

7.3 DRAFT PLANNING PROPOSAL - MALDON BRIDGE ROAD, MALDON

Reason for LPP Referral: The Local Planning Panel Direction - Planning Proposals, issued on 27 September 2018, requires all Planning Proposals to be referred to the LPP for advice before Council considers whether or not to forward to the Minister or GSC under s3.34

Address: 40-45 Maldon Bridge Road and Staff Road, Maldon

Lot & DP: Lot 1 DP748675, Lot 1 DP795225, Lot W DP163774, Lot X DP161196, Lot 1 DP 162140, Lot 1 DP 1138675, Lot 2 DP 1138675 and Lot 31 DP 602144

Current Zoning: RU2

Proposal: Draft Planning Proposal to amend the Wollondilly Local Environmental Plan 2011 and the SEPP Sydney Region Growth Centres 2006 to enable heavy industrial development.

Applicant: Boral Cement Ltd

EXECUTIVE SUMMARY

The purpose of this report is to seek advice from the Wollondilly Local Planning Panel (the Panel) on a draft planning proposal received for land at 40-45 Maldon Bridge Road and Staff Road, Maldon.

The site is zoned under the Wollondilly LEP 2011 and in part mapped as part of the Wilton Growth Area under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. The proposal seeks to rezone land from the existing RU2 Rural Landscape Zone to a combination of IN3 Heavy Industrial and E2 Environmental Conservation Zones and a minimum lot size of 5,000m². The amendments intend to facilitate the expansion of employment land adjacent to the existing Boral Cement and Quarries terminal facilities, and establish an environmental conservation zone for the native vegetation areas and gully leading to Stonequarry Creek.

The proposal has been subject to preliminary public consultation in line with Council policy, four submissions were received in total. Three submissions were received from the general public, one in support, one objection and one with comments. One submission was received from Sydney Water as an adjacent landowner, providing preliminary comments. The draft proposal was referred to internal Council departments with no objections raised.

It is proposed that the Growth Centres SEPP be the primary environmental planning instrument to facilitate development, noting both instruments (Growth Centres SEPP and LEP) will require amendment. It is recommended that the Planning Proposal is supported and be submitted for a Gateway Determination with conditions.

PUBLIC SUBMISSIONS

There were 2 registered speakers for this item.

PANEL CONSIDERATIONS AND RECOMMENDATION

During closed deliberations, the panel noted:

1. The Panel provides advice to Council in accordance with the Local Planning Panel Direction – Planning Proposals, issued on 27 September 2018 which will be attached to a future report to Council.
2. The Planning Proposal request meets the strategic merit test having regard to the relevant strategic planning strategies and the site specific merit test having regard to these studies and the site specific opportunities and constraints.
3. The Panel supports the Planning Proposal proceeding to gateway determination subject to:

- I. A condition to be sought in the Gateway Determination to refine and resubmit the Infrastructure Delivery Statement prior to formal public exhibition.**
- II. Agreement to be reached between DPIE, the land owner and Council regarding the need for a precinct structure plan and neighbourhood plan.**
- III. Further flora and fauna assessment will be required if, at the time of Gateway determination issue, the Cumberland Plain Conservation Plan has not been finalised.**
- IV. Development control plan be prepared to address the interface risks between the future IN3 and future E2 zones to ensure the ongoing integrity of the E2 zone can be secured by minimising impacts from surrounding industrial development.**
- V. Vegetation Management Plan be prepared to support the cohesive ongoing management of the E2 zone**
- VI. Water Management Plan be prepared and implemented through provisions in the LEP and DCP to ensure water quality impacts on the E2 land and surrounding waterways is minimised.**
- VII. Council consider future ownership options including the use of an 88B instrument to secure the long term protection of the E2 zone.**
- VIII. Council to consider if the requirements of State Environmental Planning Policy (Affordable Rental Housing) 2009 apply to the residences within the site.**
- IX. The landowner and council ensure tenants in the workers cottages are kept informed of the progress of the planning proposal.**
- X. The landowner be requested to provide appropriate support to tenants in the workers cottages on the site to move to new accommodation as the site becomes an industrial area.**

VOTING

3/0 – Expert Member Fiona Gainsford left the meeting for this item due to a perceived conflict of interest.