

## **Final Minutes Liverpool Local Planning Panel electronic meeting**

**31st March 2021**

**Present:** Julie Walsh (Chair)

Jason Perica (Expert)

Matthew Taylor (Expert)

Daryl Hawker (Community representative)

There were no conflicts of interest declared in relation to the Planning Proposal RZ-1/2021 .

**Planning Proposal RZ-1/2021 to amend Schedule 1 of the Liverpool Local Environmental Plan 2008 to allow “animal boarding or training establishment” as a land use permitted with consent at Rossmore Grange.**

### **Issues related to the Planning Proposal**

The Panel members familiarized themselves with the site, read the Council officer’s report and the Planning Proposal dated 22 March 2021, and received a briefing from the Council officers who answered questions from the Panel.

The Panel is concerned that on the material provided, the Planning Proposal (PP) does not satisfy either the strategic merit test or the site specific merit test and therefore does not support the PP proceeding.

### **PANEL ADVICE**

#### **Strategic Merit**

1.The Metropolitan and District strategic directions of the wider Western Sydney and area surrounding the aerotropolis include celebrating and enhancing open space and waterways, which are very important aspects of the amenity for residents and workers, underpinning the growing and important role of the region. This favours giving primacy to the recreational role of open space, rather than facilitating uses which compromise their future use and amenity.

2. There is no compelling or obvious strategic case for the proposal, other than the reference to land cost savings compared to other (unknown) sites.

3. The proposal is not consistent with the following provisions of the Western City District Plan:

Planning Priority W18 – Delivering high quality open space.

Planning Priority W15 – Increasing urban tree canopy cover and delivering green grid connections

Planning Priority W14 – Protecting and Enhancing bushland and biodiversity.

4. The PP will alienate land required for the recreational needs of the growing population of the Liverpool local government area and the Western City District.

5. The PP is not consistent with the objectives of the RE1 – Public Recreation zone under Liverpool LEP 2008 which are as follows:

*To enable land to be used for public open space or recreational purposes*

*To provide a range of recreational settings and activities and compatible land uses*

*To protect and enhance the natural environment for recreational purposes*

*To provide sufficient and equitable distribution of open space to meet the needs of residents.*

*To ensure the suitable preservation and maintenance of environmentally significant or environmentally sensitive land.*

6. It is noted that a number of more appropriate zones allow this use as a permissible use, including RU1, RU2, RU4, IN2, RE2.

7. The Panel is not satisfied that the facility sought to be enabled by the PP cannot be located on any other site in the Liverpool local government area.

### **Site Specific Merit**

The Panel is not satisfied, on the information provided, that the site has site specific merit, noting that the PP documentation calls for further reports to establish this.

**VOTING: 4-Nil**