

**ADVICE ON PLANNING PROPOSALS
LIVERPOOL LOCAL PLANNING PANEL**

Monday 27th July 2020

Held Via
'Microsoft Teams'

Panel: Julie Walsh (Chair)
Fiona Gainsford Expert
Lindsay Fletcher Expert
Stephen Dobell-Brown Community Rep

There were no conflicts of interest declared by any panel members in relation to any items on the agenda.

27TH July 2020

ITEM No:	1
APPLICATION NUMBER:	RZ-4/2020
SUBJECT:	Planning proposal to rezone the Warwick Farm precinct to part R4 High Density Residential, part B4 Mixed Use and part RE1 Public Recreation
LOCATION:	Lot 4 Warwick Street; 5-19 & 21A, B & C Manning Street; 2-10, 12A, 12B and 14 Manning Street; 1-5, 5A, 7-9, 9A, 11, 11A, 13-15 Bull Street; 6-8, 10A, 10B, 12-14 Bull Street; 1, 5-9, 13-17 & 21 Stroud Avenue; 2 & 10 Stroud Avenue; Part Lot 2 Governor Macquarie Drive; 2, 10 & 12 Hope Street; 2 Shore Street; and 10-18 Munday Street.
APPLICANT:	Liverpool City Council
AUTHOR:	Graham Matthews, Senior Strategic Planner

ADVICE OF THE PANEL

The Panel members have familiarised themselves with the site and been provided with the Council officer's report and the documents supporting the planning proposal. The Panel had the benefit of a briefing from Council's staff and Council's consultant team for the project.

The Panel accepts that the planning proposal may meet the strategic merit test given the Greater Sydney Commission's assurance of Council's Local Strategic Planning Statement. However, the Panel is not satisfied that the proposal meets the site specific merit test.

The Panel does not support the planning proposal proceeding to a gateway determination at this stage. The Panel recommends that the planning proposal not proceed because the following matters have not been satisfactorily addressed:

- 1) Updating of the Flooding Assessment to have regard to the 2020 Georges River Flood Study (BMT, January 2020) and its implications for this site;
- 2) Preparation of a development feasibility study having regard to the need for consolidation of fragmented sites, flood mitigation works, open space acquisition, the truck bypass route, pedestrian links across the railway and the proposed development yield;
- 3) A report addressing whether, given the cap of 18,800 additional dwellings for Liverpool Collaboration Area Place Strategy, this site is the optimum location for the provision of additional housing given the constraints of the site including flooding and difficulty of evacuation; and
- 4) Further analysis of the potential environmental impacts of the proposed truck bypass route and the changes to ground levels for flood mitigation having regard to vegetation, acid sulphate soils and water table level.

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VOTING NUMBERS:

4-Nil