

Rezoning review details

Planning proposal number	PP-2022-1959
Project title	84 Memorial Avenue, Liverpool
Brief explanation of the planning proposal	<p>The planning proposal request seeks to amend Schedule 1 of the LEP to include residential flat buildings, serviced apartments and commercial premises as an additional permitted land use, and to amend the height of buildings and floor space ratio development standards.</p> <p>The amendments are intended to facilitate the development of approximately:</p> <ul style="list-style-type: none"> • 1,150 apartments; • 150 hotel rooms; • 44 serviced apartments; • 670m2 of active commercial boulevard floor space; and • 9,300m2 for a registered club.
Date Council has received the Planning proposal	21/10/22
Date the application was lodged for assessment by council	2/06/22
Reason for request	Council has notified that it does not support the Planning proposal
Date Council has not supported the Planning proposal	2/06/22
Reason provided by Council for not supporting the Planning proposal	The proposal lacks both strategic and site-specific merit. This assessment has been supported by the Local Planning Panel, and an independent peer review.
Description	
Which of the following uses does the planning proposal propose?	Residential Commercial

Proposals for residential uses

Does the planning proposal propose to make residential accommodation permissible? (as per the Standard Instrument definition)	Yes
Approximate number of new residential lots proposed	
Approximate number of new dwellings proposed	1150
Approximate number of dwellings to be removed	
Will the planning proposal result in the loss of industrial land?	No
Will the planning proposal result in the loss of commercial land?	No
Will the planning proposal result in the loss of retail floor space?	No

Proposals for commercial uses

Does the planning proposal propose to make additional commercial development permissible?	Yes
Approximately how many square meters of commercial floor space are proposed?	9,970
Approximately how many commercial or retail jobs are proposed?	0

Proposals for other uses

Provide a description of the uses proposed	
Does this planning proposal include a rezoning of land?	

Applicant details

Title	Mr
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First given name	Greg
Other given name/s	
Family name	Pickering
Contact number	97047711
Email	GPickering@canterbury.com.au
Address	26 Bridge Road, Belmore 2192
Is the applicant a company?	Yes
Name	CANTERBURY LEAGUE CLUB LIMITED
ABN	84000191248
ACN	000191248
Trading Name	

PP details

Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	LIVERPOOL

Select the site of the development

Site address #	1
Street address	84 MEMORIAL AVENUE LIVERPOOL 2170
Local government area	LIVERPOOL
Lot / Section Number / Plan	100 / - / DP1014714
Primary address?	Yes
Planning controls affecting property	<p>Land Application LEP</p> <p>Land Zoning</p> <p>Height of Building</p> <p>Floor Space Ratio (n:1)</p> <p>Minimum Lot Size</p> <p>Heritage</p> <p>Land Reservation Acquisition</p> <p>Foreshore Building Line</p> <p>Local Provisions</p> <p>1.5 m Buffer around Classified Roads</p>

Planning Proposal details

What controls does the planning proposal relate to ?	The planning proposal relates to a combination of map based and word based planning provisions
Which planning provisions does the planning proposal seek to amend? (select all that apply)	<p>Maximum height of building</p> <p>Floor space ratio</p> <p>Additional permitted uses</p>
Please provide details of what other controls will be amended by the planning proposal	
Please provide a brief description of the effect of the planning proposal	The planning proposal seeks to introduce a Schedule 1 additional permitted use to Liverpool Local Environmental Plan 2008, to permit residential flat buildings, serviced apartments and 1,000m2 maximum of commercial premises. The height of buildings is sought to be increased to part 37m, 62m and 77m and the FSR part 3.02:1, 3.37:1 and 5.45:1.

Pre-lodgement meeting

Has a pre-lodgement meeting been held to discuss the planning proposal with the council staff?	Yes
Meeting Date	9/07/2019
Planning Officer	Graham Matthews & David Smith

Voluntary Planning Agreement

Is the planning proposal application accompanied by a voluntary planning agreement (VPA)?	Yes
Description of the VPA	Dedication of land, construction of pedestrian bridge, monetary contribution
Status	Proposed
State/Local	Local

Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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Payer details

First name	Greg
Other given name/s	
Family name	Pickering
Contact number	97047711
Email	GPickering@canterbury.com.au
Billing address	26 Bridge Road, Belmore 2192

Review and submit

Declarations

I declare that all the information and documentation provided is, to the best of my knowledge, true and correct.	Yes
I understand that the original application and accompanying information, as well as the decision to review the determination will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the rezoning review determination.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the rezoning review determination.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes

I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes