

**MINUTES AND DETERMINATION OF THE
LIVERPOOL LOCAL PLANNING PANEL MEETING**

Tuesday 14 July 2026

Held online via
MS Teams

Panel:

John Cole	Chairperson
Annette Ruhotas	Expert
Brian Kirk	Expert
Ellie Robertson	Community Representative

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

Speakers:

Item 1 – **DA-520/2024**

N/A

A site inspection was conducted

LIVERPOOL CITY COUNCIL

LIVERPOOL LOCAL PLANNING PANEL MINUTES AND DETERMINATION PAGE 1

Tuesday 14 July 2026

ITEM No:	1
APPLICATION NUMBER:	DA-520/2024
SUBJECT:	Construction of (3) three multi-storey residential flat buildings with 294 apartments comprising 66 x 1-bedroom units, 176 x 2-bedroom units, 19 x 3-bedroom units; a two-level mixed-use commercial podium consisting of a gymnasium, medical centre, retail, and business premises; single storey basement car park and two-storey podium car park comprising of 395 Residential and 412 Retail/Commercial/Recreation parking spaces; a standalone two-storey gastro pub (licensed food and drink premises), Signage, and associated civil and landscape works. The proposal is identified as Integrated Development requiring approval from NSW Rural Fire Services under the Rural Fires Act 1997. Liverpool City Council is the consent authority, and the Sydney Western City Planning Panel has the function of determining the application
LOCATION:	2 MACARTHUR DRIVE, HOLSWORTHY NSW 2173
APPLICANT:	HOLSWORTHY SHOPPING CENTRE PTY LTD
AUTHOR:	Ben Paterson Nabil Alaeddine

DETERMINATION OF PANEL:

Development Application DA-520/2024 seeking approval for Construction of (3) three multi-storey residential flat buildings with 294 apartments comprising 66 x 1-bedroom units, 176 x 2-bedroom units, 19 x 3-bedroom units; a two-level mixed-use commercial podium consisting of a gymnasium, medical centre, retail, and business premises; single storey basement car park and two-storey podium car park comprising of 395 Residential and 412 Retail/Commercial/Recreation parking spaces; a standalone two-storey gastro pub (licensed food and drink premises), Signage, and associated civil and landscape works. The application was deferred at the Local Planning Panel on 25 May 2026 subject to the following:

- Clarification of the provision of owner's consent along the Heathcote Road boundary at the zero-lot setback area..
- Details to be provided of the panels proposed to screen the above ground carparking including materials finishes and section plan at 1-50 scale.
- Accessible residential visitor carparking spaces to be provided for buildings A and B.

Trim Reference:

LIVERPOOL CITY COUNCIL

LIVERPOOL LOCAL PLANNING PANEL MINUTES AND DETERMINATION PAGE 2

Tuesday 14 July 2026

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- A detailed green travel plan is to be provided, with particular focus on the management and operation of commercial carparking spaces, carshare provision, details of bicycle parking and end of trip facilities.
 - Clarification of how wayfinding and delineation will be achieved between commercial and residential carparking areas.
 - Details of perimeter landscaping treatments to address softening/screening at a scale commiserate with the size and setbacks of the development, particularly along the eastern elevation (Heathcote Road side).
 - Provision of publicly accessible disabled amenities constructed to Changing Places (<https://changingplaces.org.au/>) standards or equivalent .

The Panel requested that the applicant provide all necessary information within 28 days and the Council provides a supplementary report on the above-listed matters for the Panel's consideration.

The applicant provided supplementary material to address the deferred matters as follows:

- *Clarification of the provision of owner's consent along the Heathcote Road boundary at the zero-lot setback area.*

Response:

- The amended plans now keep the entire mixed-use development within the property boundary, including the Heathcote Road frontage. Portions of the elevation adopt a zero setback appropriate for the E1 Local Centre zone. Minor changes to the built form and car park do not affect manoeuvrability and continue to comply with AS/NZ 2890.1:2004.
- *Details to be provided of the panels proposed to screen the above ground carparking including materials finishes and section plan at 1:50 scale.*

Response:

- The applicant has provided 1:50 materials and finishes plan and a design response from Plus Studio, demonstrating a high level of urban design merit informed by extensive review through Council's Design Excellence Panel and independent urban design advice. The scheme delivers a context-responsive outcome, particularly along the Heathcote Road frontage, through a landscape-led podium design that integrates topography, reduces bulk, and achieves a landmark architectural and public domain result for Holsworthy.
- *Accessible residential visitor carparking spaces to be provided for buildings A and B.*

Response:

- Residential visitor parking is provided within the first podium level, with direct access to the lift lobbies serving Buildings A and B. The accessible visitor spaces have been repositioned as close as practicable to each lobby, ensuring convenient, equitable and safe access as detailed in the updated plans and design response.

Trim Reference:

Tuesday 14 July 2026

- *A detailed green travel plan is to be provided, with particular focus on the management and operation of commercial carparking spaces, carshare provision, details of bicycle parking and end of trip facilities.*

Response:

- Ason Group has prepared a Preliminary Detailed Green Travel Plan outlining the overarching framework, objectives and commitments for future sustainable transport initiatives, with a final operational plan to be completed prior to occupation. The plan promotes reduced private-vehicle reliance through managed commercial parking, car-share provision, extensive bicycle parking and end-of-trip facilities, supported by ongoing travel information programs to encourage long-term behavioural change.
- *Clarification of how wayfinding and delineation will be achieved between commercial and residential carparking areas.*

Response:

- Plans have been submitted showing the proposal establishes a clear parking strategy that separates commercial and residential parking through distinct access points, with retail parking in the basement via Macarthur Drive and residential parking on Levels 1 and 2 via a dedicated internal ramp. Wayfinding will be reinforced through signage, entry identification and pavement markings, ensuring intuitive navigation and minimising conflict between user groups.
- *Details of perimeter landscaping treatments to address softening/screening at a scale commiserate with the size and setbacks of the development, particularly along the eastern elevation (Heathcote Road side).*

Response:

- Amended documentation has been provided showing a substantial landscape buffer proposed along the Heathcote Road frontage, using continuous canopy trees, layered native vegetation and podium planting to soften views of the built form and integrate the development with the corridor's established vegetated character. Together with the sculpted, landform-inspired podium design, this treatment delivers a highly resolved interface that reduces perceived bulk and achieves strong landscape integration and architectural expression. It is expected to improve over time as the vegetation flourishes.
- *Provision of publicly accessible disabled amenities constructed to Changing Places (<https://changingplaces.org.au/>) standards or equivalent*

Response:

- The applicant has considered the Panel's request for a Changing Places facility, with access advice confirming the centre's retail design population is below the NCC threshold of 3,500 persons; accordingly, such a facility is not required. The development will provide fully compliant accessible amenities, and given the local scale of the centre, the applicant submits that the proposed provision is

LIVERPOOL CITY COUNCIL

LIVERPOOL LOCAL PLANNING PANEL MINUTES AND DETERMINATION PAGE 4

Tuesday 14 July 2026

appropriate, proportionate and consistent with NCC, DDA and AS1428.1 requirements. In addition, conditions of consent have also been imposed to ensure all accessible facilities for people with disability are constructed in accordance with the National Construction Code (NCC)

The Council provided an addendum supplementary report to the Panel following the applicant addressing the matters deferred at the 25 May 2026 meeting. The Panel met electronically on 14 July 2026 to review the proposal.

Development application DA-520/2024 seeking approval for Construction of (3) three multi-storey residential flat buildings with 294 apartments comprising 66 x 1-bedroom units, 176 x 2-bedroom units, 19 x 3-bedroom units; a two-level mixed-use commercial podium consisting of a gymnasium, medical centre, retail, and business premises; single storey basement car park and two-storey podium car park comprising of 395 Residential and 412 Retail/Commercial/Recreation parking spaces; a standalone two-storey gastro pub (licensed food and drink premises), Signage, and associated civil and landscape works is approved subject to the conditions recommended in the addendum assessment report with the following amendments:

1. Insert a new Condition - Provision for Electric Vehicle Charging to include the provision for EV infrastructure to be installed for all residential parking spaces.

Provision for Electric Vehicle Charging

1. ***Prior to the issue of a construction certificate, an electrical plan is to be submitted indicating that the nominated EV charging spaces are supported by appropriate electrical infrastructure, including:***
 - a) ***a dedicated 32-amp circuit provided in the electricity distribution board for the purpose of vehicle charging; and***
 - b) ***a minimum of one (1) 7 kW (32 A) type 2 electric vehicle charger within the basement parking area; Or***
 - c) ***That the electrical distribution board is adjacent to the parking area; Or***
 - d) ***In instances where the electrical distribution board is not on the wall adjacent to the parking area, an electrical conduit, pull-string and cover-plate is provided between the electrical distribution board and the vehicle parking area in a manner which permits a vehicle charger to be installed without penetrating any wall, ceiling or floor.***
 - e) ***At a minimum, the installation of EV Foundation infrastructure is to be incorporated into the development to ensure that the Electrical Backbone is installed for all residential parking spaces to ensure that future installation of EV chargers and related infrastructure can be facilitated.***

Condition reason: This condition is imposed to ensure the adoption of sustainable transportation practices by the integration of electric vehicle charging infrastructure in all new dwellings..

2. Insert a new condition regarding the ongoing maintenance of the landscaping as follows:

Landscape Maintenance Plan

Trim Reference:

LIVERPOOL CITY COUNCIL

LIVERPOOL LOCAL PLANNING PANEL MINUTES AND DETERMINATION PAGE 5

Tuesday 14 July 2026

Prior to the issues of a construction certificate, a landscape maintenance plan is to be provided to Liverpool City Council to ensure the ongoing maintenance of all landscaped areas.

Condition reason: To ensure the ongoing maintenance of the landscaped areas

3. Insert a new condition for services and fire hydrants be enclosed as follows:

Services and Fire Hydrant Enclosure

Prior to the issue of a Construction Certificate for works above ground slab level, the Certifying Authority is to be provided with plans demonstrating that all Services (Gas meter, water meter & fire hydrant and sprinkler booster valves and the like) are enclosed in a manner that complements the building and in accordance with the requirements of EP1.3 & EP1.4 of the BCA.

Condition reason: To ensure essential services are appropriately screened

4. Insert a new condition requiring that all building egress areas comply with the relevant National Construction Code provisions for Disability Access services, as follows:

Compliance with the Disability Discrimination Act

Prior to issues of a Construction Certificate, access to the buildings, parking, and facilities for persons with disabilities are to be provided in accordance with the provisions of the National Construction Code.

Condition reason: To ensure Disability Access requirements comply with the NCC.

5. Condition 142 and 174 to be amended as follows:

142.	<i>(D480) Acoustic Report</i> <i>All construction requirements identified in the approved acoustic report, which is listed in Condition 1, are to be incorporated in the stamped plans and documentation accompanying the relevant Construction Certificate. Certification of this is to be provided to the Certifier by a suitably qualified acoustic consultant and is to accompany the stamped plans and documents submitted to Council as part of the information accompanying the Construction Certificate.</i> <i>Condition reason: To ensure human health and amenity is maintained by ensuring the development is not impacted by noise.</i>
174.	<i>(E020) Acoustic Report</i> <i>Written confirmation is to be provided to the Certifier verifying that all recommended acoustic measures have been incorporated in the construction of the development in accordance with the approved acoustic report, which is listed in Condition 1. This must be prepared by a suitably qualified acoustic consultant and is to be submitted to Council as part of the information accompanying the Occupation Certificate.</i> <i>Condition reason: To ensure the use meets health and amenity provisions to occupants and/or neighbouring properties.</i>

LIVERPOOL CITY COUNCIL

LIVERPOOL LOCAL PLANNING PANEL MINUTES AND DETERMINATION PAGE 6

Tuesday 14 July 2026

REASONS FOR DECISION:

The Panel determined at its meeting on 25 May 2026 to defer the application to facilitate planning outcomes. The Panel reconvened on 14 July 2026.

While generally satisfied with the Council officers addendum report, the Panel identified a few matters that required amendment, and the attached documents are approved by the Panel to reflect all the agreed amendments.

VOTING NUMBERS:

4/0

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