

# Exhibition of Planning Proposal for various properties on Hoxton Park Road, Liverpool (PP-2022-4350)

The planning proposal seeks to increase the height and floor space ratio to enable a mid-rise mixed-use development.

## Site description

The site is known as 93-145 Hoxton Park Road, 49 and 51 Maryvale Avenue, 260 Memorial Avenue, 20 and 48 Dale Avenue, Liverpool (Lots 53-80 DP 1154816, Lot 2 DP 1050030, Lot 5A DP 396839, Lot 126 and 140 DP 25952). The site is predominantly undeveloped apart from four (4) single storey dwellings. The site is 450m wide and 34m deep (excluding 20 and 48 Dale Avenue). The site has frontage to Hoxton Park Road, Memorial Avenue and Dale Avenue.

The site is located 2.5km west of the Liverpool CBD and fronts Hoxton Park Road, which includes a rapid transit lane. The site adjoins a T-way Bus stop and has access to 2 other bus stops towards the east and west end of the site. Local shops, Liverpool West Public School and Pre-school are located 100-200m east of the site.



Figure 1 - Subject site (Source: Planning Proposal 2024)

## What the planning proposal will do

The planning proposal seeks to amend the Liverpool Local Environmental Plan 2008 to facilitate to facilitate midrise mixed use development (residential and maximum 1,200m<sup>2</sup> of business and retail premises combined) (approximately 284 dwellings, 125 full time equivalent jobs). In summary, it seeks to:

- Increase the maximum building height from 15m to 21m.
- Increase the floor space ratio from 1:1 to 1.5:1.
- Introduce new local provisions requiring the preparation of a site specific development control plan and to provide a minimum 5% affordable housing.
- Introduce business premises and retail premises as additional permitted uses.

More information about the proposal can be found on the NSW Planning Portal. Go to [www.planningportal.nsw.gov.au/ppr/under-exhibition/93-145-hoxton-park-road-liverpool](http://www.planningportal.nsw.gov.au/ppr/under-exhibition/93-145-hoxton-park-road-liverpool).

## What is a planning proposal?

A planning proposal (or “PP”) explains the intended effect of a proposed LEP or proposed amendments to an LEP. It describes the intended outcomes and proposed LEP provisions, identifies and addresses the potential impacts that the changes may have and provides justification for making the LEP.

A planning proposal is a key part of the LEP making process because it describes how a new or amended LEP will ‘give effect’ to strategic and site-specific planning outcomes. It is the first step in making the statutory link between strategic plans and planning controls which apply to development.

Note: Any physical development of the land occurs under separate planning processes.

## What is an LEP?

An LEP provides a statutory framework for the way land can be developed and used.

An LEP contains land use zones which establish where residential, commercial, recreation and other uses can occur. It has development controls for buildings and land, including controls for maximum building heights, floor space, subdivision and lot size.

LEPs also include provisions which address local matters, hazards and constraints, such as flooding, protection of biodiversity, heritage conservation, or land that is being reserved by the government to build more public infrastructure in the future.

An LEP is made under the *Environmental Planning and Assessment Act 1979*.

## What are the Council’s, the Sydney Western City Planning Panel (Panel) and the Departments role in the process?

### The Council’s role for this planning proposal

This planning proposal originally was submitted to Liverpool Council in July 2022. On 22 December 2023, Council failed to provide support for the proposal in the mandatory time period. The proponent subsequently lodged a rezoning review request for the proposal, which resulted in the Sydney Western Sydney Planning Panel supporting the proposal progression for Gateway determination in April 2024

## Fact sheet

and appointing itself as the PPA. Council is now considered a key stakeholder and will be consulted as part of the public exhibition.

In light of the planning proposal's progression to public exhibition, Council and the proponent are working on drafting a site-specific development control plan and draft voluntary planning agreement associated with this planning proposal. A site-specific section to the Liverpool Development Control Plan 2008 and draft voluntary planning agreement which will be exhibited by Council at a later date. The Panel and the Department of Planning, Housing and Infrastructure do not participate in the development and adoption of these documents.

### Sydney Western City Planning Panel's role for this proposal

The Sydney Western City Planning Panel acts as the independent body in rezoning reviews within the Liverpool Local Government Area. Given Council did not support the progression of the planning proposal, the Panel was requested by the proponent to review the rezoning request.

The Panel determined that the proposal demonstrated strategic and site-specific merit and should proceed to Gateway determination. The Panel was appointed as the Planning Proposal Authority, and is therefore responsible for preparing the package of planning proposal documents for public exhibition and running the public consultation. The Panel will consider public submissions on the planning proposal prior to making a decision about whether the planning proposal should proceed to finalisation.

### The Department's role for this planning proposal

The Department assesses and guides planning proposals through the LEP making process. This includes active management of the planning proposal through the LEP making process, issue resolution, and finalising the LEP (if the Minister is the local plan-making authority).

On 26 September 2024, the planning proposal was submitted to the Department for Gateway determination. An assessment of the proposal was undertaken, and a Gateway determination was issued on 12 November 2024 stating the proposal should proceed subject to the conditions, including the public exhibition of the proposal.

A final assessment of the planning proposal will be undertaken by the Department after the public exhibition. At this stage further amendments may be made to respond to matters raised by community members or public authorities. The Department is the local plan-making authority and will determine if the LEP amendment will be made.

### Council exhibition of draft VPA and development control plan

Mecone Group (the proponent) expects to enter into a Voluntary Planning Agreement (or "VPA") with Council as a mechanism to provide a range of public benefits. A site-specific section to the Liverpool Development Control Plan 2008 will also be prepared in collaboration with Council which seeks to support the above rezoning. The site-specific development control plan will provide the concept masterplan and supporting objectives and guidelines for development.

The Letter of Offer, VPA and development control plan are currently being finalised and will be publicly exhibited and notified by Council.

## How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to [www.planningportal.nsw.gov.au/ppr/93-145-hoxton-park-road-liverpool](http://www.planningportal.nsw.gov.au/ppr/93-145-hoxton-park-road-liverpool).

Your submission must be lodged by **5pm on 24 April 2025** and must include:

- if the submission relates to the planning proposal
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998*.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission. Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

## Who should I direct my Planning Proposal inquiries to?

For questions relating to the planning proposal, please contact Timothy Coorey on (02) 9585 6566.

### What is a Planning Proposal Authority (PPA)?

In the planning proposal process, the PPA is responsible for preparing the package of planning proposal documents and submitting them to the Department for a Gateway determination.

A Gateway determination is an approval required before the proposal can proceed to public exhibition. This approval is usually subject to conditions.

The PPA is responsible for satisfying the conditions of the Gateway determination, public exhibition of the planning proposal, and finalisation.

An alternate PPA may be appointed under certain circumstances, where directed by the Minister. As the planning proposal is the result of a rezoning review Sydney Western City Planning Panel is the Planning Proposal Authority and the Department will be the Local Plan-Making Authority.

### What is a Local Plan-Making Authority (LPMA)?

The LPMA is the authority responsible for making the LEP as identified by the Gateway determination. This may be the Minister (or delegate) or the relevant council. The LPMA undertakes the statutory functions in making the LEP.