

PLANNING PROPOSAL HOLSWORTHY TOWN CENTRE

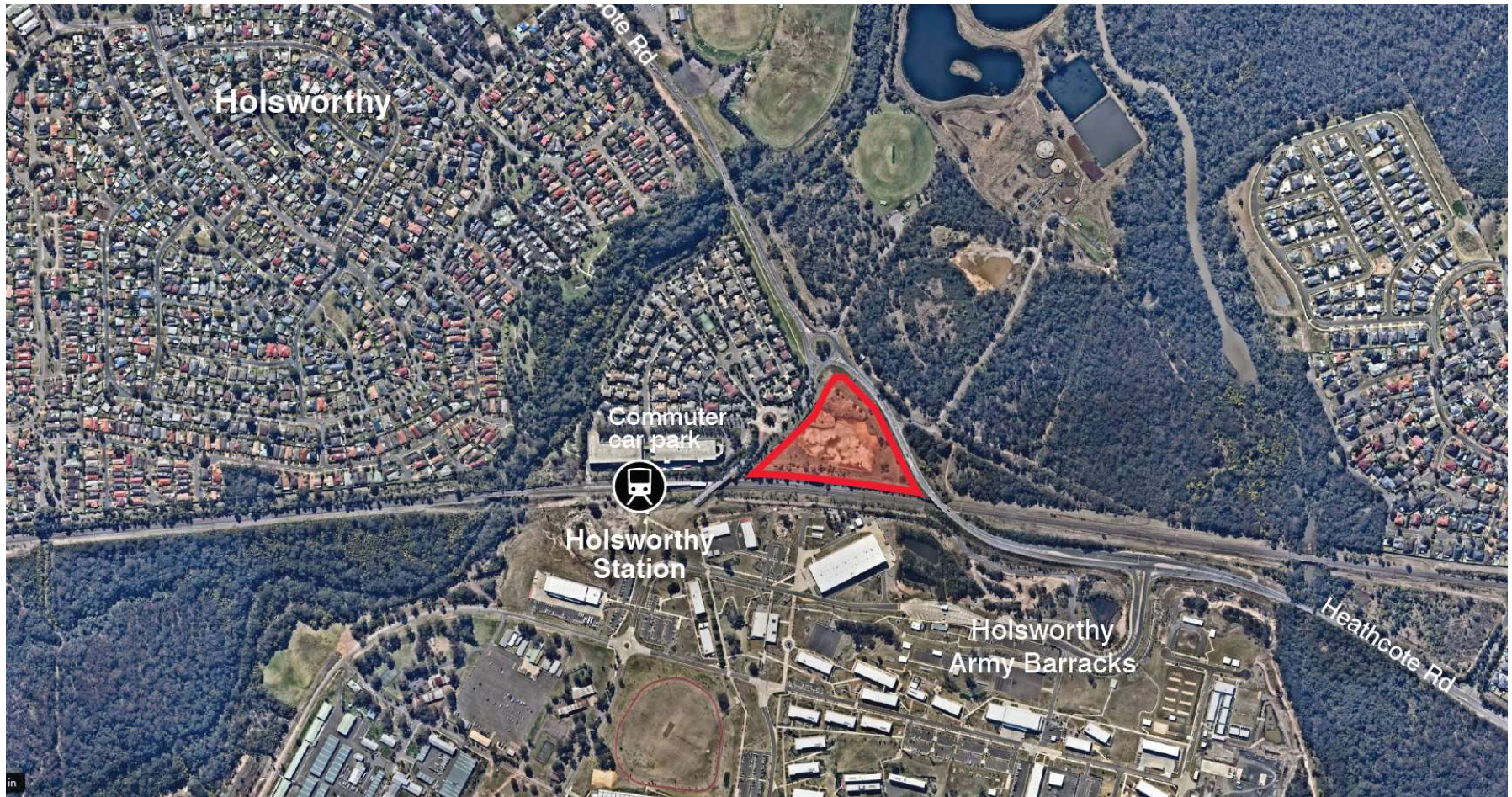
**Eastern District Forum
24 August 2020**



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2 MACARTHUR DRIVE HOLSWORTHY



CURRENT APPROVED TOWN CENTRE



1 NORTH ELEVATION
TO HEATHCOTE ROAD 1:200



2 SOUTH ELEVATION
TO RAILWAY LINE 1:200



CURRENT APPROVED TOWN CENTRE



PLANNING PROPOSAL

Facilitate future development of mixed use town centre:

- Floor space ratio of 2.15:1
- Building height of 24m - 45m
- Maximum retail GFA – 9,000sqm

VIEW FROM MACARTHUR DRIVE



VIEW FROM HEATHCOTE ROAD



PROPOSED MASTERPLAN



LOCAL PLANNING PANEL ADVICE (AUG 2019)

- Proposal has strategic and site specific merit
- Consider the following:
 - Minimum non-residential gross floor area (instead of maximum)
 - Site specific DCP (input from Design Excellence Panel)
 - Update proposed Planning Agreement to improve pedestrian/cycle way links to open space & train station

TIMELINE



NEXT STEPS

- Address Gateway Conditions:
 - Prepare revised site specific DCP to address:
 - Increased open space within the site for future residents
 - Demonstrate safe and direct pedestrian connectivity to the station
 - Consult with the RFS, Department of Defence and Bankstown Airport
- Negotiate Planning Agreement.

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Questions?



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