

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

**FACT
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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.

At its 11 December 2019 meeting, Council resolved to engage consultants to prepare a structure plan to inform the rezoning of the Warwick Farm racing precinct for a mix of uses including B4. The draft Warwick Farm racing precinct structure plan was presented to Council at its 26 August 2020 meeting.

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 (excluding 240 Governor Macquarie Drive, which is subject to a separate planning proposal) 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. Heights of buildings and available floor space will also be increased on sites to be redeveloped.

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 A/CEO and be received by 5pm Monday 12 October 2020, quoting RZ-4/2020.

Where can I get more information?

A conceptual plan as to how the precinct may develop in the future is shown over the page. Visit Council's website for further information: www.liverpool.nsw.gov.au/public-exhibitions

Council will also hold a web-based virtual community meeting, with presentations on the structure plan and with time for questions. The meeting will be held on Tuesday 22 September at 6pm. For enquiries and to register for the virtual community meeting, please contact Graham Matthews, Senior Strategic Planner, on 8711 7786, or via email addressed to matthewsg@liverpool.nsw.gov.au.

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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Figure 1: Draft Warwick Farm racing precinct structure plan: illustrates the proposed land use and development potential for land proposed to be rezoned (Source: Conybeare Morrison international).

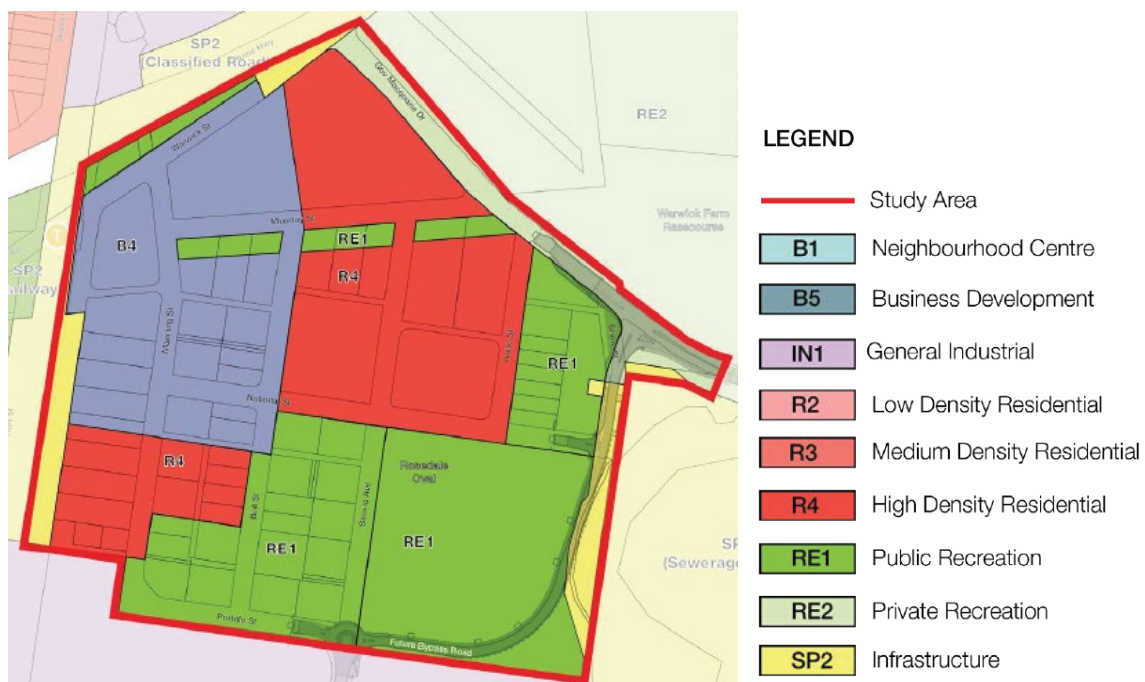


Figure 2: Draft proposed zoning map. How the planning proposal proposes to rezone land in the Warwick Farm racing precinct (Source: Conybeare Morrison international).