

# PLANNING PROPOSALS MOOREBANK

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**Eastern District Forum  
24 August 2020**



**LIVERPOOL  
CITY  
COUNCIL**



# MOOREBANK PLANNING PROPOSALS INITIAL EXHIBITION



COUNCIL SERVICES BUSINESS DEVELOPMENT COMMUNITY ENVIRONMENT VENUES LOVE LIVERPOOL

## Have Your Say

Share

Council welcomes feedback from the community. You can send us an email, request Council take action about a problem you have or fill in an online survey.



Send us an Email



Lodge A Customer Service Request

Tell Council about a problem or issue you face.

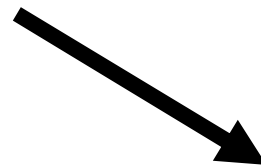


Liverpool Listens

Council's online platform for community feedback and surveys.



- Public Exhibitions and Notices



Public Exhibitions and Notices

Lodge a submission, comment or objection about a matter currently on public exhibition or the subject of a public notice.



District Forums

Council runs regular community forums. Come along and make your views known.

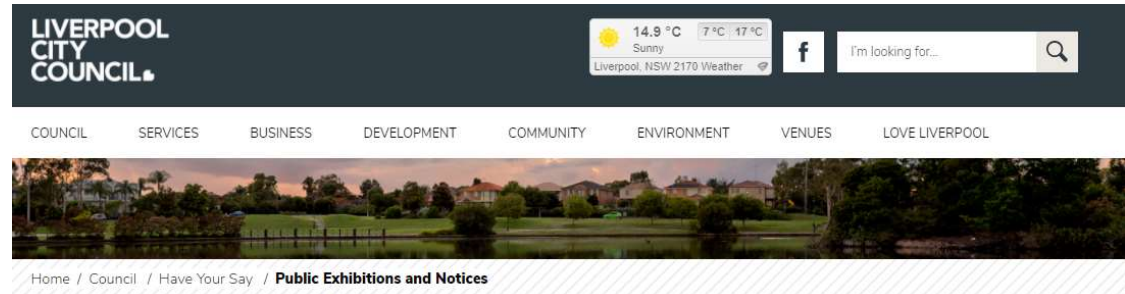


Making a Complaint

You can contact the Internal Ombudsman for advice if you feel you have been treated unfairly by Council.



# MOOREBANK PLANNING PROPOSALS INITIAL EXHIBITION



- Your Mayor
- Your Councillors
- Council Meetings +
- Jobs in Liverpool
- Rates
- Corporate Information +
- Internal Ombudsman - Complaints
- Liverpool News +
- Media +
- Council Committees +
- Fees, Forms, Policies and Enforcement +

## Public Exhibitions and Notices

Share

Council gives notice or places on public exhibition important policies, documents and development proposals in accordance with legal requirements and resolutions of Council.

These items:

- provide members of the public with information on important matters; and
- allow members of the public to provide feedback before final decisions are made.

### Submissions

If you wish to lodge a submission, comment or objection about a matter currently on public exhibition or that is the subject of a public notice, Council must receive it before the expiry of the exhibition or notice period. Please quote Council's reference number in your correspondence.

Written submissions are to be addressed to the CEO and can be sent to Locked Bag 7064, Liverpool BCNSW 1871; or emailed to [lcc@liverpool.nsw.gov.au](mailto:lcc@liverpool.nsw.gov.au). Submissions on exhibited Planning Proposals can also be [made online through the Planning Proposal Submission Form](#).

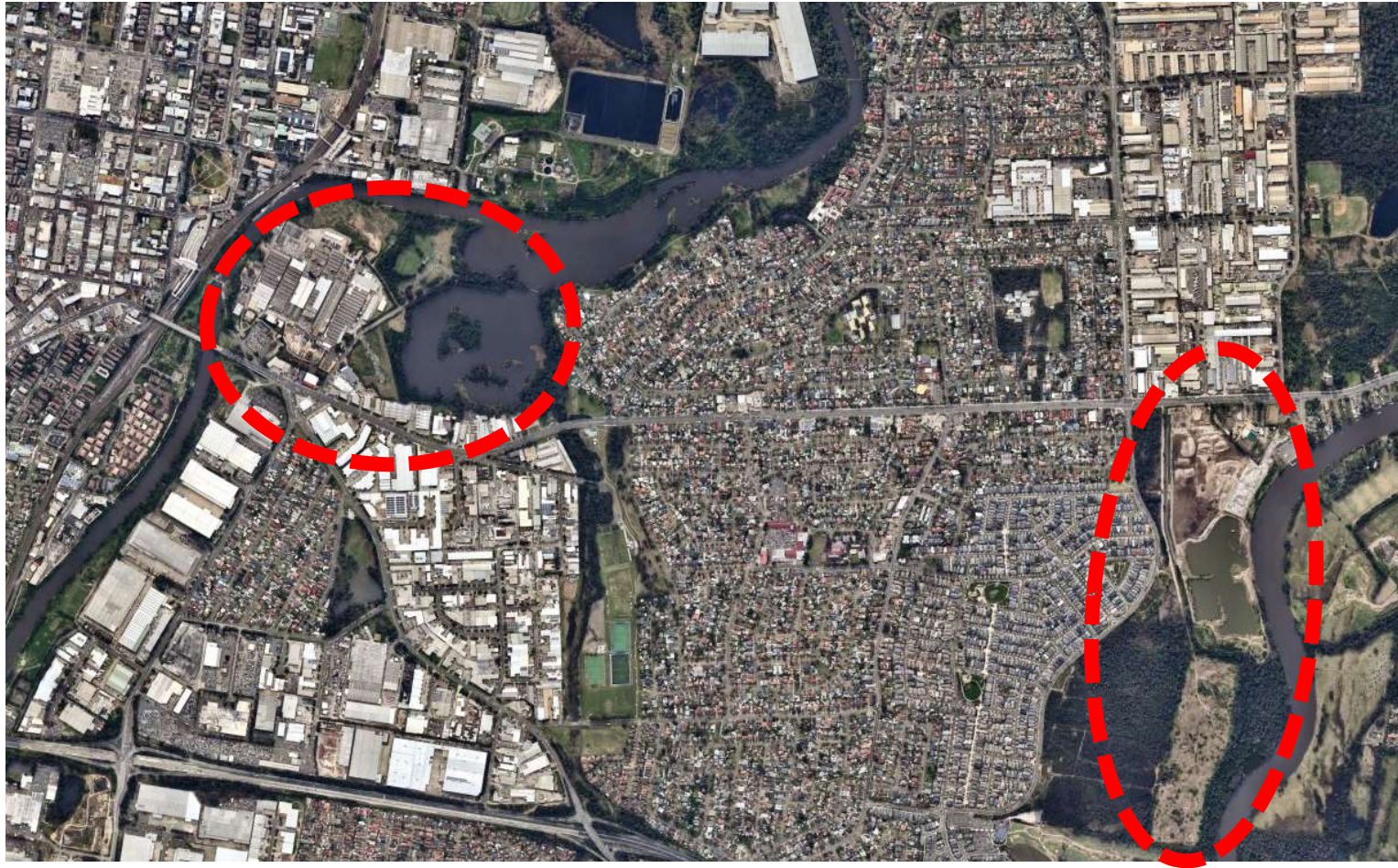
# MOOREBANK PLANNING PROPOSALS INITIAL EXHIBITION

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- Written submissions are to be addressed to the CEO and can be sent to Locked Bag 7064, Liverpool BC NSW 1871; or [lcc@liverpool.nsw.gov.au](mailto:lcc@liverpool.nsw.gov.au).
- Submissions can also be made online through on the public exhibitions and notices webpage.
- Submissions must be received by **10 September 2020**, quoting the relevant application number.

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# MOOREBANK PLANNING PROPOSALS



# MOORE POINT

- A number of sites totalling 38.5 hectares.
- Currently zoned Light Industrial (IN2)
- Future urban renewal area



## LEGEND

- Investigate grade separated pedestrian crossing
- Investigate linking open space & green corridor
- Retain Industrial Zonings
- Bulky Goods and Retail
- Investigate flexible employment
- Investigate cross river links
- Investigate railway station redevelopment
- ⋮ Masterplan Woodward Place (including RE2 zone)
- Liverpool Innovation Precinct
- Work with State Government to investigate residential development at Hargrave Park precinct
- Investigate residential/mixed use at Moore Point to support CBD and Innovation precinct (River Precinct)
- Health and Education
- Commercial Core/Mixed Use
- Prepare structure plan and planning proposal to rezone the Warwick Farm racing precinct to a mix of uses, including B4
- Review residential development in odour buffer to Water Recycling Plant

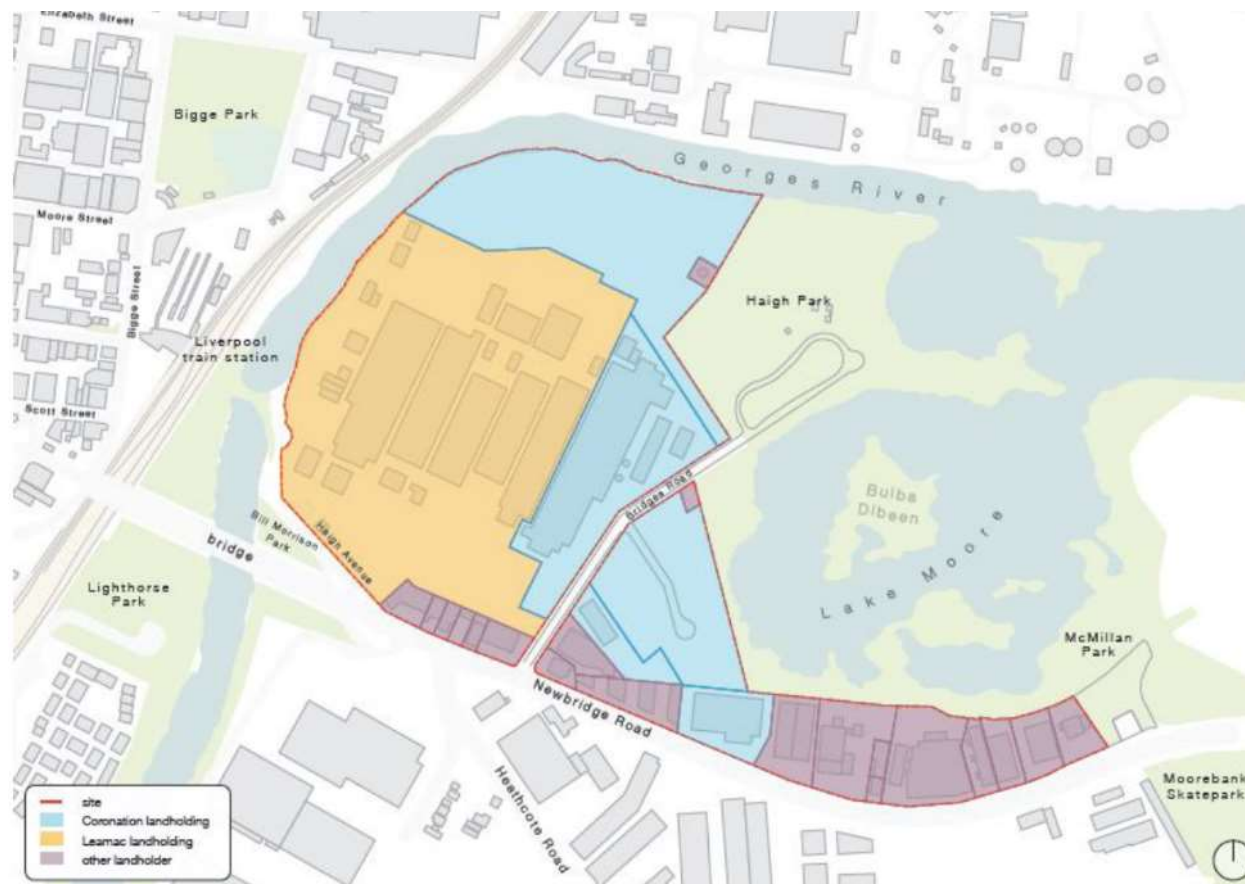
# JOINT LANDOWNER GROUP PROPOSAL RZ-6/2015

A joint landowner group, comprising:

- Leamac Property Group
- Coronation Property

Collectively own the majority of the Moore Point precinct

- 32 hectares
- Approx. 83%





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# THE PROPOSAL

Facilitate future development of mixed use town centre:

- Rezone the site from IN2 (Light Industrial) to B4 (Mixed Use) and B6 (Enterprise Corridor);
- Increase the maximum floor space ratio to 4.2:1 and 3.5:1;
- Increase the maximum height of buildings from 18m and 15m to RL 136 and RL 108; and
- Introduce into the LEP site specific development controls for the site including design excellence, sun access controls, and requirements for preparation of a site-specific development control plan.

# THE PROPOSAL

## Approximate Scale of Future Development:

- 14,750 dwellings
- 344,500sqm mixed use employment floor space
- Delivered in a staged manner over a 30-40 year period



# ROSE GROUP/FORTIS (RZ-4/2018)

- Two lots at 335-349 Newbridge Road.
- New proposal lodged in June 2019 after acquiring an additional lot.



# THE PROPOSAL

Facilitate future development of mixed use town centre:

- Rezone the site from IN2 (Light Industrial) to B4 (Mixed Use);
- Adopt a non-residential floor space ratio of 0.4:1;
- Increase the maximum floor space ratio to 3.2:1; and
- Increase the maximum height of buildings to 60m.

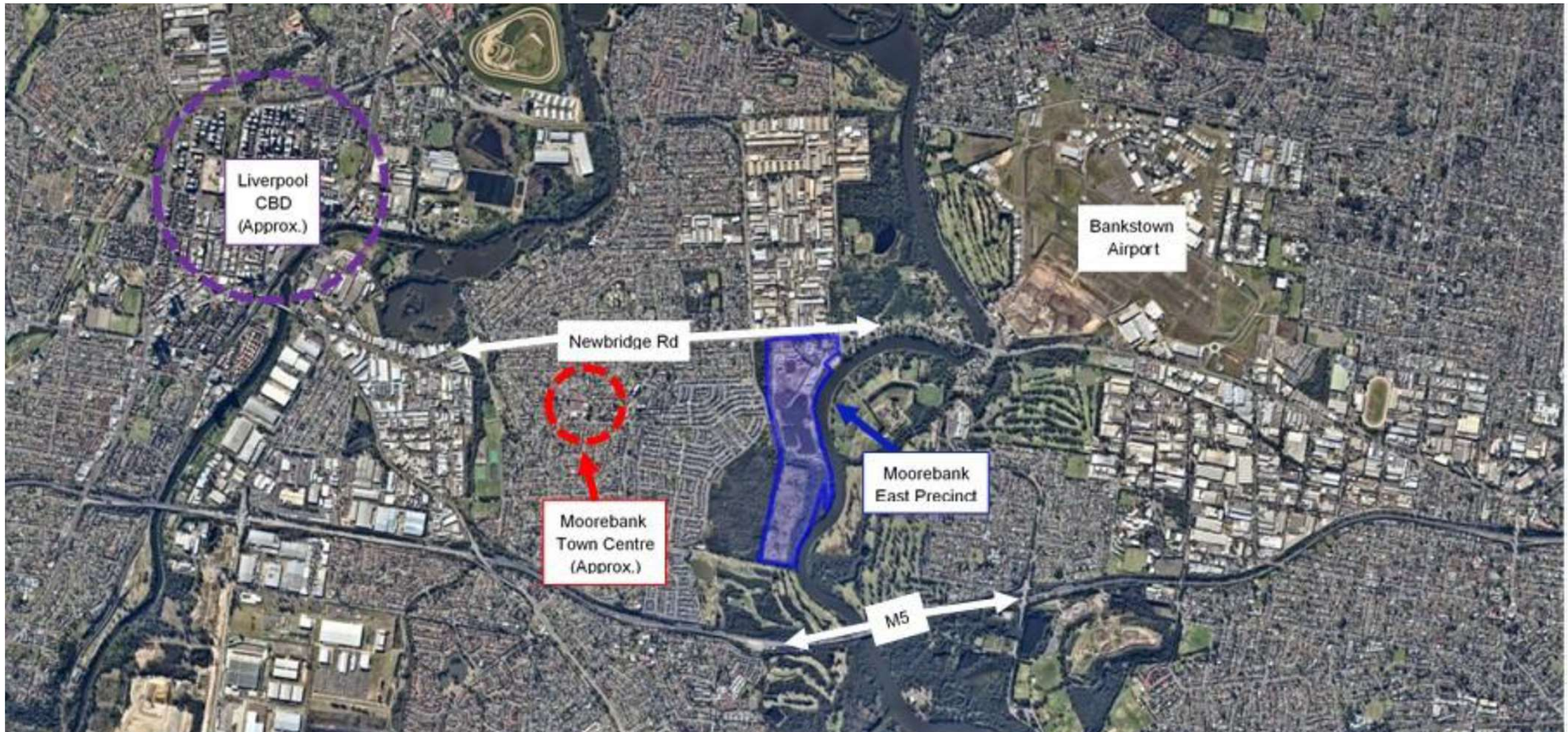
# THE PROPOSAL

Approximate  
Scale of  
Future  
Development:

- 536 dwellings
- 6,300sqm  
commercial  
floor space

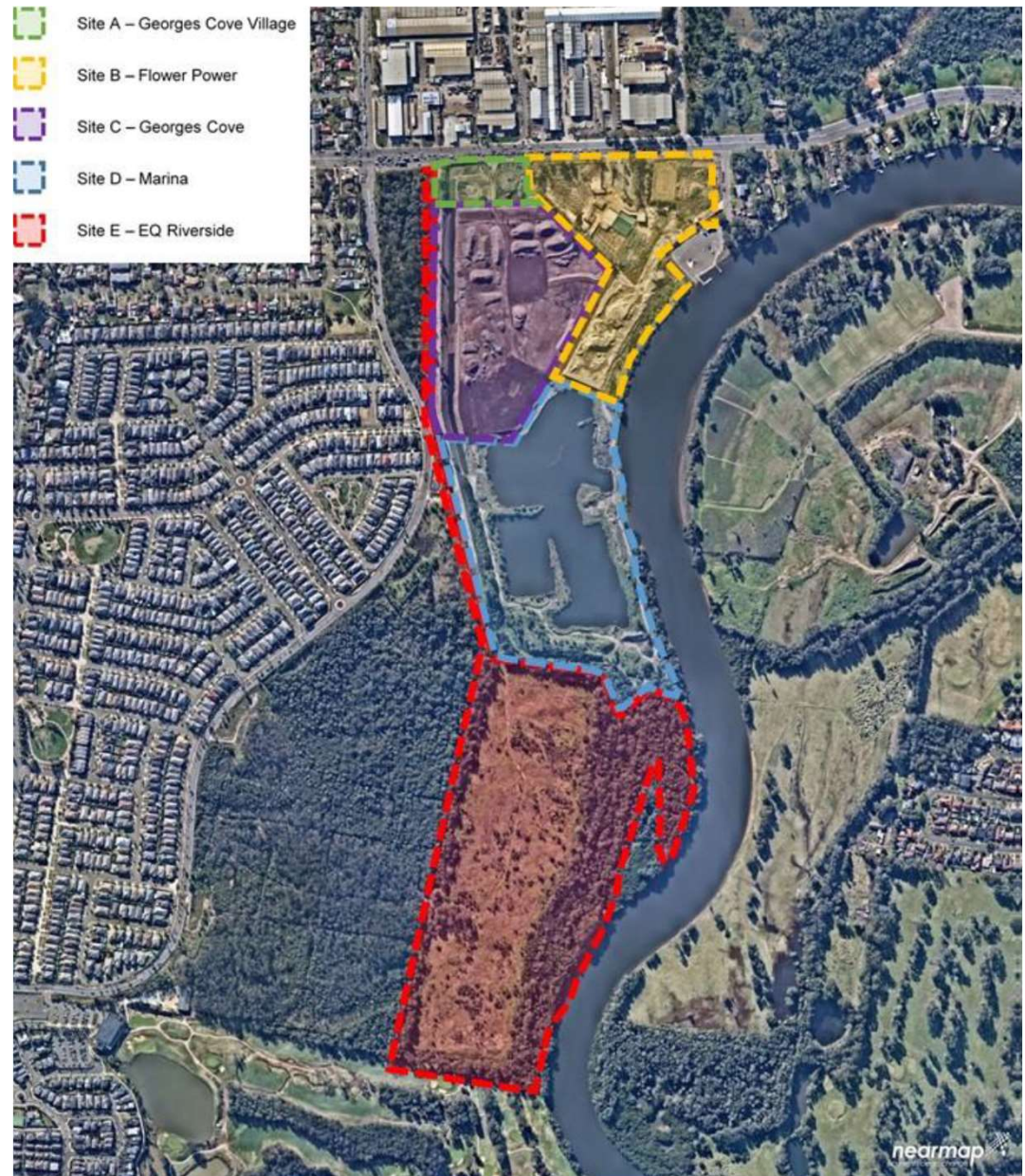


# MOOREBANK EAST



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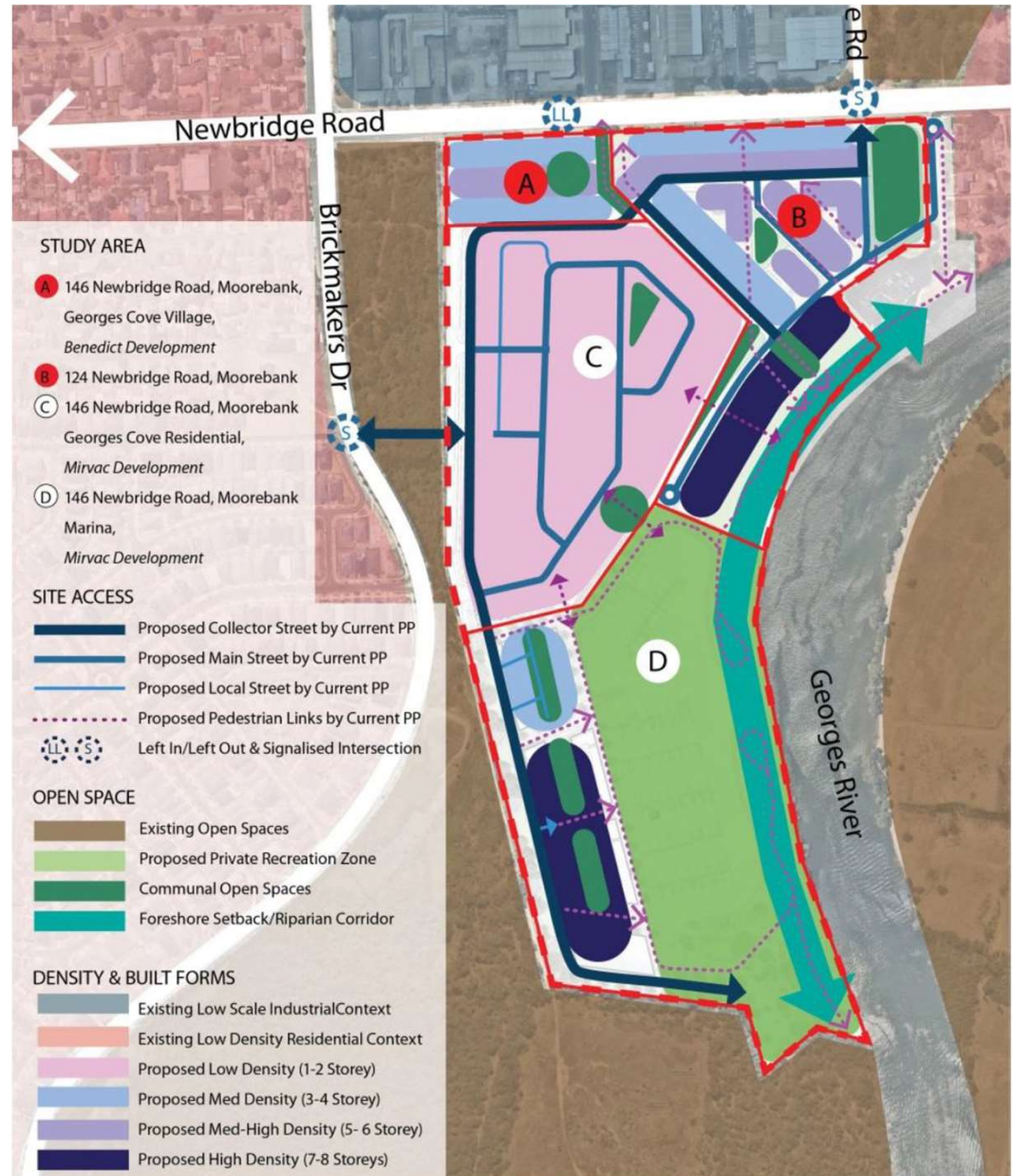
- Site A – Georges Cove Village (RZ-9/2017)
- Site B – Flower Power (RZ-4/2017)
- Site C – Georges Cove (RZ-1/2019 & various DA's)
- Site D – Georges Cove Marina (RZ-5/2018)
- Site E – EQ Riverside (RZ-2/2020)



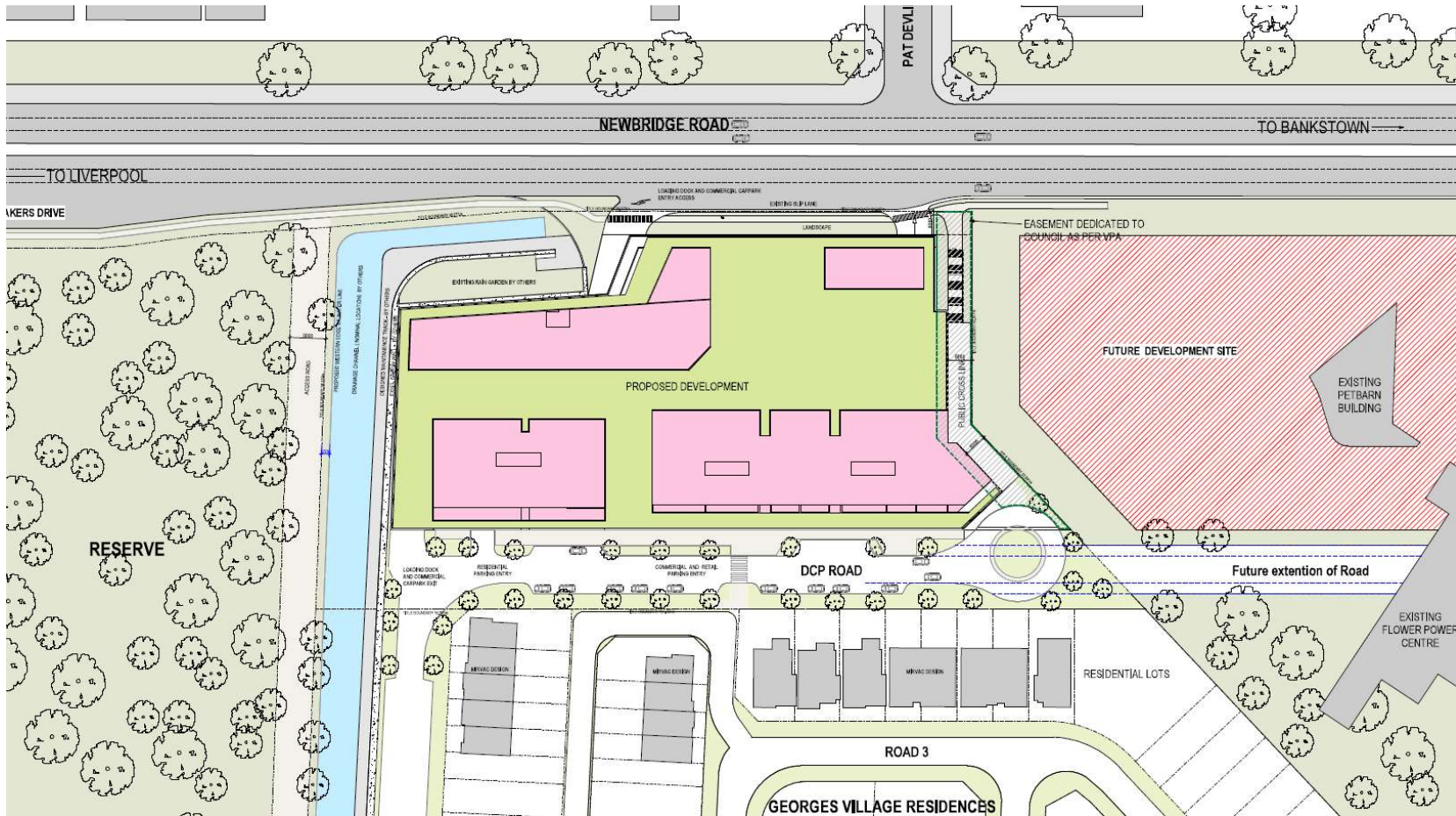


# MOOREBANK EAST

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# SITE A – GEORGES COVE VILLAGE (RZ-9/2017)



# THE PROPOSAL

## Facilitate future development of mixed centre:

- Increasing the height of buildings development standard (HOB) from a maximum of 15m to 25m;
- Increasing the floor space ratio (FSR) development standard from a maximum of 0.75:1 to 1.2:1; and
- Including a Schedule 1 amendment to permit 'health care facility' (medical centre) and 4,200sqm of retail.

# THE PROPOSAL

Approximate  
Scale of Future  
Development:

- 126 dwellings;
- Medical centre; and
- 4,200sqm retail floor space.



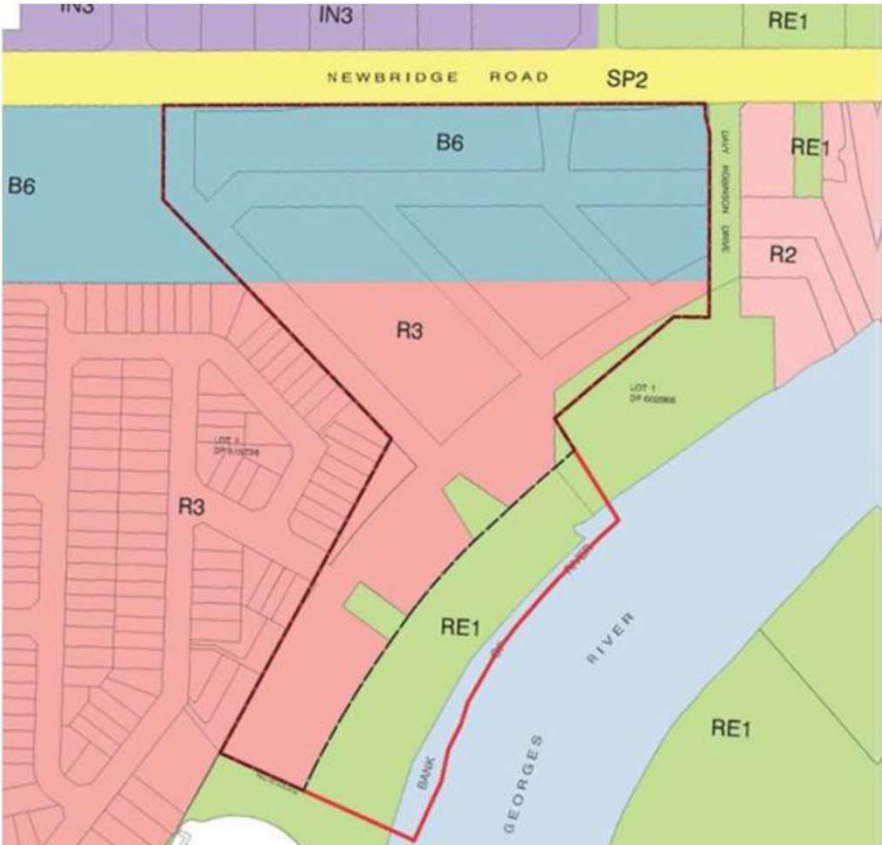
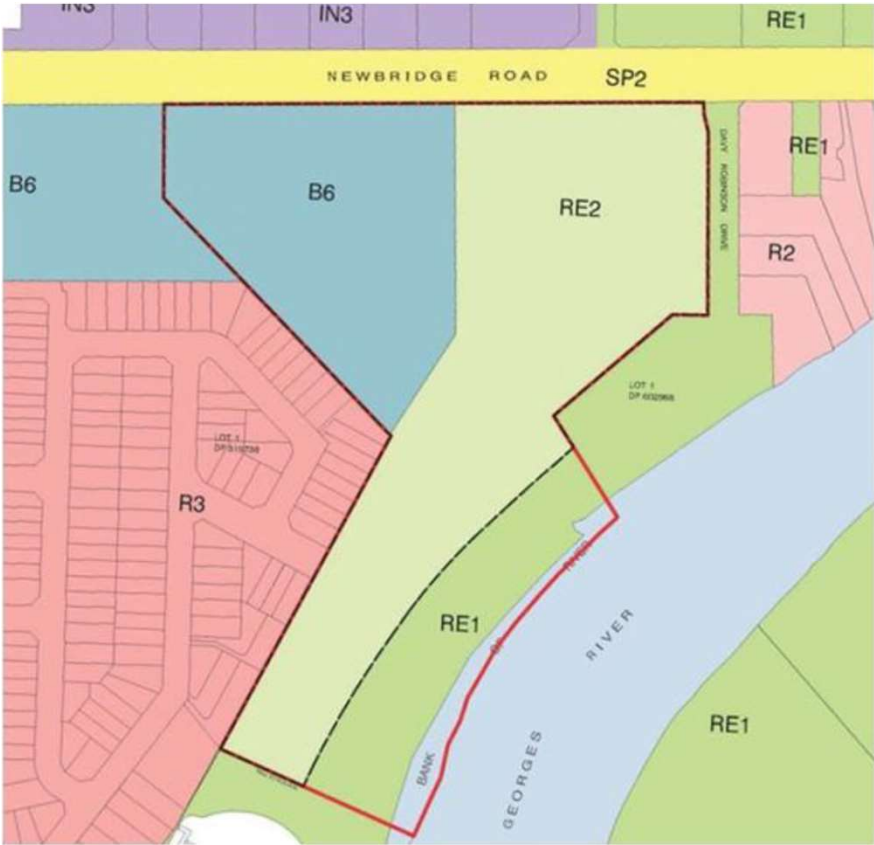
# TIMELINE



# SITE B – FLOWER POWER (RZ-4/2017)



# THE PROPOSAL – REZONING



# THE PROPOSAL

Approximate Scale of Future Development:

- 602 apartments;
- 167 serviced apartments; and
- 22,434sqm of commercial gross floor area (including serviced apartments).

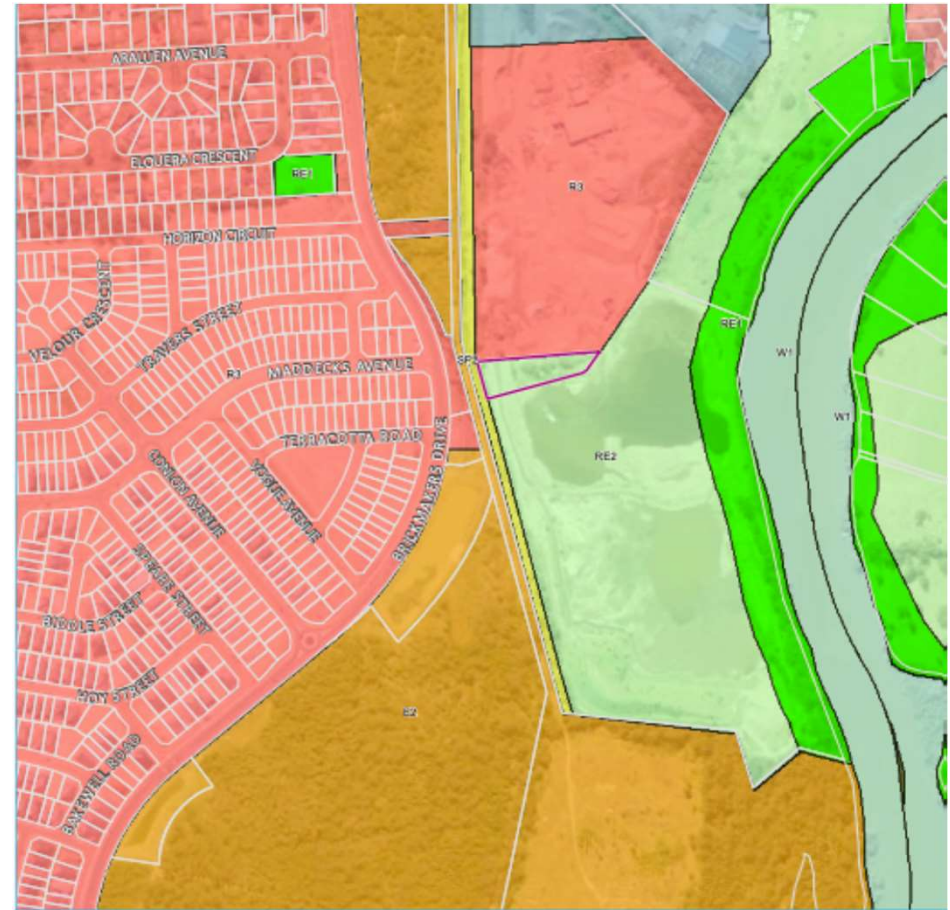




# SITE C (RZ-1/2019)

Extend the R3 Medium Density Residential zone to facilitate 9 lots.

- Considered by LPP in June;
- Given in-principle support by Council in July; and
- With DPIE for a Gateway Determination.



## KEY

Site boundary	Existing zoning B1 Neighbourhood Centre	R3 Medium Density Residential
Cadastral boundary	B6 Enterprise Corridor	RE1 Public Recreation
	E2 Environmental Conservation	RE2 Private Recreation
	IN2 Light Industrial	RU4 Primary Production Small Lots
	IN3 Heavy Industrial	SP2 Infrastructure
	R2 Low Density Residential	W1 Natural Waterways

# SITE D – GEORGES COVE MARINA (RZ-5/2018)



# THE PROPOSAL

Facilitate future waterfront residential development:

- Schedule 1 amendment to permit residential accommodation;
- Increase HOB from current 21m to 35m ; and
- Increase FSR from current 0.25:1 to 0.4:1.

# THE PROPOSAL

Approximate Scale of Future Development:

- 353 apartments
- 21 terrace dwellings



# TIMELINE



# SITE E – EQ RIVERSIDE (RZ-2/2020)



# THE PROPOSAL – REZONING



# THE PROPOSAL

Facilitate future residential neighbourhood:

- Include a maximum HOB control of 50m; and
- Increase the maximum FSR control from 0.01:1 to 1:1.
- The existing E2 (Environmental Conservation) land to a combination of R1 (General Residential) and RE1 (Public Recreation); and
- The existing E2 (Environmental Conservation) land on land adjoining to the west to SP2 (Infrastructure) to enable access to the site.



# THE PROPOSAL



## Approximate Scale of Future Development:

- 2,000 apartments;
- 800sqm of community facilities;
- 1,700sqm of retail, restaurant and associated uses;
- 730m of foreshore walkway/activation waterfront, facilitating open space linkage to adjoining residential and recreational sites; and
- A series of ecological and recreational parks

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## Questions?

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