

EGROW 02

Planning proposal request to amend development standards and Schedule 1 of the Liverpool Local Environmental Plan 2008 to facilitate residential development at the proposed George's Cove marina at 146 Newbridge Road, Moorebank

Strategic Direction	Strengthening and Protecting our Environment Exercise planning controls to create high-quality, inclusive urban environments
File Ref	246006.2020
Report By	Kweku Aikins - Strategic Planner
Approved By	David Smith - Acting Director City Economy and Growth

Property	146 Newbridge Road, Moorebank (Lot 70 DP 1254895)
Owner	Tanlane Pty Ltd
Applicant	Mirvac Homes (NSW) Pty Ltd

EXECUTIVE SUMMARY

On 6 July 2018, Council received a request to prepare a planning proposal on behalf of Mirvac Homes (NSW) Pty Ltd for a portion of land at 146 Newbridge Road, Moorebank. The development site is south of Newbridge Road, within the precinct Council refers to Moorebank East precinct. The proponent refers to the proposed development as Georges Cove marina.

This planning proposal request is one of five requests that have been lodged in five areas (Site A to E) within the Moorebank East precinct. The subject site is currently zoned RE2 (Private Recreation).

The planning proposal request (**Attachment 1**) seeks to amend Schedule 1 of the Liverpool Local Environmental Plan 2008 (LLEP) to permit residential development and to increase the height of building (HOB) development standard from 21m to 35m and increase the floor space ratio (FSR) development standard from 0.25:1 to 0.4:1.

The planning proposal request will facilitate a future residential development comprising of 21 terrace dwellings and 353 apartments adjacent to the proposed Georges Cove marina.

Advice was sought from the Liverpool Local Planning Panel (LPP) at its meeting on 31 August 2020 in accordance with the Local Planning Panel Direction – Planning Proposals dated 23 February 2018. The planning assessment report presented to the LPP is included in **Attachment 2**.

The report outlines that the proposal has strategic and site-specific merit and recommends that a planning proposal be submitted to the Department of Planning, Industry and Environment for a Gateway determination. The panel agreed with the above recommendation and supported the proposal proceeding to a Gateway determination. A copy of the panel's advice is included in **Attachment 3**. The panel also recommended that Council to prepare a site-specific Development Control Plan (DCP) that establishes urban design controls and includes provision for a public pedestrian link around the western edge of the marina, in a north–south alignment.

It is recommended that Council notes the advice of the LPP, supports in principle the planning proposal request and submits a planning proposal to DPIE seeking a Gateway determination and public exhibition.

RECOMMENDATION

That Council:

1. Note the advice of the Liverpool Local Planning Panel;
2. Endorses in principle the planning proposal request;
3. Delegates to the A/CEO authority to prepare the formal planning proposal including any typographical or other editing amendments if required;
4. Forwards the planning proposal to the Department of Planning, Industry and Environment pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979, seeking a Gateway determination with a request that Council be authorised as the local plan making authority and that the Gateway determination be conditioned requiring a site specific DCP be prepared prior to public exhibition;
5. Subject to Gateway determination, undertakes public exhibition and community consultation in accordance with the conditions of the Gateway determination and Council's Community Participation Plan; and
6. Receives a further report on the outcomes of public exhibition and community consultation.

REPORT

The site and locality

The site is a portion of land at 146 Newbridge Road, Moorebank, legally described as Lot 70 DP 1254895. It is south of Newbridge Road, within the development precinct Council refers to as Moorebank East identified in Figure 1 below. The proponent refers to the proposed development site as 'Georges Cove Marina'.

The site is a 10,700m² irregular shaped allotment located approximately 4.7km east of the Liverpool city centre and 2km west of Moorebank Shopping Centre. The property is under the single ownership of Tanlane Pty Ltd and is the site of a former sand mining operation by Benedict Sands, which is nearing the end of its life cycle.



Figure 1: Aerial image of the site and locality (source: Near Map)

Background

At its meeting on 31 August 2016, Council resolved to support a planning proposal to amend the LEP for land located at 146 Newbridge Road, Moorebank (Lot 70 DP 1254895).

The proposal sought to enable residential uses within the RE2 Private Recreation zone (limited to a key site area) and included a zone boundary adjustment in which 4190sqm of land would be rezoned from RE2 Private Recreation to R3 Medium Density Residential. The proposal was to facilitate the development of approximately 125 dwellings alongside the marina development, and nine additional lots to the south of the existing R3 Medium Density Residential land.

A Gateway determination was issued for the planning proposal on 9 March 2017. However, Moorebank Recyclers, the previous owners of Lot 6 DP 1065574 (which is directly south of the subject site) appealed the Gateway determination in the Land and Environment Court. The legal challenge was made on the basis that the planning proposal did not adequately address the now repealed Clause 6 of State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55).

On 21 December 2017, the Class 4 appeal Moorebank Recyclers Pty Ltd v Tanlane Pty Ltd (No 2) [2017] NSWLEC 186 was dismissed. Moorebank Recyclers subsequently lodged an appeal against this decision in the NSW Supreme Court and the Gateway determination was declared invalid by the Court of Appeal on 18 December 2018.

Given the outcome of previous legal proceedings, the proponent has since lodged a new request to prepare a planning proposal which seeks to permit residential uses within the RE2 zone (limited to a key site area). This proposal is to facilitate approximately 353 apartments and 21 terrace dwellings. The zone boundary adjustment was also lodged as a separate planning proposal that was endorsed by Council at its meeting on 27 July 2020.

The planning proposal request (for residential uses) is one of five planning proposals lodged within the development precinct Council defines as the Moorebank East precinct. The other proposals include:

- **RZ-9/2017** - The 'Georges Cove Village' site to the far north along Newbridge Road (Site A);
- **RZ-4/2017** - The former 'Flower Power' site to the east at 124 Newbridge Road (Site B);
- **RZ-1/2019** - The 'Georges Cove' residential site to the immediate north (Site C); and
- **RZ-2/2020** - The planned mixed-use development known as 'EQ Riverside' to the immediate south at Lot 6 Newbridge Road (Site E).

These proposals are shown in Figure 2 below.

At its meeting on 26 August 2020, Council received and noted a report on the status of the current planning proposals within Moorebank, including those within the Moorebank East Precinct.

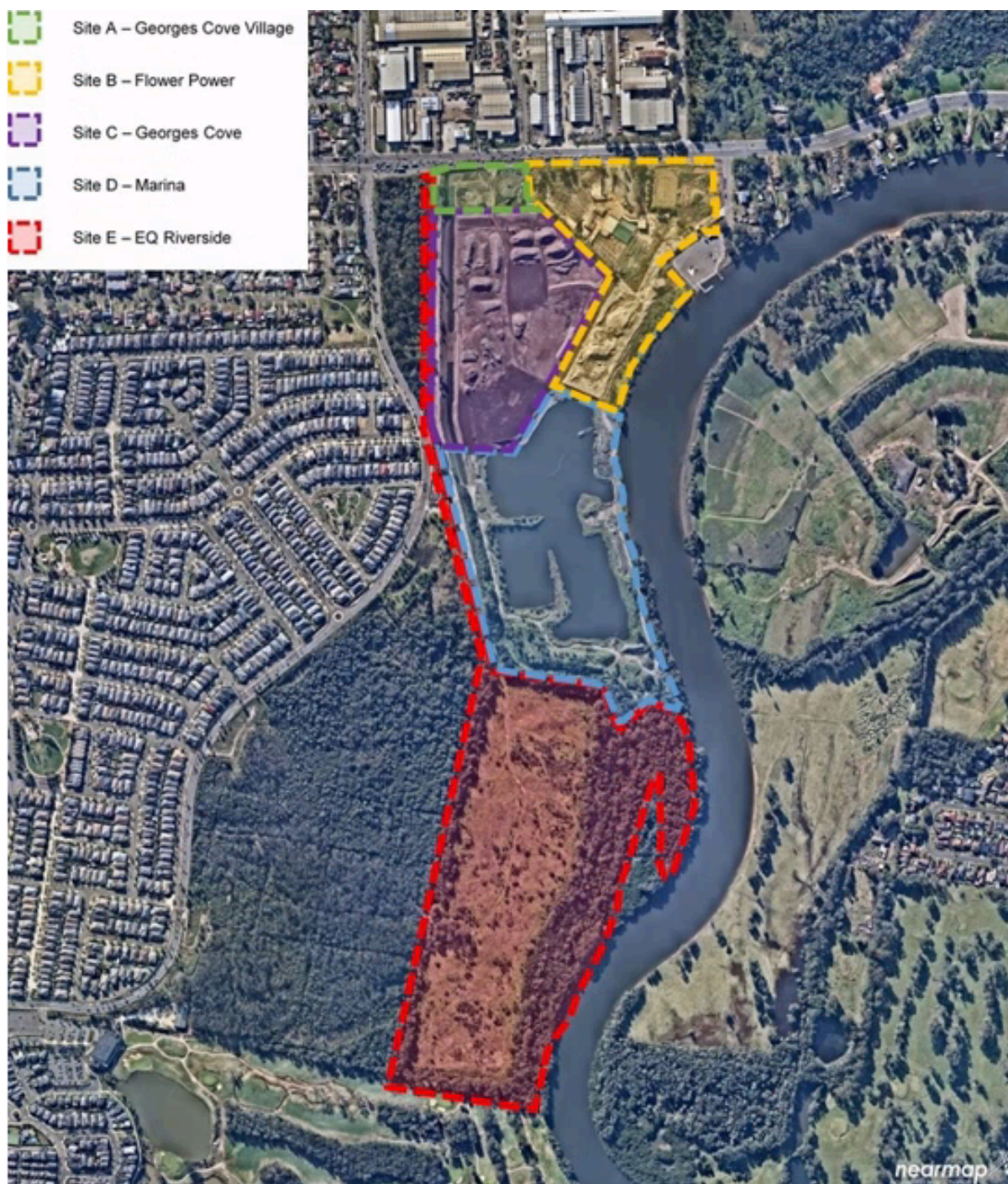


Figure 2: Moorebank East precinct, sites A-E (Nearmap)

Council has sought independent urban design and environmental advice to resolve several key planning issues and to determine if the proposed scale of development is appropriate and can be accommodate within the Moorebank East precinct. In this regard, Council engaged Tract Consultants in 2018 to provide strategic and urban design advice to assist with the integration and coordination of each of the planning proposal requests at a precinct level.

Tract Consultants prepared a structure plan and development yield analysis that balances development interfaces between each of the sites (A-D) consistently. The structure plan with a recommended road network is as shown in Figure 3 below. Site E was not included within the structure plan as a planning proposal request had not yet been lodged, at the time.

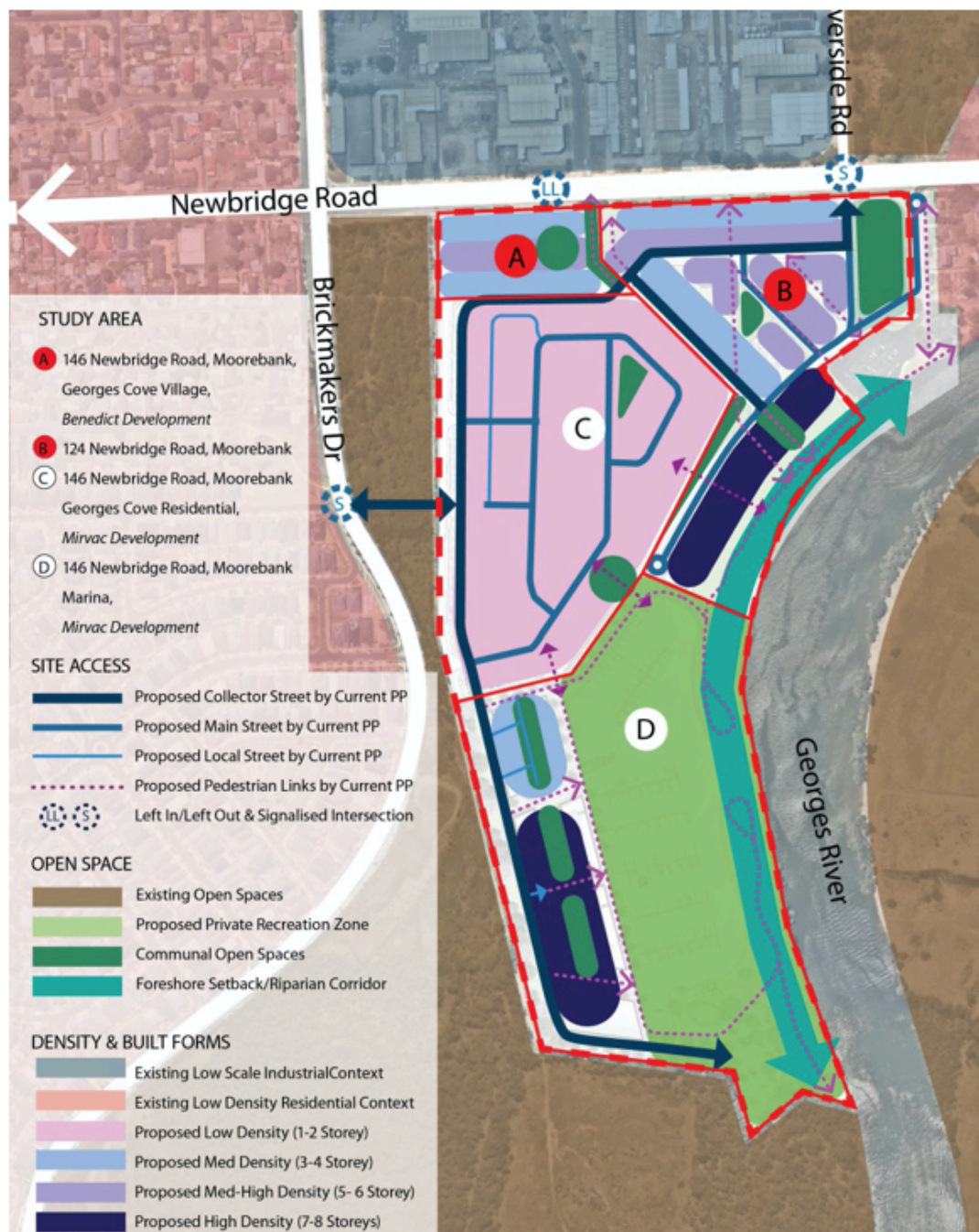


Figure 3: Moorebank East precinct Structure Plan, Sites A-D (Tract Consultants)

At its meeting on 27 July 2020, Council resolved to exhibit all planning proposals that have been lodged within Moorebank (excluding Site C as it had already been supported by Council) in accordance with Council's Community Participation Plan. The exhibition period

concluded on 10 September 2020 with two submissions being received, including one objection.

Apart from the abovementioned planning proposals, development consent was issued on 24 June 2020 to subdivide 146 Newbridge Road (Lot 70 DP 1254895) along its zoning boundaries to create Sites A, C and D (with the exception of 0.41 hectares of RE2 land which is proposed to be rezoned to R3 under planning proposal RZ-1/2019). Additionally, Council is currently assessing a DA (DA-611/2018) for the proposed Georges Cove Marina at 146 Newbridge Road.

Proposed Amendment to the Liverpool Local Environmental Plan 2008

The current planning proposal request seeks to amend the LEP to facilitate a development consisting of approximately 374 dwellings (353 apartments and 21 terraces) within a key site in the existing RE2 zone. The proposal is to be achieved through the following amendments to the LLEP:

- Schedule 1 amendment to permit residential accommodation (limited to residential flat buildings and multi-dwelling housing);
- Increase HOB from current 21m to 35m; and
- Increase FSR from current 0.25:1 to 0.4:1.

Planning Assessment

A planning assessment report including 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', is included as **Attachment 2**. The report outlines that the planning proposal request has strategic and site-specific merit and should proceed to a Gateway determination.

Advice of the Liverpool Local Planning Panel

Pursuant to Clause 2.19(1)(b) of the Environmental Planning and Assessment Act 1979, a planning proposal must be submitted to the Local Planning Panel (LPP) for their advice prior to consideration by the Council.

At its meeting on 31 August 2020, the LPP considered the planning proposal request and agreed that the proposal demonstrates strategic and site-specific merit and supported the planning proposal proceeding to a Gateway determination (**Attachment 3**). The LPP advice is outlined below:

Background information

- *The proposed pedestrian bridge over Brickmakers Drive (which is required for flood free evacuation of the Moorebank East precinct) will be constructed as part of the residential development to the north of the marina site and will be available for use by residents of the proposed apartments in the planning proposal;*
- *The suitability of the site having regard to land contamination has been assessed by Mirvac's consultants and Council's experts as part of the subdivision of the Tanlane holding which was approved earlier in 2020. Those reports considered the site suitable for the permitted uses subject to the site being rehabilitated in accordance with an approved long-term environmental management plan;*
- *There is an existing voluntary planning agreement between Mirvac and Council that requires Mirvac to build a pedestrian bridge over the entrance to the marina adjacent to the River foreshore. A potential amendment to this agreement is currently being negotiated. The amendment, if agreed, will replace the requirement to build a bridge with a requirement to provide a north-south public pedestrian access around the western edge of the marina. Council's position is that the new pedestrian access should also be created as an easement on the title of the land; and*
- *A precinct specific development control plan is to be prepared post Gateway that will establish urban design controls which will require the design of any future development enabled by the planning proposal to incorporate a genuine public pedestrian link around the western edge of the marina, in a north-south alignment.*

Strategic Merit

- *The Panel agrees with Council officers' conclusion that the planning proposal has strategic merit having regard to the broader policy context including the Three Cities Regional Plan, the Western City District Plan and the Local Strategic Planning Statement. The amendments to Liverpool LEP 2008 contained in the planning proposal will increase the supply of housing, and the diversity of housing types in the Liverpool LGA, in an area of high amenity that has reasonable public transport opportunities.*

Site Specific Merit

- *The Georges River is both a constraint (flooding) and an opportunity (amenity). The Panel encourages Council to undertake a regional evacuation analysis that includes the entire Moorebank and Chipping Norton area so that clear provision can be made for the safe evacuation of residents in the event of flooding.*

- *The Panel encourages Council to pursue the urban design outcomes as described by Council's City Design Unit, in any future development control plan applying to the land, and to pursue an easement on title allowing public access along any future pedestrian route.*
- *The Panel acknowledges that Council is currently considering a draft precinct wide traffic study which proposes a staged improvement works program. The Panel considers there is a need to investigate improvements to traffic capacity in the precinct and recommends that Council progresses the draft precinct wide traffic study and implements the findings of that study prior to any further amendments to Liverpool LEP 2008 in the precinct.*
- *The Panel notes that land contamination has been assessed by the landowner's consultants and Council's experts. The Panel recommends that a full summary of the results of the assessment and recommendations of the contamination experts be put before the elected representatives when the matter is reported prior to Gateway.*

Conclusion

- *Having regard to the matters outlined above the Panel considers that the planning proposal has strategic and site-specific merit. The Panel recommends that the planning proposal proceed to Gateway determination and that the post Gateway actions mentioned in the Panel's minutes above be implemented.*

Officer Comment on Local Planning Panel Advice

It is recommended that Council support in-principle the planning proposal request and forwards a planning proposal to DPIE seeking a Gateway determination and public exhibition.

The LPP advice recommends Council prepare a regional flood evacuation study and an integrated traffic study for the precinct. Council is currently undertaking the regional flood study which will be completed by the end of September 2020. In addition, Council officers have consulted with Transport for NSW to ensure the cumulative traffic impacts of proposed development in the Moorebank East precinct is understood and that required traffic improvement works, and a funding mechanism is identified. Further detailed discussion will occur with TfNSW once a Gateway determination is issued as part of the state agency consultation phase.

There is an existing executed Planning Agreement applying to the site which requires a pedestrian bridge to be constructed at the entrance to the marina. The proponent is considering amendments to the VPA to remove this requirement and replace it with a pedestrian pathway along the western edge of the marina. This proposal is currently under assessment by Council and will be reported to a future Council meeting for a decision.

As recommended by the LPP, Council will work with the proponent to determine appropriate DCP amendments to achieve design excellence.

Consistency with Ministerial Direction 2.6 (Remediation of Contaminated Land)

The site has been used as a recycling facility since the original development consent was issued in 1992. Accordingly, the site has been identified as being contaminated by the previous extractive uses that occurred on the site. Therefore, assessment has been carried out to ensure the proposal meets the requirements of Ministerial Direction 2.6 as outlined in Table 1.

What a planning proposal authority must do if this direction applies	Response
<i>4(a) the planning proposal authority has considered whether the land is contaminated, and</i>	The site has been used as a recycling facility since the original development consent was issued in 1992. Accordingly, the site has been identified as being contaminated by the previous extractive uses that occurred on the site.
<i>4(b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</i>	A Site Audit and Remediation Action Plan (RAP) have been submitted as part of the marina DA on the subject site. Council's Environmental Health Section has advised that the site will be made suitable after remediation in accordance with the RAP and Site Auditor's conditions (subject to preparation and validation of a Section A Site Audit Statement prepared by an accredited Site Auditor).
<i>4(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. In order to satisfy itself as to paragraph (4)(c), the planning proposal authority may need to include certain provisions in the local environmental plan</i>	Remediation of the site will largely be undertaken in accordance with any prospective development consent for the marina. Council's Environmental Health Section advised that the land requires remediation in accordance with the RAP and Site Auditor's conditions for the proposed use. Accordingly, Council's Environmental Health Section is satisfied that remediation will occur prior to construction.
<i>(5) Before including any land specified in paragraph (2) in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the</i>	A preliminary site investigation has been submitted and a Site Audit and RAP have also been submitted as part of the marina DA on the subject site. The submitted documents are considered to be satisfactory and will be used to inform a Long-term Environmental Plan for

What a planning proposal authority must do if this direction applies	Response
<i>contaminated land planning guidelines</i>	the site.

Table 1: Consistency with Ministerial Direction 2.6

Consistency with the Local Strategic Planning Statement

All planning proposals must be consistent with Council's adopted Local Strategic Planning Statement (LSPS) – Connected Liverpool 2040. The LSPS identifies the Moorebank East precinct as an Urban Development Investigation Area on the Structure Plan map (page 20). It also provides strategic directions to support the implementation of the Regional, District and Community Strategic Plan. The four key directions are: connectivity, liveability, productivity and sustainability. The planning proposal request aligns with Planning Priority 7 as outlined in Table 2:

Planning Priority	Comment
Liveability	
Planning Priority 7 – Housing choice for different needs, with density focused in the City Centre and centres well serviced by public transport	The proposal would support additional housing supply and housing choice by delivering approximately 374 dwellings which would assist in meeting Liverpool City Council's five-year housing supply target. The Liverpool Local Strategic Planning Statement identifies the Moorebank East precinct as an urban development investigation area on the Structure Plan map (page 20).

Table 2: Consistency with the LSPS

CONSULTATION

Preliminary Community Consultation

On 27 July 2020 Council resolved to exhibit all planning proposals that have been lodged within Moorebank. Accordingly, the subject proposal was placed on public exhibition for 28 days, in accordance with Council's Community Participation Plan.

The exhibition period concluded on 10 September 2020 with two submissions being received including one objection. Summaries of the submissions and officer's response are listed in Table 3.

Issue Raised	Officer Response
<i>Support</i>	
This planning proposal request for the Georges Cove Marina is consistent with the changing use of the riverfront land, from industrial and commercial to residential and	Noted.

open space. We look forward to further consideration of the plans as they progress.	
<i>Objection</i>	
As a resident and ratepayer of Liverpool City Council I totally object to this development.	Noted.
We do not need another disaster; cars cannot move along Newbridge Road as it is - It does not need any further traffic that this development would bring	<p>The submitted Traffic Impact Assessment (TIA) indicates that subject to the construction of improvement works at key intersections, including as part of other developments in the local area including Sites A-E, traffic impacts of the development can be minimised.</p> <p>Council's Traffic and Transport Unit has reviewed the submitted TIA and has requested submission of a revised TIA at the post Gateway stage.</p> <p>In addition, Transport for NSW (TfNSW) has been consulted regarding cumulative traffic impacts of the Moorebank East Precinct and the proposed traffic improvement works.</p> <p>At the post Gateway stage, traffic impact assessment will be completed in conjunction with TfNSW to identify improvement works and appropriate funding mechanisms to minimise traffic impacts.</p>
Any time we get heavy rain Newbridge Road floods	Newbridge Road is subject to flooding. Access to the site is from both Newbridge Road, Brickmakers Road and a new DCP road that will be flood free. Flooding issues have been addressed in the planning assessment report including the provision of a pedestrian flood evacuation route from the site.
<p>I am against:</p> <ul style="list-style-type: none"> -any further development- leave this flood prone land vacant -any additional houses or retail -any increase in height of building -any increase in floor space -any shops or retail -any rezoning 	Tract Consultants were engaged to recommend appropriate land uses and densities on sites in the Moorebank East precinct and have prepared a structure plan that ensures the orderly development of the precinct. At this early stage in the planning process, Council is satisfied that the proposal addresses amenity, flooding and

-any apartments	traffic impacts. These issues will be further addressed in detail once a Gateway determination is issued and consultation is carried out with relevant state agencies/authorities.
This proposal should be in the only local paper publishing in print, The Champion Residents need to know	The proposal was exhibited on Council's website and in the 'Liverpool Champion' for a period of 28 days between 14 August and 10 September 2020.

Table 3: Response to submission

**It is advised that the objection was made for all planning proposals within the Moorebank East Precinct.*

Internal Consultation

Flooding Issues

The Moorebank East precinct and the area north of Newbridge Road close to Georges River is flood prone and the subject site is identified as being subject to low, medium and high flood risks within its boundaries.

A flooding report prepared by Cardno was submitted with the planning proposal request. This report was reviewed by Council's Floodplain and Water Management team who advised that the design concept is consistent with the mitigation measures and principles outlined within the NSW Flood Prone Land Policy and Floodplain Development Manual 2005. This addresses the Ministerial Direction 4.3 (*Flood Prone Land*).

In 2018, NSW State Emergency Service (NSW SES) advised Council that an evacuation route would be required for any residential development within the Moorebank East precinct. Design and delivery of a flood evacuation route must be consistent with NSW SES's principles for evacuation. Council engaged environmental and natural hazard specialists Molino Stewart to investigate and report on the flooding and evacuation risks for each of the proposed development sites (within the Moorebank East Precinct). This work culminated in the Moorebank East Flood Evacuation Analysis Report in November 2019.

In response, an elevated pedestrian bridge from Site C is proposed by Mirvac to provide an acceptable pedestrian evacuation route for Sites A, C and D during a probable maximum flood event (PMF). The bridge has been approved as part of the operative consent for DA-24/2017 (issued on 24 June 2020) which approved the subdivision of the broader site into sites A, C and D.

With the proposed elevated pedestrian bridge/evacuation route, in the event of a flooding emergency, residents would have the option to be evacuated by either car, or as a last resort on foot (via the elevated pedestrian bridge).

Land Contamination Issues

The site has been identified as being contaminated by the previous extractive uses that occurred on the site. The proponent submitted a Preliminary Site Investigation (PSI) prepared by Douglas Partners in 2018. However, Council's Environmental Health Section advised that the subject proposal "shall be accompanied by a Section B Site Audit Statement and Site Audit Report prepared by an NSW EPA Accredited Site Auditor confirming that:

- The nature and extent of contamination has been appropriately determined at the proposed development site;
- The investigation, remediation or management plan is appropriate for the intended purpose; and
- The site can be made suitable for the proposed land use in accordance with the submitted Remediation Action Plan (Report J14149RP1, Version V2, Final) prepared by EMM Consulting dated 11th March 2016 or any modified Remediation Action Plan as required.

The Site Audit Statement shall also confirm that the preliminary investigation of the land was carried out in accordance with the contaminated land planning guidelines and satisfactorily addresses the Land and Environment Court's findings dated 28th February 2018.

It is requested that the NSW EPA accredited site auditor also verifies whether the Applicant was required to provide a report on a detailed investigation (as referred to in the contaminated land planning guidelines) to obtain sufficient information to develop the Remediation Action Plan. If remediation is to include a cap and contain strategy, it is requested that the site auditor reviews the Long-Term Environmental Management Plan for ongoing management of the site.

A Site Audit and RAP have since been submitted for the marina DA on the subject site. Subject to development consent, it is proposed that a notation will be included on any Planning Certificate for Lot 70 DP 1254895, 146 Newbridge Road, Moorebank NSW under Section 10.7(5) of the Environmental Planning and Assessment Act 1979. The notation shall specify that the land is contaminated and subject to a Site Audit Statement, leading to the preparation of a Long-Term Environmental Management Plan. Accordingly, any future residential development would be required to comply with this Long-Term Environmental Management Plan.

Additionally, Ministerial Direction No 2.6 (Remediation of Contaminated Land) supersedes Clause 6 of SEPP No. 55- Remediation of Land. Particularly, the Ministerial Direction indicates that planning authorities are to consider contamination at any time during the preparation of an environmental planning instrument but are not required to before the Gateway assessment. Contamination issues will be further addressed in detail during state

agency consultation with the EPA. Accordingly, the proposal satisfactorily satisfies Ministerial Direction 2.6 (Remediation of Contaminated Land).

Urban Design Issues

The proposed concept design and development standards are satisfactory at this stage in the planning proposal process. However, at the post-Gateway stage, Part 2.10 (Moorebank East) of the LDCP will need to be amended to include controls for 'Site D' which align with the agreed-upon urban design outcome. This process will also ensure that the current Marina DA under assessment and a future development as facilitated by this planning proposal will integrate cohesively to produce a high-quality built form and public domain outcome. The requirement to prepare a DCP amendment can be included as a condition of Gateway determination.

Traffic Impacts

Council's Traffic and Transport Unit has reviewed a Traffic Impact Assessment (TIA) report submitted with the planning proposal request. The TIA outlines that subject to the construction of the internal road network, and improvement works at key intersections as part of other developments in the local area including Sites A-E, traffic impacts of the development can be minimised.

Council officers have consulted with TfNSW to identify improvement works and a funding mechanism required to minimise the cumulative traffic impacts of development in the Moorebank East precinct. This will continue during formal state agency consultation following the issuing of a Gateway determination.

Next Steps

If Council supports the planning proposal request, a formal planning proposal will be prepared and submitted to the Department of Planning, Industry and Environment (DPIE) seeking a Gateway determination.

A further report will be provided to Council following the public exhibition period detailing submissions received and any amendments proposed.

CONCLUSION

The planning proposal request has both strategic and site-specific merit. This report notes that there are several environmental, traffic management, and urban design details to be resolved at the post gateway stage.

It is recommended that Council endorses the planning proposal to proceed to a Gateway determination with a further report prepared for Council's consideration following state-

agency consultation and public exhibition period, detailing any submissions received and any amendments proposed.

CONSIDERATIONS

Economic	Facilitate economic development.
Environment	Manage air, water, noise and chemical pollution. Enhance the environmental performance of buildings and homes.
Social	Regulate for a mix of housing types that responds to different population groups such as young families and older people.
Civic Leadership	Encourage the community to engage in Council initiatives and actions. Provide information about Council's services, roles and decision making processes.
Legislative	Environmental Planning and Assessment Act 1979
Risk	The risk is deemed to be Low. If Council does not support the planning proposal request, there is a risk that the landowner will seek a review of Council's decision by the Sydney Western City Planning Panel.

ATTACHMENTS

1. Planning Proposal Request (Under separate cover)
2. Planning Assessment Report for Liverpool Local Planning Panel (Under separate cover)
3. Local Planning Panel Advice (Under separate cover)

Council

COUNCIL DECISION

Motion:

Moved: Cllr Ayyad

Seconded: Cllr Rhodes

That Council:

1. Note the advice of the Liverpool Local Planning Panel;
2. Endorses in principle the planning proposal request;

3. Delegates to the Acting Chief Executive Officer authority to prepare the formal planning proposal including any typographical or other editing amendments if required;
4. Forwards the planning proposal to the Department of Planning, Industry and Environment pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979, seeking a Gateway determination with a request that Council be authorised as the local plan making authority and that the Gateway determination be conditioned requiring a site specific DCP be prepared prior to public exhibition;
5. Subject to Gateway determination, undertakes public exhibition and community consultation in accordance with the conditions of the Gateway determination and Council's Community Participation Plan; and
7. Receives a further report on the outcomes of public exhibition and community consultation.
8. Negotiate a possible VPA with the developer.

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.