
Local Planning Panel advice provided pursuant to Section 2.19 of the Environmental Planning & Assessment Act 1979

The Local Planning Panel has considered Planning Proposal PP-2021-4118 for 170 Russell Street, Emu Plains (Lot 1 DP 1273251) and the preliminary assessment prepared by Council Officers, and provides the following advice:

The majority of the Local Planning Panel consider that the Planning Proposal does not have strategic merit or site-specific merit, and therefore, should not proceed to Gateway Determination.

The Planning Proposal does not have strategic merit due to impacts on the flood plain, flooding and stormwater management. Filling of the land to achieve ground levels above the flood limit suitable for construction of buildings will result in loss of flood storage capacity. The cumulative impact of filling below the flood limit has adverse strategic impacts.




The Planning Proposal does not have site specific merit due to:

- The need to import fill to raise the level of the land would have flood impacts on adjoining land.
- The potential impacts on the stormwater performance of Lapstone Creek
- Potential adverse traffic impacts on Old Bathurst Road and the operation of the local traffic network
- Potential adverse visual impacts caused by raising the level of the land that will increase the height of future buildings on the site
- The impact of development on important fauna and flora located on the site
- The impact of development on the outlook from the floodplain towards the escarpment will adversely affect landscape and scenic qualities

The Panel Chair, in the minority, considers that the Planning Proposal has Strategic Merit in that it is consistent with the applicable State and Local Strategic Plans, including Council's Local Strategic Planning Statement. It has Site Specific Merit, subject to confirmation of principally flood related suitability, which requires further assessment.

The minority opinion is that the Planning Proposal should progress to Gateway determination, subject to the amendments to the Planning Proposal and provision of the additional information set out below, prior to public exhibition, should Gateway approval be granted:

- Apply the designation of "Land with Scenic and Landscape Values" on the Scenic and Landscape Values Map to the eastern portion of the subject site
- Apply an appropriate zone for the subject site under the Employment Zone Reforms in place of the proposed IN2 Light Industrial zone-
- Apply necessary LEP or DCP controls to the subject site to ensure the intensity of industrial development is appropriate to its site constraints and surrounding context
- Provide an amended flood assessment to address Council officer feedback-
- Provide a flood evacuation assessment-
- Provide an amended traffic and parking assessment to address Council officer feedback-

David Ryan (Chair) 	John Brunton 
Christopher Hallam 	Vanessa Howe 