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## LIVERPOOL CITY COUNCIL LOCAL PLANNING PANEL REPORT

24 June 2019

<b>Is this development Item No:</b>	(Leave Blank)
<b>Application Number:</b>	RZ-7/2018
<b>Proposal:</b>	Planning proposal to rezone site from B5 (Business Development) to B4 (Mixed-Use) And R4 (High Density Residential)
<b>Property Address</b>	240 Governor Macquarie Drive, Warwick Farm
<b>Legal Description:</b>	Lot 1 DP1162276
<b>Applicant:</b>	WFC Projects Pty Ltd
<b>Land Owner:</b>	Warwick Farm Central Pty Ltd
<b>Recommendation:</b>	Not Proceed To Gateway
<b>Assessing Officer:</b>	Stephen Kerr, City Plan Strategy and Development

### 1. EXECUTIVE SUMMARY

This report details the planning proposal submitted by Warwick Farm Central for Lot 1 Governor Macquarie Drive, Warwick Farm (Lot 1 DP 1162276).

The planning proposal as submitted seeks to amend the Liverpool Local Environmental Plan (LLEP) 2008 to rezone the site from B5 Business Development to part B4 Mixed Use and part R4 High Density Residential. The planning proposal seeks to amend the floor space ratio (FSR) development standard from 0.75:1 to 3:1 and the height of building (HOB) development standard from 15 metres to 50 metres. The planning proposal also seeks an amendment to the minimum subdivision lot size from 2 hectares to 1,000m<sup>2</sup>.

The planning proposal would facilitate development of the subject site to accommodate approximately 830 residential units in residential flat buildings varying from 4 to 15 storeys in height. The development would include up to 5,000m<sup>2</sup> of commercial retail space and 7,000m<sup>2</sup> of open space.

This planning proposal presents an amended version of a planning proposal (PGR\_2017\_LPOOL\_001\_00) previously submitted by Warwick Farm Village Pty Ltd for the site. This planning proposal sought to similarly rezone the site to B4 Mixed Use and R4 High Density Residential with modifications to the FSR development standard from 0.75:1 to 3.5:1 and HOB development standard from 15 metres to part 45 metres and part 100 metres. The previous planning proposal was considered by the Sydney Western City Planning Panel on 5 February 2018 and was considered to demonstrate strategic merit, but not site specific merit.

Specifically, the panel determined,

*"The proposal did not demonstrate adequate site specific merit because of the proposed excessive height and scale which is inappropriate in this location, and would be contradictory to the scale of residential development planned and emerging closer to the Liverpool CBD". The panel further agrees that issues arising from the current heavy vehicular traffic on Munday Road [sic] and the flood affectation of the area are significant issues that would need to be resolved before any future rezoning".*

Section 3.8 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) requires that in preparing a planning proposal, the planning proposal authority is to give effect to any district