

The subject land comprises 28 allotments contained within the street block of Freeman Street, Nicholls Street and Station Street. Of these, the owners of 2-4 Nicholls Street, 3-11 Station Street and 8-12 Freeman Street form a landowner's group who are the applicants for the Planning Proposal. The subject precinct is approximately 250m long on its north-south axis and approximately 80m wide between Freeman Street and Station Street. Total area is approximately 1.89ha.

The remaining southern half (from 13 Station Street and 14 Freeman Street) are mostly owned by NSW Housing. The landowner's group has liaised with Housing NSW and we are advised that the Department does not object to the Planning Proposal. The proposal aligns with NSW Housing's requirement to increase the supply and quality of public housing in the precinct.

The site's local context and Housing NSW owned sites are reproduced in Figures 1 and 2 below.

Figure 1: Site location in relation to Warwick Farm Railway Station (Aerial photograph – Neighbourhood context)



Figure 2: Properties owned by Housing NSW

The principal purpose of the Planning Proposal is to:

- Amend the zoning of the land to R4 – High Density Residential
- Increase the height of buildings development standard to 42m
- Increase the floor space ratio development standard to 2.5:1

The planning proposal (attached) provides in-depth justification for changes proposed to the building height and floor space ratio standards.

2. Strategic and site-specific merit test

As per *A guide to making Local Environmental Plans* the proposal meets the Strategic and Site Specific Merit test as outlined below:

(Please also refer to the Planning Proposal attached for more detailed justification of the proposal)

Strategic merit

- 1. Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment;**

4 The Proposed LEP Amendment

The Planning Proposal seeks specific amendments to LEP 2008 as set out at **Section 4.2** below. The general effect of these amendments is to make permissible residential flat building development up to a maximum height of 42m and a floor space ratio of 2.5:1

It is also proposed, but subsequent to Gateway Determination, to prepare a detailed Master Plan and site specific DCP.

The Site Specific DCP will provide an additional layer of development control. This document, to be prepared subsequent to Gateway Determination, will form a separate Section to Part 2 of LDCP 2008 and will provide additional design controls aimed at delivering a master planned design outcome. The first iteration of the Master Plan is set out within the following Figure 8 to Figure 11 inclusive.

Figure 8: Master Plan Concept - Aerial Perspective 1

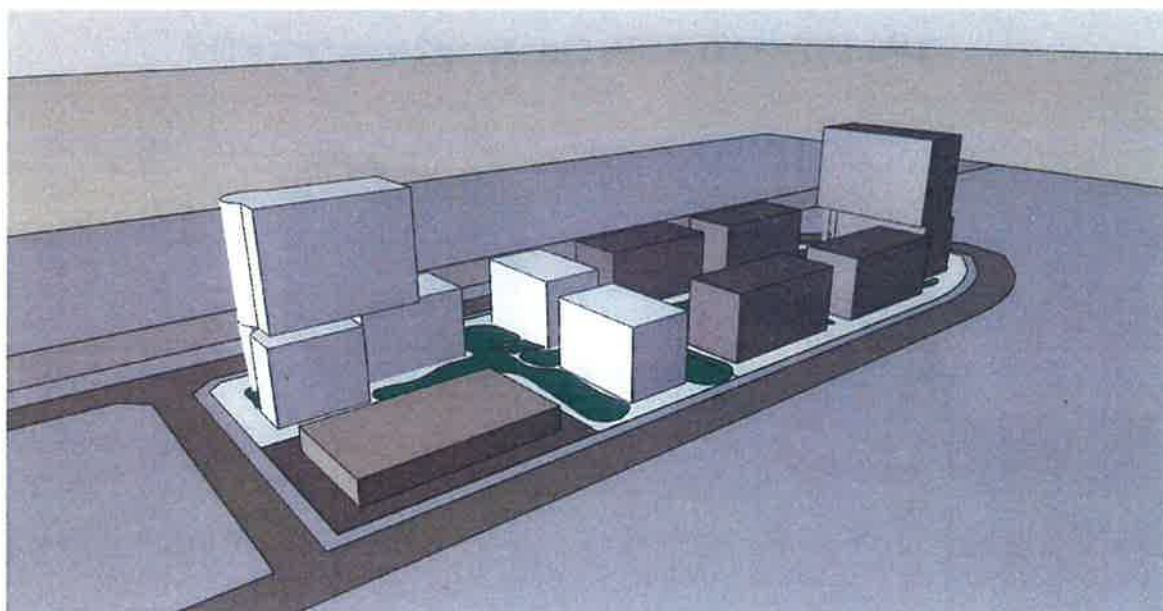
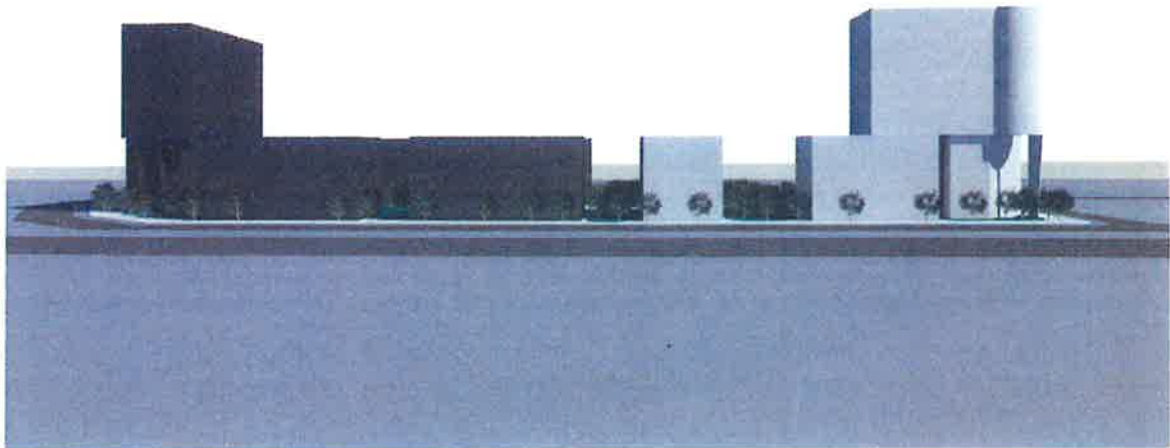


Figure 11: Concept Master Plan - Ground Level Perspective 2



4.1 OBJECTIVES AND INTENDED OUTCOMES

The objectives of this Planning Proposal are to make opportunity for high-density residential development within an area which is highly accessible by heavy rail and bus transit and which is located in close proximity to the Liverpool CBD.

This is proposed to be achieved by amending the zoning of the land and by amending the floor space ratio and height of buildings maps as they apply to subject land.

4.2 EXPLANATION OF PROVISIONS

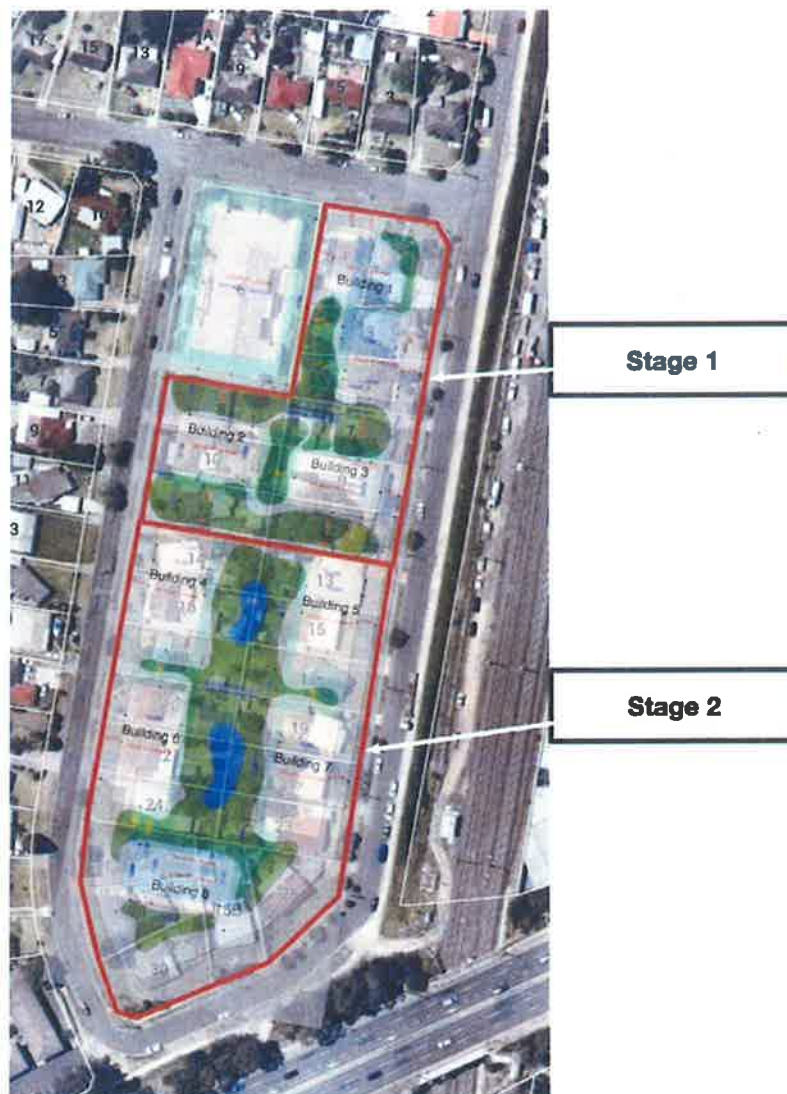
This planning proposal seeks the following amendments of the Liverpool Local Environmental Plan 2008:

- (a) Amendment of the zoning map as it applies to the subject land from R3 – Medium Density Residential to R4 – High Density Residential.
- (b) Amendment of the height of buildings map as it applies to the subject land from 8.5m to 42m
- (c) Amendment of the Floor Space Ratio map as it applies to the subject land from 0.5:1 to 2.5:1

4.3 LAND TO WHICH THE PLAN WILL APPLY

The plan will apply to land within the street block bounded by Freeman Street, Nicholls Street and Station Street, Warwick Farm.

Figure 13: Overlay of Concept Master Plan onto Aerial Photograph



The site areas, GFA and floor space ratio for Stages 1 and 2 are summarised in the following Table 3.