the Georges River when the marina basin is first opened to the river (acute impacts) and/or during of marina operations (chronic impacts). The investigation report recommended a Remediation Action Plan to identify and minimise risks to human health or ecology within the marina basin and adjoining Georges River and these measures can be addressed as part of the subsequent development approval process on the site. DA 846/2012 approval condition 36 for the marina development has similar requirements.

CONSISTENCY WITH LOCAL STRATEGIES

LIVERPOOL RESIDENTIAL STRATEGY

Council's Liverpool Residential Strategy (July 2008) for 25 years of housing development identifies areas that have the potential to accommodate housing growth, based on the availability of services and existing and future planned infrastructure. The strategy recognises that housing development should include a range of types and sizes to accommodate residents through their different stages of life, and to sustain the attractiveness of staying within Liverpool LGA.

Moorebank was one of the twelve local centres identified in the strategy as having potential to accommodate housing growth. Council advises that the proposed development will result in rehabilitation and rejuvenation of a degraded site adjacent to the Georges River. The proposed amendment will allow for the establishment of a residential development that will complement the already approved marina facility.

SUMMARY

It is considered the proposed additional residential use of the site with the approved marina development would complement the surrounding areas zoned for residential and environmental protection purposes, and rejuvenate the river foreshore.

The planning proposal is consistent with A Plan for Growing Sydney, the draft South West District Plan and applicable SEPPs and REPs. Council advises that the proposed development will result in rehabilitation and rejuvenation of a degraded site adjacent to the Georges River. The proposed amendment will allow for the establishment of a mixed use and residential development that will complement the already approved marina facility.

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Environmental social
economic impacts :

The environmental considerations in the planning proposal have demonstrated that the site is suitable for residential development.

Residential use is proposed within the building footprint of the approved marina development. The environmental effects of the proposal in terms of impacts on ecology will be the same as those assessed and approved as part of the marina development. The marina development concluded there would be no significant effect on threatened species, populations or ecological communities or their habitats arising from the construction or use of the proposed marina development. The proposed development will rejuvenate an otherwise degraded site, enhancing the landscape quality of the Georges River locality.

It is considered environmental issues which have potential impacts on the development in terms of flooding, contamination, acid sulfate soils, bushfire, traffic and access have been satisfactorily addressed (see discussions under "Adequacy"). It should be noted that these elements including traffic impacts, vegetation, aquatic impact, erosion and sediment controls can be formally addressed as part of the development application process. Specific requirements for further bushfire assessment as well as further consultation with relevant bodies have been recommended as part of the Gateway determination conditions.

The environmental issues which have the potential to impact on the amenity of future residents on the site, such as noise or air quality impacts associated with the development, can be assessed as part of a specific future DA process. In summary, it is not envisaged that there would be any potential impacts of the Georges Cove Marina development or surrounding land uses that would preclude residential development on the site. The proposal will facilitate further opportunities to reactivate a highly degraded stretch of Georges River natural landscape for passive and active forms of recreation that represents substantial economic and social benefits for Liverpool and the greater community and maintains the environmental quality of the area and embellish the riverine character of the land.

Assessment Process

Proposal type :	Consistent	Community Consultation Period :	28 Days
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Timeframe to make LEP :	12 months	Delegation :	DG
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Public Authority Consultation - 56(2)(d) :	Sydney Catchment Authority Office of Environment and Heritage NSW Department of Primary Industries - Agriculture NSW Department of Primary Industries - Fishing and Aquaculture Transport for NSW NSW Rural Fire Service Transport for NSW Transport for NSW - Roads and Maritime Services State Emergency Service Sydney Water Adjoining LGAs Other
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Is Public Hearing by the PAC required?	No
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(2)(a) Should the matter proceed ?	Yes
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If no, provide reasons :	The approved marina development was also referred to a number of authorities including the RMS, NSW Office of Water, NSW Fisheries and OEH.
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Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

Bushfire

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? **Yes**

If Yes, reasons : **The planning proposal does not contain any information on the need for additional public infrastructure likely to be generated by the proposed dwellings.**

The Director of Growth Infrastructure Funding in the Department has been consulted to ascertain if the proposal to increase the overall number of dwellings in ...

It has been recommended that should the Gateway determine that the proposal proceed, a condition be placed on the determination requiring Council to consult with Roads and Maritime Services, specifically in relation to impacts on designated State Public Infrastructure. Any comments should be forwarded to the Department for further consideration.

Agreement

The planning proposal and this recommendation has been considered by the Director of Growth Infrastructure Funding, who supports the planning proposal proceeding with the recommendation.

Documents

Document File Name	DocumentType Name	Is Public
Revised PP 17 Jan 2017 x_Part1.pdf	Proposal	Yes
Revised PP 17 Jan 2017 x_Part2.pdf	Proposal	Yes
Revised PP 17 Jan 2017 x_Part3.pdf	Proposal	Yes
Revised PP 17 Jan 2017 x_Part4.pdf	Proposal	Yes
Revised PP 17 Jan 2017 x_Part5#2.pdf	Proposal	Yes
Revised PP 17 Jan 2017 x_Part6#2.pdf	Proposal	Yes
Revised PP 17 Jan 2017 x_Part7#2.pdf	Proposal	Yes
Revised PP 17 Jan 2017 x_Part8.pdf	Proposal	Yes
Revised PP 17 Jan 2017 x_Part9.pdf	Proposal	Yes
Revised PP 17 Jan 2017 x_Part10.pdf	Proposal	Yes
Revised PP 17 Jan 2017 x_Part11.pdf	Proposal	Yes
Revised PP 17 Jan 2017 x_Part12.pdf	Proposal	Yes
Existing zoning.pdf	Map	Yes
PROPOSED ZONING.pdf	Map	Yes
Subject site.pdf	Map	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 4.1 Acid Sulfate Soils**
- 4.3 Flood Prone Land**
- 4.4 Planning for Bushfire Protection**
- 6.3 Site Specific Provisions**
- 7.1 Implementation of A Plan for Growing Sydney**

Additional Information : **IT IS RECOMMENDED THE PLANNING PROPOSAL PROCEED SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Prior to exhibition, Council must update the planning proposal to:
- (a) update the Lot and Deposited Plan numbers for the site to correctly reflect the land subject of the planning proposal;
 - (b) provide further justification to demonstrate consistency, or justify any inconsistency with section 117 Directions, 5.1 Implementation of Regional Strategies; and
 - (c) provide an updated planning proposal with additional advice on the proposed Link Road access to Brickmakers Drive.

A copy of the amended planning proposal is to be forwarded to the Department for endorsement prior to commencing exhibition.

2. Prior to public exhibition, Council is required to consult with the NSW Rural Fire Service and give consideration to the provisions of S117 Direction 4.4 - Planning for Bushfire Protection to demonstrate consistency with the direction.

3. The Secretary's delegate pursuant to Section 117(2) Directions 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land endorses that the planning proposal's inconsistency with the direction are of a minor significance.

4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- Office of Environment and Heritage;
- Sydney Catchment Authority;
- NSW Department of Primary Industries - Agriculture;
- NSW Department of Primary Industries - Fishing and Aquaculture;
- Transport for NSW;
- NSW Rural Fire Service
- Transport for NSW;
- Transport for NSW - Roads and Maritime Services;
- State Emergency Service;
- Sydney Water; and
- Bankstown City Council

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.

5. Community consultation is required under sections 56(2)(c) and 57 of the 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 the Department's 'A Guide to Preparing Local Environmental Plans'.

6. 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).

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

DELEGATION OF THE MINISTER'S PLAN MAKING FUNCTIONS

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Council has not requested for delegation of the Greater Sydney Commission's Plan Making Functions for the planning proposal. Given the issues involved with flooding and Georges River Catchment, delegation is not recommended.

Supporting Reasons :

The planning proposal will facilitate embellishment and revegetation of the Georges River foreshore and construction of public recreational facilities on the foreshore while minimising environmental disturbance to the water quality/flow of the river.

Signature:

Printed Name:

Date:
