

Planning Proposal – 93-145 Hoxton Park Road & 51 Maryvale Avenue & 260 Memorial Avenue

FACT SHEET

Early Exhibition of Planning Proposal

Liverpool City Council is exhibiting a Planning Proposal which aims to amend the *Liverpool Local Environmental Plan 2008* (LLEP 2008), to facilitate the development of residential flat buildings (apartment buildings to a maximum of 6 storeys) along Hoxton Park Road, Liverpool. Access will be provided via two lots on Dale Avenue, Liverpool. Refer to the image below for site location.

An early exhibition of the planning proposal is occurring prior to Council deciding to proceed with supporting the amendment of the LLEP 2008 to undergo further assessment.

What is the Liverpool Local Environmental Plan?

The LLEP 2008 contains controls for development, including permissible uses, height of buildings and amount of floor space. These controls guide development for most of the land in the Liverpool Local Government Area.

If the proposal to amend the LLEP 2008 occurs, the development would still require planning approval before development occurs, i.e. a Development Application lodged to Council.

What changes are proposed?

The site is currently zoned R4 High Density Residential under the *Liverpool Local Environmental Plan 2008*, where Residential Flat Buildings (apartments) are already permissible in this zone. The site currently has a Height of Building limit of 15m, and Floor Space Ratio (i.e. how much floor area can be built) of 1:1.

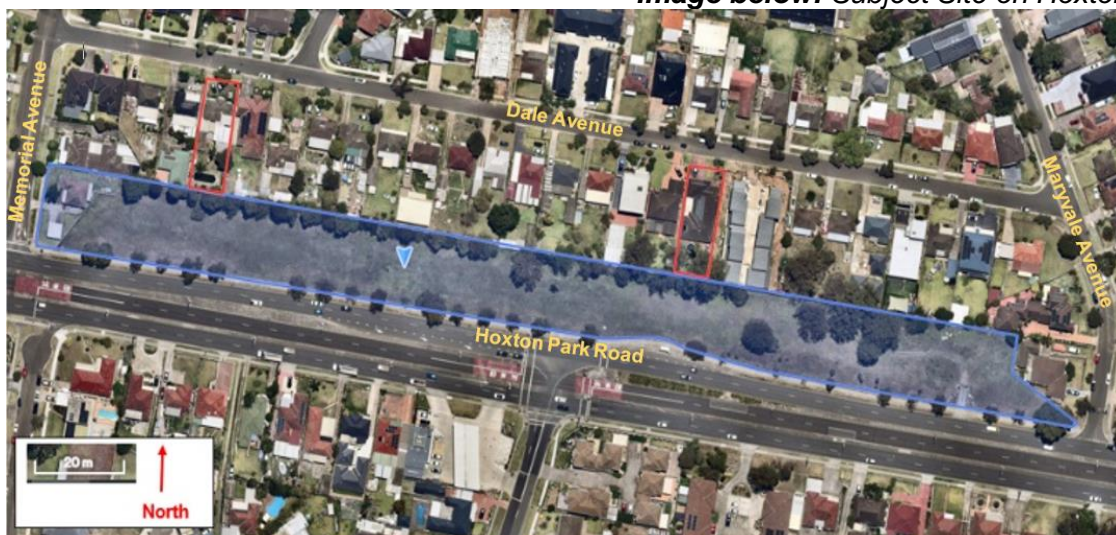
The current controls could accommodate approximately 240 apartments on this site.

The planning proposal seeks to:

- Increase the maximum Height of Buildings from 15m to 21m (4 storeys to 6 storeys);
- Increase the Floor Space Ratio control from 1:1 to 1.5:1 (allowing 50% more building area);
- Provide a portion of apartments as affordable housing;
- Allow 'Retail Premises' with a maximum gross floor area of 200m² to support the dwellings.

The Concept Plans indicate the proposal would facilitate 279 apartments on the site, along with retail to support the apartments or approximately 312 apartments with no retail.

Image below: Subject Site on Hoxton Park Rd.



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Documents for comment

The following documents are placed on Early Exhibition for Comment:

- Planning Proposal: Document seeking increased height of buildings and floor space ratio for the subject site.
- Concept Plans: Indicative plans demonstrating potential future development on the site.
- Development Control Plan: Document containing objectives and controls to guide future development, e.g. tree retention, visual impacts, access and parking matters.
- Letter of Offer: Letter of Offer from proponent seeking to enter into a Voluntary Planning Agreement for the proposal.

How can I make a submission?

Written submissions on the planning proposal can be made via:

- Online Link: [Liverpool Listens](#); or
- Email: lcc@liverpool.nsw.gov.au.

Submissions are to be received by 5pm on **9 October 2023**, quoting **RZ-3/2022**.

What happens next?

Council has not endorsed the planning proposal. Submissions from this Early Exhibition period will be reviewed, and the results of the public exhibition will then be reported to Council.

Council will determine if the planning proposal should proceed to further assessment by the Department of Planning & Environment (DPE).

If DPE deem the proposal is suitable for progression, further State Government and community engagement will occur, including further engagement with Transport for New South Wales.

Need more information?

Please direct enquiries about the proposal to Stephen Peterson, Senior Strategic Planner on 0492 282 493 or petersons@liverpool.nsw.gov.au.

Image below: Concept Drawing of potential future development at 93-145 Hoxton Park Road & 51 Maryvale Avenue & 260 Memorial Avenue.

