



Figure 1: Aerial image of the Subject Site



Figure 2: Concept Plan showing Potential Development

Moore Point Planning Proposal

MOOREBANK

(RZ-6/2015)

Overview

The Planning Proposal, submitted by Coronation Property and Leamac Property Group (Joint Landowner Group), aims to amend the planning controls in the Liverpool Local Environmental Plan 2008 (LEP). This amendment will support the development of a 31.4-hectare mixed-use Precinct, nearly 10 times the size of the Bigge Park street block.

Key Features of the Proposed Precinct:

- **Dwellings:** Approximately 11,000 new homes, accommodating up to 21,000 people.
- **Commercial Space:** Around 160,000m² of office space—50% of the current Liverpool CBD's floor space.
- **Retail Space:** About 167,000m² for retail (shops, supermarkets, hospitality, showrooms), nearly twice the size of Liverpool's Westfield Shopping Centre.
- **Education:** A primary school for up to 1,000 students, with the potential for a second school.
- **Open Space:** Up to 10 hectares of accessible public space, including Georges River Foreshore and a central 8,500m² park (similar in size to Apex Park, Liverpool).
- **Community Infrastructure:** Public facilities and two pedestrian bridges connecting to Liverpool CBD.

Development Timeline

This proposal is one of Australia's largest privately initiated urban renewal projects, anticipated to be delivered in three stages over 30 to 40 years, with 40% of the dwellings built in the first stage.



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About the Liverpool Local Environmental Plan (LEP)

The LEP contains planning controls guiding land use, building heights, and floor space. While this proposal seeks to change the LEP, future development will still require approval from either the Council or the NSW Government. Detailed assessments on individual buildings and site design will be conducted during these later stages.

Proposed Amendments to the LEP

Key changes to the LEP include:

- **Rezoning:** From E4 General Industrial to MU1 Mixed Use and RE1 Public Recreation.
- **Floor Space Ratio:** 4:1, meaning buildings can be up to four times larger than the site area.
- **Building Heights:** New height limits of up to 126m, 20m taller than the Meriton tower on Northumberland St.
- **Minimum Lot Size:** 1,000m².
- **Heritage Conservation:** Designation of a 'Heritage Quarter,' preserving and repurposing significant industrial buildings.

How to Submit Feedback

You can provide written submissions via:

- **Online:** Liverpool Listens
- **Email:** lcc@liverpool.nsw.gov.au
- **Planning Portal:** Reference number 2022-1602

SCAN HERE



Submissions are due by
5pm on 25 November,
quoting **RZ-6/2015**

Need More Information?

Should you require any further information on this matter, please contact Customer Service on **1300 36 2170** or via email at **Strategicplanningadmin@liverpool.nsw.gov.au**

Next Steps

Council will consult with NSW Government Agencies on transport, flooding, schools, health, and environmental impacts.

Once all feedback is gathered, a report will be presented at a future Council Meeting for consideration.



Figure 3 - Indicative test scheme for Moore Point

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Existing and Proposed Planning Control for Precinct

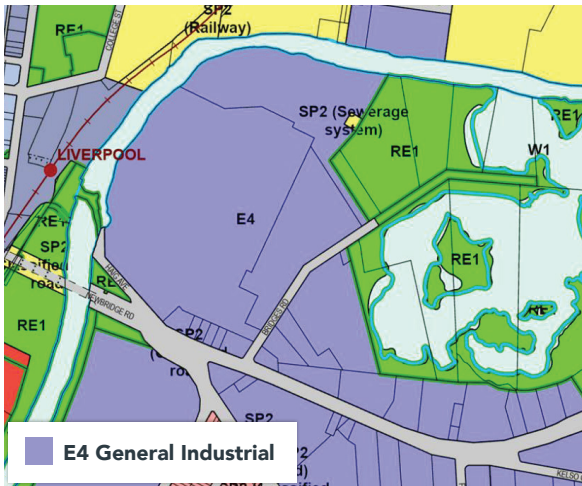


Figure 4: Existing Land Use Zoning

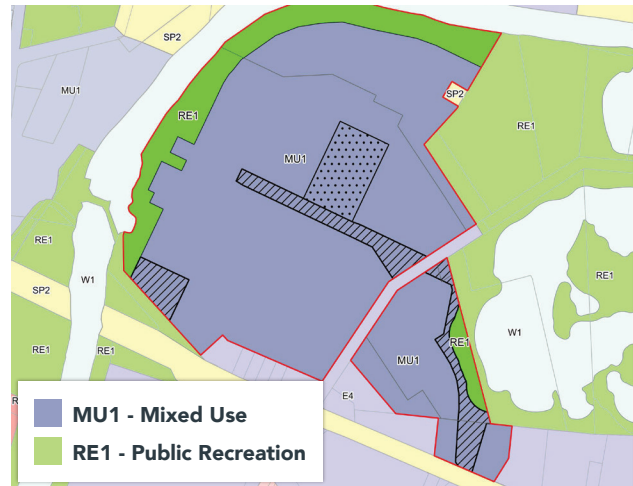


Figure 5: Proposed Land Use Zoning

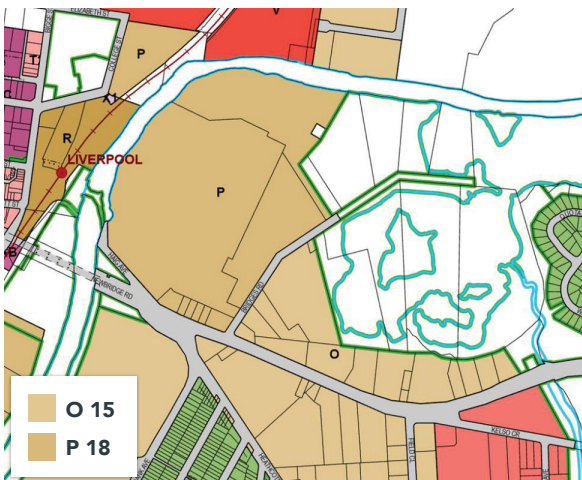


Figure 6: Existing Height of Building Controls

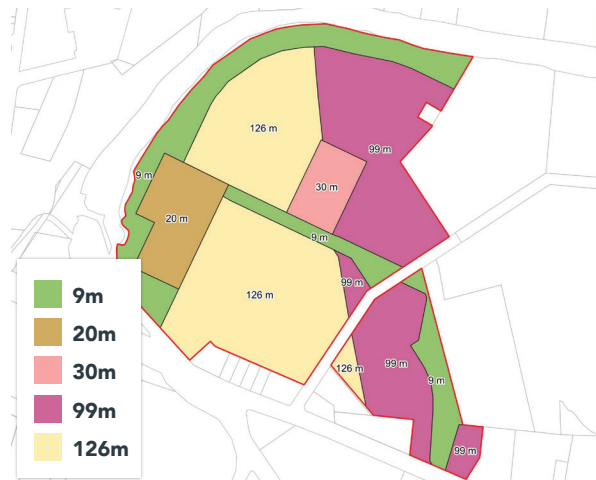


Figure 7: Proposed Height of Building Controls



Figure 8: Existing Floor Space Ratio Control

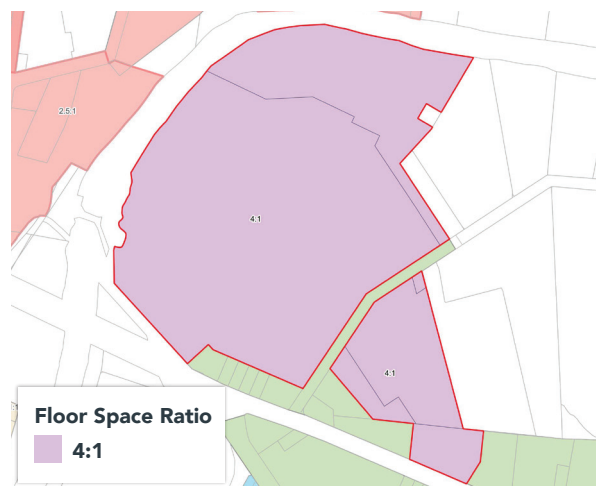


Figure 9: Proposed Floor Space Ratio Control