

EGROW 03	Proposed amendment to Schedule 1 Liverpool Local Environmental Plan 2008 - additional permitted use for 'Car Parks' at Collimore Park, Liverpool
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Strategic Direction	Strengthening and Protecting our Environment Exercise planning controls to create high-quality, inclusive urban environments
File Ref	136186.2019
Report By	Luke Oste - Strategic Planner
Approved By	Tim Moore - Director, City Economy and Growth / Deputy CEO

EXECUTIVE SUMMARY

Council resolved at the 13 December 2017 meeting to allocate funding to the design investigation for a multi-deck car park at the existing Collimore Car Park and to move the construction of the car park to the 0-5 year category.

Since the council resolution, planning investigations have been undertaken to ascertain land ownership, the optimum number of additional parking spaces, vehicular access arrangements, preliminary traffic impact assessment and environmental approvals.

The planning investigations identified that a multi-storey carpark is not currently permissible on the site under the provisions of the *Liverpool Local Environmental Plan 2008* (LLEP 2008). A planning proposal is required to permit a multi storey car park on the site (**Attachment 1**).

An at-grade car park at Collimore Park is permissible under *State Environmental Planning Policy (Infrastructure) 2007*. The SEPP allows for the development of single storey car parks on a public reserve as exempt development.

The planning assessment report prepared for the Liverpool Local Planning Panel is included in **Attachment 2**. The report outlines that the planning proposal has strategic and site specific merit and recommends that the planning proposal be submitted to the Department of Planning & Environment for a Gateway determination.

Advice was sought from the *Liverpool Local Planning Panel* at its meeting on 27 May 2019 in accordance with the *Local Planning Panel Direction – Planning Proposals* dated 23 February 2018. Following an inspection of the site and considering the assessment report, the panel provided their advice (**Attachment 3**). The panel recommended that a concept plan for the proposed car park should be formulated for exhibition along with the planning proposal to provide the public with a greater understanding of the full range of issues relating to this proposal.

It is recommended that Council note the advice of the LPP, support in principle the planning proposal and submit the proposal to the Department of Planning and Environment seeking a Gateway determination and public exhibition.

RECOMMENDATION

That Council:

1. Notes the advice of the *Liverpool Local Planning Panel*
2. Supports in principle the planning proposal to amend Schedule 1 of the *Liverpool Local Environmental Plan 2008* to permit car parks as a land use permitted with consent at Collimore Park;
3. Delegates to the CEO to make any typographical or other editing amendments to the planning proposal if required;
4. Forwards the planning proposal to the Department of Planning and Environment pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979*, seeking a Gateway determination;
5. Subject to Gateway determination, undertakes public exhibition and community consultation in accordance with the conditions of the Gateway determination; and
6. Receives a further report on the outcomes of public exhibition and community consultation.

REPORT

Site Description

This planning proposal (**Attachment 1**) is site specific and relates to Collimore Park which is legally identified as follows:

- Lot 1 DP 1089398;
- Lot 2 DP 1089398;
- Lot 400 DP 1185131;
- Lot 7009 DP 1027995; and

- The creek corridor that traverses through the site.



Figure 1 Location of subject site outlined in red (Nearmap 2019)

The total area of the site is approximately 38,500m². The site is bound by Elizabeth Drive to the north, Collimore Avenue to the east, Moore Street to the south and Brickmakers Creek to the west.

The site is currently zoned RE1 – Public Recreation and SP2 – Infrastructure (Electricity Transmission). Refer to Figure 2 below for the zoning map extract of the subject site.



Figure 2 Zoning Map Extract from LLEP 2008 (subject site outlined in black)

History

In 2011, Collimore Park was redeveloped by Council to provide additional commuter car parking spaces for workers accessing the Liverpool City Centre. This work involved the conversion of previous netball courts to an at-grade car park. This development was completed under *State Environmental Planning Policy (Infrastructure) 2007* which allows for the development of single storey car parks on a public reserve as exempt development. Since the completion of this work, additional recreational facilities have been provided in the form of sporting courts, children's play equipment and outdoor gym equipment.

Following the preparation of the *Liverpool City Centre Traffic Study 2017*, Council resolved at its 26 July 2017 meeting to receive a further report on implementation of the recommendations including car parking. At its meeting of 13 December 2017, Council considered this report. The recommended car parking strategies included the provision of additional commuter parking outside the City Centre at the Collimore car park, with a recommendation for scoping and design investigation to be carried out in the short-term (0-5 years).

Council resolved to allocate funding for design investigation for a multi-storey car park at the Collimore Car Park and to move the construction of the project to the 0-5 year category.

Since then Council has carried out the following activities:

- A preliminary traffic impact assessment identified the need for approximately 1,200 car parking spaces, possible vehicular access arrangement and a footprint for the construction of such a multi-storey car park. The assessment provides information which can be used in the development of a strategic concept design.

- A site constraints analysis has been completed addressing issues such as flooding, land ownership and environmental approval requirements. The site analysis has identified that the existing at-grade car park has an area of approximately 31,100m² including an area approximately (4,450m²) leased from Epsilen, (Endeavour Energy)
- The planning investigations have identified that a multi-storey carpark is not permissible on the site under the current provisions of the *Liverpool Local Environmental Plan 2008* (LLEP 2008). Therefore a planning proposal has been prepared to permit such a car park on the site.
- At its meeting on 27 March 2019, Council considered a report on additional car parking and resolved that additional parking be provided in the short term at Woodward Park and Speed Street, Liverpool to increase car parking on the periphery of the CBD. This would provide increased parking for the next 5 years.
- An update to the Liverpool City Centre Parking Strategy is underway and will be completed by end of 2019.

Proposed Amendment to Liverpool Local Environmental Plan

The objective of the planning proposal will be achieved through an amendment to Schedule 1 of the LEP to allow “car parks” as a land use permitted with development consent at Collimore Park, which is legally defined as follows:

- Lot 1 and Lot 2 within DP 1089398;
- Lot 7009 within DP 1027995;
- Lot 400 within DP 1185131; and
- The Brickmakers Creek Corridor (Crown Land) that traverses through the centre of the site and is bound by Elizabeth Drive to the north and Moore Street to the south.

This amendment to Schedule 1 would require an additional clause that applies specifically to the subject site (Clause 27).

Planning Assessment

The planning assessment report is contained in **Attachment 2**. It provides a detailed assessment of the merits of the proposal against the District and Region Plans and the Department of Planning’s ‘*Guide to Preparing Planning Proposals*’. The report’s conclusion is that the planning proposal has strategic and site specific merit and should proceed to a Gateway determination.

Local Planning Panel Advice

The proposal was considered by the Panel at its 27 May 2019 meeting and the minutes are included in **Attachment 3**.

The advice of the Panel is:

“The Panel supports a planning proposal to permit “car parks” as an additional permitted use on the site, however the Panel notes the specific purpose of this planning proposal is to enable a commuter car park which is not entirely consistent with the objectives of the RE1 Public Recreation zone. The Panel’s concern is that whilst car parking demands have been assessed and explained, the implications of the proposed parking on the future public recreational use of the park is not as clear. The Panel considers that in order to provide the public with greater understanding of the full range of issues relating to this proposal, prior to public exhibition of the planning proposal, a concept plan for Collimore Park and the proposed car parking should be formulated. Such a plan should demonstrate how the objectives of the zone will be achieved for any future proposal involving commuter car parking on the site.

The Panel agrees with Council officer’s assessment that the planning proposal request has strategic and site specific merit subject to the comments above.”

Response to Local Planning Panel Advice

Council officers concur with the advice of the Panel and the planning proposal has been amended to require a concept plan of the car park be exhibited with the planning proposal, should a Gateway determination be issued.

Consistency with Community Strategic PlanOur Home Liverpool 2027

Council’s *Our Home, Liverpool 2027* is a Community Strategic Plan (CSP) and provides strategic directions that have been identified by the community and the measures that will allow Council to determine progress towards achieving them. The four key directions are: creating connection, strengthening and protecting our environment, generating opportunity and leading through collaboration. The proposal aligns with the third direction (Generating Opportunity) which states:

Liverpool Council will

- *Advocate for, and develop, transport networks to create an accessible city*

The proposal will support the function and growth of Liverpool’s CBD and promote employment generating activities through the provision of well-located commuter car parking.

CONSULTATION

The Liverpool City Centre Traffic Study 2017 and the subsequent draft scoping and implementation plan were both considered by Council separately in 2017. Through the recommendations, Council has resolved to begin design investigations for a multi-storey car park at Collimore Park, to allocate funding for this project and move the construction timeline to the 0-5 year category.

Community consultation will be undertaken in accordance with the conditions of any Gateway determination.

CONSIDERATIONS

Economic	<p>Further develop a commercial centre that accommodates a variety of employment opportunities.</p> <p>Deliver and maintain a range of transport related infrastructure such as footpaths, bus shelters and bikeways.</p> <p>Provide efficient parking for the City Centre.</p> <p>Deliver a high quality local road system including provision and maintenance of infrastructure and management of traffic issues.</p> <p>Facilitate economic development.</p>
Environment	<p>Support the delivery of a range of transport options.</p>
Social	<p>Preserve and maintain heritage, both landscape and cultural as urban development takes place.</p> <p>Deliver high quality services for children and their families.</p>
Civic Leadership	<p>Encourage the community to engage in Council initiatives and actions.</p> <p>Provide information about Council's services, roles and decision making processes.</p>
Legislative	<p>Environmental Planning and Assessment Act 1979.</p>

ATTACHMENTS

1. Planning Proposal (Under separate cover)
2. Planning Assessment Report (Under separate cover)
3. LPP Advice (Under separate cover)