

**ADVICE ON PLANNING PROPOSALS
LIVERPOOL LOCAL PLANNING PANEL**

Monday 25th May 2020

Held Via
'Teleconference on Microsoft Teams'

Panel: Michael Mantei (Chair)
Matthew Taylor Expert
Grant Christmas Expert
Stephen Dobell-Brown Community Rep

There were no conflicts of interest declared by any panel members in relation to any items on the agenda.

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ITEM No:	1
APPLICATION NUMBER:	RZ-3/2019
SUBJECT:	Planning proposal request to rezone land at 1400-1480 Elizabeth Drive, Cecil Park from RU4 – Primary Production Small Lots zone to IN2 – Light Industrial and establishing a maximum Floor Space Ratio of 1:1 under the Liverpool LEP 2008
AUTHOR:	Masud Hasan – Senior Strategic Planner

ADVICE OF THE PANEL

The Panel members have familiarised themselves with the site of the planning proposal. The Panel has considered the reports accompanying the planning proposal and the Council officer's assessment report.

The Panel received representations from the landowner's representatives and planning consultant at the Panel meeting.

The Panel considers that the planning proposal has strategic and site specific merit. The Panel endorses the Council officer's recommendation that the planning proposal be presented to Council at the next available meeting seeking endorsement to forward the planning proposal to the Department of Planning, Industry and Environment for a Gateway determination.

The Panel agrees with the Council officer's assessment that the planning proposal aligns with the key strategic directions and actions in the Sydney Region Plan, Western City District Plan and the Liverpool Local Strategic Planning Statement.

The site is well located close to major transport networks of Elizabeth Drive, the M7 and future M12 Motorway which makes the immediate locality and the site suitable for employment generating development. Future uses might include freight and logistics related business taking advantage of the relative proximity of the site to Western Sydney Airport and Western Sydney Employment Area.

The Panel makes the following points in relation to the future redevelopment of the land should the planning proposal be implemented. The Panel notes that a large portion of the site is proposed to be zoned SP2 and this area is to be acquired for the new M12 motorway. The Panel is advised that this section of the motorway is to be constructed as an elevated motorway. The Panel recommends that Council encourage Transport for NSW to develop a strategic plan for the use of the ground level of the motorway when the elevated road is constructed so that the surface of the land is put to a productive and sustainable use. This is an issue that will arise not just on this land but along any part of the motorway where the roadway is to be elevated.

The Panel notes that design controls on future development of the proposed IN2 land will be contained in Council's development control plan and that a review of those

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controls is presently underway. The Panel assumes that the DCP will contain urban design and greening principles demonstrated with cooling cities and green web programs, and that these principles and controls will be applied to the design of future development of the planning proposal land. The Panel understands that these principles are being applied to development in the Western Sydney Airport and Aerotropolis precinct and the Western Sydney Employment Area. The panel encourages Council to integrate these principles into relevant planning controls.

VOTING NUMBERS:

4-0

ADVICE:

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