

26 November 2018

<b>ITEM No:</b>	1
<b>APPLICATION NUMBER:</b>	RZ-2/2018
<b>SUBJECT:</b>	Planning Proposal to rezone land from B6 Enterprise Corridor to B4 Mixed Use, amend controls for Building Height, Floor Space Ratio, and Key Sites
<b>LOCATION:</b>	Lot 1 DP 860799 4-8 Hoxton Park Road, Liverpool
<b>OWNER:</b>	Architecture Design Studio NSW Pty Ltd
<b>APPLICANT:</b>	ZHC Investments Pty Ltd
<b>AUTHOR:</b>	Ash Chand

**ISSUES RELATED TO THE APPLICATION**

The panel has inspected the site and read the Council officer's report. The panel received nil objectors and one representatives of the applicant.

The panel is supportive of the proposal for the following reasons:

- The proposal is consistent with state and local strategies
- There is strategic merit to support the proposal
- The proposal demonstrates site specific merit
- The urban design and built form considerations for this proposal are consistent with the assessment that was undertaken for the adjoining 311 Hume Highway planning proposal

**VOTING NUMBERS:**

4-Nil

**DETERMINATION OF PANEL:**

The panel recommends the planning proposal be allowed to proceed to gateway determination subject to the following considerations:

- That a voluntary planning agreement is entered into between the proponent, council and the RMS for necessary road improvements to support future development under the planning proposal
- That consideration is given to whether there is any benefit to the re-opening of Gillespie Road
- Consideration is given to the appropriate zoning of the Gillespie Road road Reserve adjacent to the subject planning proposal