

Warwick Farm Racing Precinct Draft Structure Plan, Planning Proposal and Contributions Plan

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Background

Council's Local Strategic Planning Statement, *Connected Liverpool 2040*, states that Council will prepare a structure plan and planning proposal to rezone the Warwick Farm racing precinct to a mix of uses, including B4.

The draft planning package was placed on initial public exhibition between 14 September and 12 October 2020. The results of the exhibition were presented to Council at its 28 April 2021 meeting where it resolved that the draft planning package be refined address community feedback.

At its meeting on 29 September 2021, the revised structure plan was reported to Council where it was resolved to be placed on public exhibition. Council is now exhibiting the draft plans for 28 days and invites submissions from interested persons.

What changes are proposed?

The planning proposal seeks to rezone the Warwick Farm racing precinct from R2 Low Density Residential, R3 Medium Density Residential and RE2 Private Recreation to B4 Mixed Use, R4 High Density Residential and RE1 Public Recreation.

The revised structure plan includes a reduction of the RE1 Public Recreation Zone and B4 Mixed Zone, and an increase in R4 High Density Residential zoned land in order to improve development feasibility. Heights of buildings and floor space ratios have also been increased.

Other amendments include the reconfiguration of dwelling densities including the incorporation of 240 Governor Macquarie Drive, and a revised contribution plan with reduced rates. The revised structure plan and zoning can be seen in figures 1 and 2.

How can I make a submission?

Written submissions can be made online at www.liverpool.nsw.gov.au/public-exhibitions, to Locked Bag 7064, Liverpool BC NSW 1871; or by email to lcc@liverpool.nsw.gov.au. Submissions are to be addressed to the CEO and be received by **5pm Sunday 7 November 2021**, quoting 'RZ-4/2020'.

What happens next?

Submissions will be reported to a future Council meeting. Council may amend the draft structure plan, planning proposal and/or contributions plan before proceeding.

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Where can I get more information?

A conceptual plan as to how the precinct may develop in the future is shown below. Visit Council's website for further information: www.liverpool.nsw.gov.au/public-exhibitions. Council staff can arrange time for individual phone consultations on the structure plan with concerned community members. For enquiries, please contact Senior Strategic Planner Cameron Jewell via email addressed to jewellc@liverpool.nsw.gov.au or 02 8711 7862.

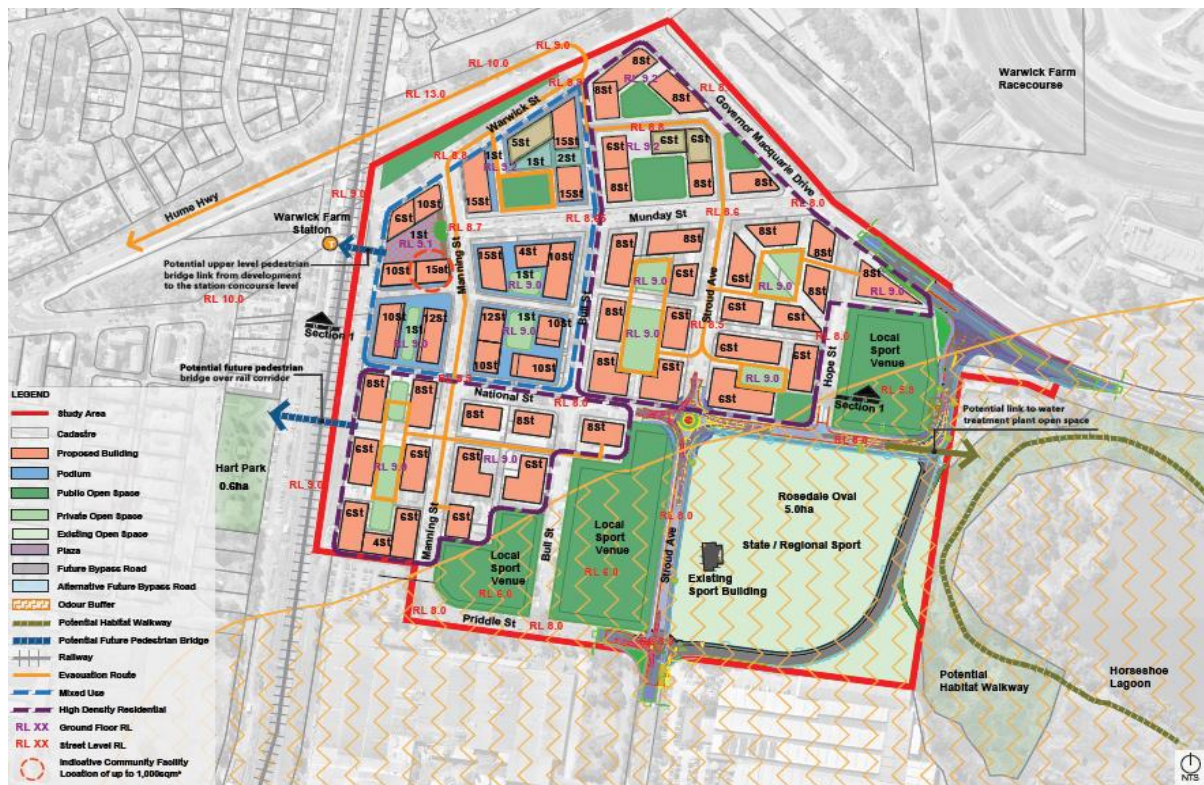


Figure 3 - Revised Warwick Farm racing precinct structure plan. Source: CM+

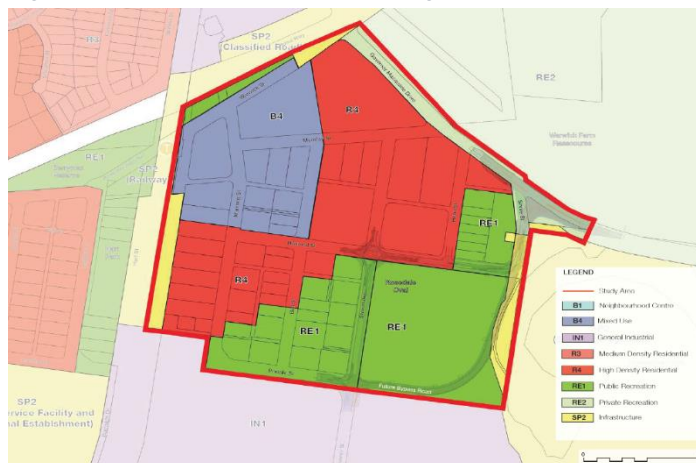


Figure 2 - Revised zoning proposed. Source: CM+



Figure 1 - Indicative Staging Plan. Source: CM+