

**ADVICE ON PLANNING PROPOSALS  
LIVERPOOL LOCAL PLANNING PANEL**

Monday 26<sup>th</sup> August 2019

Held at the  
**'Gold Room, Liverpool Library'**  
170 George Street  
LIVERPOOL

Panel: Michael Mantei (Chair)  
Matthew Taylor Expert  
Lindsay Fletcher Expert  
Carl Hadfield Community Rep

There were no conflicts of interest declared by any panel members in relation to any items on the agenda.

26 August 2019

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| <b>ITEM No:</b>            | 1   |
| <b>APPLICATION NUMBER:</b> | RZ-8/2017   |
| <b>SUBJECT:</b>            | Planning Proposal to amend the Liverpool Local Environmental Plan 2008 development standards for building height and floor space ratio and a Schedule 1 amendment limiting non-residential uses to 9,000sqm GFA |
| <b>LOCATION:</b>           | Lot 5 DP 825745<br>2 Macarthur Drive, Holsworthy  |
| <b>OWNER:</b>              | Holsworthy Developments Pty Ltd   |
| <b>APPLICANT:</b>          | Proceed to Gateway determination  |
| <b>AUTHOR:</b>             | David Smith, Manager Planning and Transport Strategy  |

#### ADVICE OF THE PANEL

The Panel has inspected the site and surrounding locality and read the Council officer's report and supporting documents. Subject to the further comments below the Panel considers the planning proposal has strategic and site specific merit. The Panel supports the recommendation that the planning proposal proceeds to gateway determination.

The Panel recommends Council consider the following matters:

- 1) Placing a minimum non-residential gross floor area to be developed on the site as a means of ensuring that the site is not wholly developed for residential purposes. This could be achieved by the schedule amendment to the LEP or a DCP control.
- 2) Requiring the proponent to liaise with Council's Design Excellence Panel in the preparation of the site-specific urban design masterplan in the proposed DCP.
- 3) Requiring the proponent to include the following additional commitments in the proposed VPA:
  - Pedestrian and cycle way linkages to provide connectivity between the site and the passive and active open space to the North of the site
  - Enhancement of the public domain along the pedestrian link between the site and Holsworthy Train Station.

#### VOTING NUMBERS:

4-Nil