



Gateway Determination Review Georges Cove Marina Site

146 Newbridge Road, Moorebank (part Lot 3 DP 1246745)

PP-2024-658

13 February 2025

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Introduction





Source: Gateway Determination Report, Figure 1

Site History

- Former Benedict Industries site - Resource extraction and recycling facility uses
- Topography modified by former extractive operations, with vegetation cleared
- Subdivided into 3 main development sites:
 - Georges Cove Village (Lot 1 DP 1246745) which fronts Newbridge Rd – proposed commercial and industrial facility (PP-2024-963)
 - Georges Cove Residences (Lot 2 DP 1246745) – residential development being constructed by Mirvac
 - Georges Cove Marina (subject site)
- Sydney Western City Planning Panel approved Georges Cove Marina DA-611/2018 in 2021 for a function centre, tourist, entertainment, recreation and club facilities, a wet berths, carparking, a private marina clubhouse and servicing infrastructure

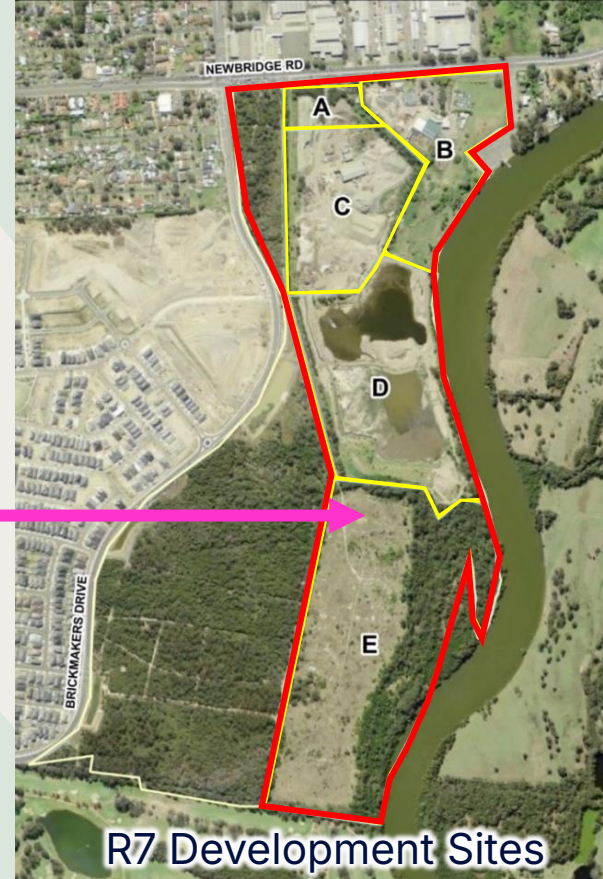
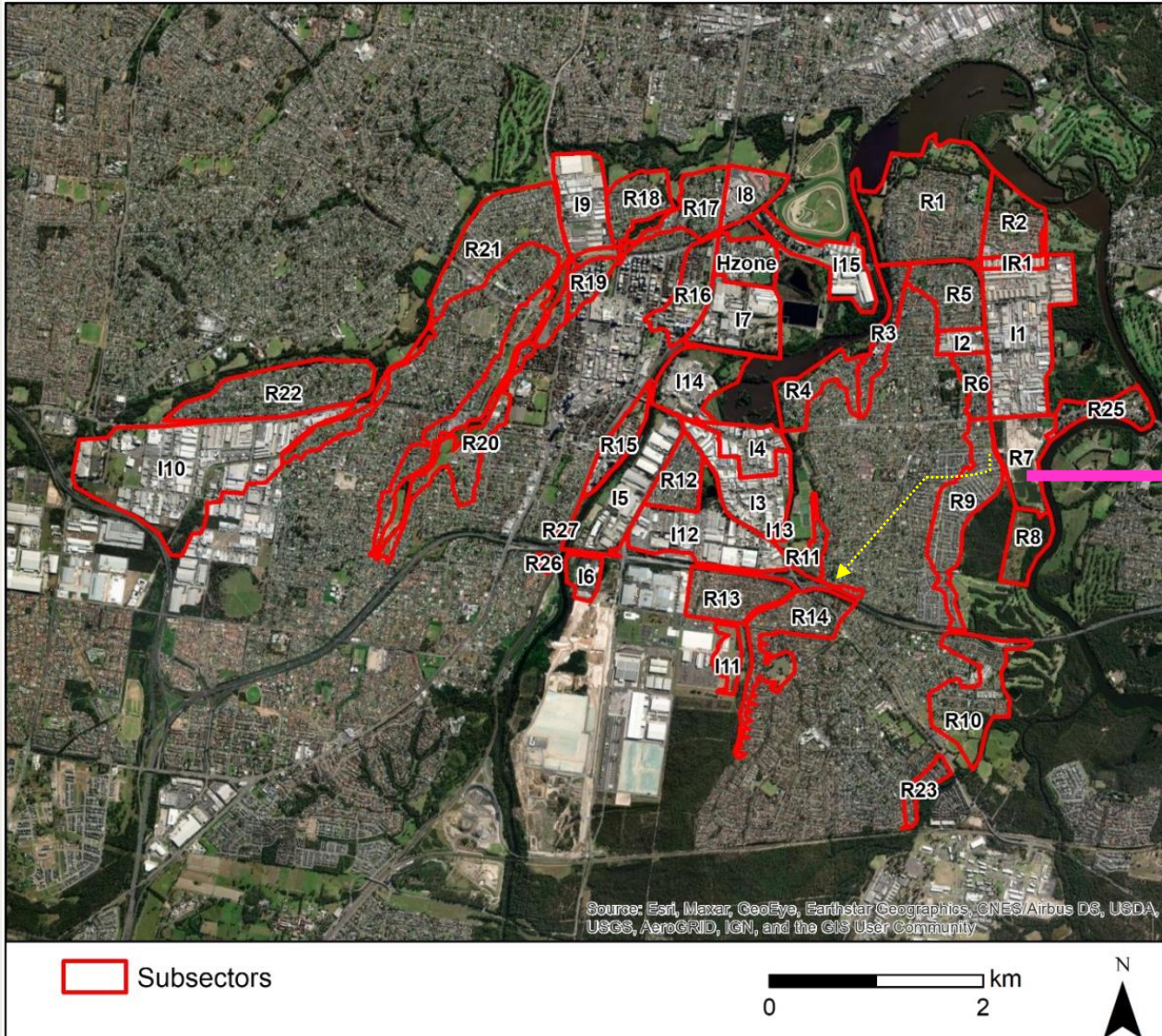
Summary of Proposal

- Amend Liverpool Local Environmental Plan 2008
- Allow additional permitted uses in the RE2 Private Recreation zoned land:
 - Residential – RFBs; multi dwelling housing (within designated Key Site)
 - Commercial – Restaurants / cafes (up to 1,500m² max total GFA)
- HOB from 21m to 35m (within Key Site)
- FSR from 0.25:1 to 0.4:1 (within Key Site)
- To facilitate a maximum of 340 dwellings (21 terraces and 319 units)

Agenda

1. Site specific merit – Dr Daniel Martens
2. Strategic merit – Allan Young

Molino 2022 LSM Flood Evacuation Sectors



- R25 (Chipping Norton east) evacuates first
- I5, 13 & R26 next evacuate 2.5 hrs after R25
- R7 (Moorebank East) evacuates 4.5 hours after R25
 - Early evacuation opportunity at 1.5 hrs after R25

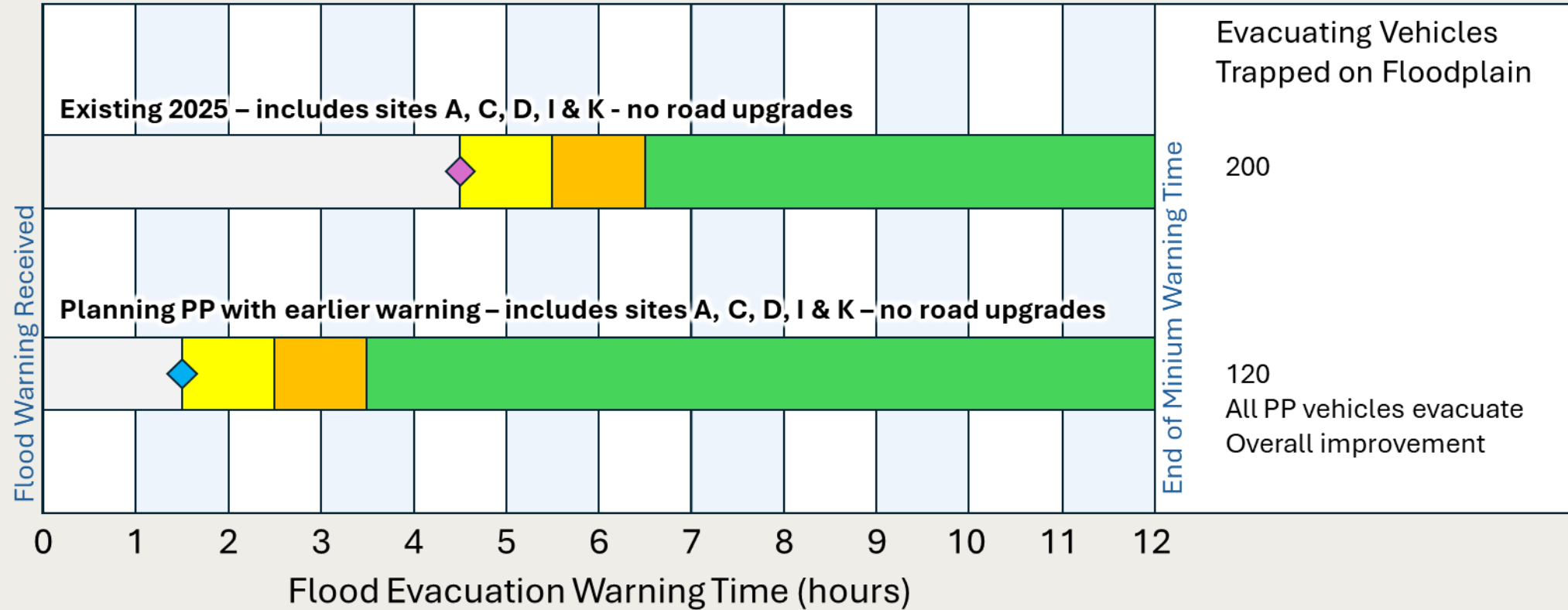
Early Evacuation Opportunity



- Molino 2022 LSM evacuation model assumes all R7 begins to evacuate 4.5 hours after flood warning received
- Modifying LSM model to evacuate areas A and D under Mirvac control 1.5 hours after flood warning received via:
 - Consultation with SES and incorporate into future SES sub-plan.
 - Incorporate also into site based FERP with warning system managed by Body Corporate.

Preliminary PMF Evacuation Modelling

Using the Molino 2022 LSM Model



Evacuation delay Warning Acceptance Factor (WAF) Warning Lag Factor (WLF) Evacuation

Moorebank East evacuation begins

PP and Shopping Centre Evacuation Begins
(early flood warning/evacuation)

Evacuation Conclusions

- An earlier warning ensures PP site can evacuate.
- An earlier warning will beneficially reduce current estimate of trapped vehicles in a PMF event
- No road upgrade works required to deliver PP site

Strategic merit – housing supply

- **Unique site**
 - Placemaking principle: make special places thrive. Residential and retail mix at marina site required for activation/viability. Strong market demand for marina ‘lifestyle’ property. Examples in NSW and Qld.
 - Housing Strategy – OK to rezone residential uplift outside Investigation Areas.
- **Housing supply and affordability** - a city-wide issue.
 - Housing choice, mobility and affordability are inter-related (no one solution).
 - Attractive development creates mobility; mobility frees up existing stock; more stock relieves housing pressure.
- **Demand**
 - Modelling shows demand for townhouses and apartments is increasing.
 - LSPS is helpful to understand location types preferred by the community.

Strategic merit – well located

- **Well located.**
 - Georges Cove is a strategic centre in its own right – roads, shops, employment, transport, recreation, open space
 - Locational criteria – not a checklist.
 - LSPS - Top two housing priorities (1) Access to parks and recreation options; and (2) Walkable neighbourhoods.
 - LSPS - Liverpool will “capitalise on the amenity of the Georges River”.
 - Capitalise on air rights rather than sprawl (Regional Plan)
- **Urban renewal site**
 - Not new urban development. Region and District Plans seek to constrain ‘new’ development in hazard prone areas.
 - Already serviced by utilities, roads, transport, retail. Further retail and light industrial proposed.

Biodiversity and Socio-Economic

- **Biodiversity**

- Site history – extractive and recourse recovery – landscape is highly modified
- Vegetation cleared
- Proposal would apply to existing disturbed land.
- A BDAR or further biodiversity assessment can occur, if required, as a condition of Gateway.

- **Socio-economic**

- Social and affordable housing – can be satisfied post-Gateway / DA stage.
- Provides housing stock in a location that matches community preferences (LSPS).



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