

Public Exhibition: Holsworthy Local Centre Planning Proposal and amended Development Control Plan

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Background Information

Council is publicly exhibiting the Holsworthy Local Centre Planning Proposal, and associated documents.

The site is located at 2 Macarthur Drive, Holsworthy (Lot 5, DP 825745) (right).



The Holsworthy Local Centre Proposal

The site will be developed as a mixed-use precinct incorporating commercial and retail uses (e.g. shops, businesses and offices) with residential towers of varying heights above.

The proposal intends to provide for:

- Approximately 8800sqm of shopping area; and
- Approximately 350 apartments with a mix of 1 bedroom, 2 bedroom and 3 bedroom units.

What changes are being proposed?

Proposed draft changes to the *Liverpool Local Environmental Plan 2008* include:

- Increase the Maximum Floor Space Ratio control from 1.5:1 to 2.15:1 (this allows for more floor space to incorporate shopping area on ground floor and apartments above);
- Increase Maximum Height of Buildings control from 21m to 25m-45m (this will allow for buildings of up to approximately 14 storeys); and
- Limit the commercial (shops) floor area on the site to 9,000sqm.

The draft proposal also includes amendments to the Part 2.6 of the *Liverpool Development Control Plan 2008* to require any DA to provide:

- A pedestrian and bicycle link between the site and Holsworthy train station;
- A public plaza with minimum area of 1000m²; and
- Building setbacks to achieve quality built form.

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The artist's impression of the proposal is provided below.



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How can I make a submission?

The relevant documents can be viewed at the [Liverpool Listens](https://listens.liverpool.nsw.gov.au/) Website -
<https://listens.liverpool.nsw.gov.au/>

OR

The printed copies of the relevant documents are available at Liverpool Customer Service Desk at 33 Moore Street, Liverpool, and at Moorebank Library.

Submissions can be made via;

1. [NSW Planning Portal](https://www.planningportal.nsw.gov.au/ppr) (<https://www.planningportal.nsw.gov.au/ppr>) – search for the application **PP-2022-1519** and use the 'Make a Submission' tab.

OR

2. **Submit to Council:** Email your submission to lcc@liverpool.nsw.gov.au or post to:

Acting Chief Executive Officer
Locked Bag 7064
LIVERPOOL BC NSW 1871

Submissions are to be made by 5pm **12 December 2022**, and quote ref no. **RZ-8/2017**.

Where can I get more information?

Should you require any further information on the Holsworthy Local Centre please contact Riz Afzal, Senior Strategic Planner on 8711 7942 or afzalm@liverpool.nsw.gov.au.

What happens next?

Public submissions will be considered and reported to a future Council meeting.