

2 April 2014

Ms Rachel Cumming
Acting Regional Director
NSW Planning and Infrastructure
Locked Bag 5020
PARRAMATTA NSW 2124

Dear Rachel

**Re: Liverpool Local Environmental Plan (Draft Amendment No. 47)
Proposed Rezoning of land at 115, 125, 135 and 215 (Part Lot 481 & Lot 482 DP 1173668 & Part Lot 45 & Lot 47 DP 228850) Croatia Avenue, Edmondson Park from SP2 (Educational Establishment) to R1 – General Residential**

In accordance with Section 56 of the Environmental Planning and Assessment Act 1979, Council is forwarding the Planning Proposal for draft Liverpool Local Environmental Plan 2008 (Amendment No. 47) seeking gateway determination.

The Planning Proposal relates to an application to rezone land at 115, 125, 135 and 215 (Part Lot 481 & Lot 482 DP 1173668 & Part Lot 45 & Lot 47 DP 228850) Croatia Avenue, Edmondson Park from SP2 (Educational Establishment) to R1 – General Residential. The proposal will make the following map changes to the provisions relating to that site:

- Zoning Map LZN-009 – rezone land shown SP2 (Educational Establishment) to R1 General Residential
- Lot Size Map LSZ-009 – amend lot size from blank to "D" (Area 3)
- Dwelling Density Map DWD-009 amend dwelling density = blank to 17 dw/ha
- Land Reservation Acquisition Map LRA-009 – delete the identification of the site in yellow and marked "Educational Establishment SP2".

At its meeting on 26 March 2014, it was resolved that Council:

1. Proceeds with the planning proposal seeking to amend the Liverpool Local Environmental Plan 2008 to rezone Part Lot 481 & Lot 482 DP 1173668 & Part Lot 45 & Part Lot 47 DP 228850 located on Croatia Avenue, Edmondson Park from SP2 (Educational Establishment) to R1 – General Residential and make the following map changes to the provisions relating to that site:
 - Zoning Map LZN-009 – rezone land shown SP2 (Educational Establishment) to R1 General Residential
 - Lot Size Map LSZ-009 – amend lot size from blank to "D" (Area 3)
 - Dwelling Density Map DWD-009 amend dwelling density = blank to 17 dw/ha
 - Land Reservation Acquisition Map LRA-009 – delete the identification of the site in yellow and marked "Educational Establishment SP2".

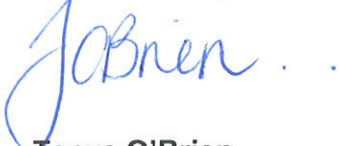
2. Forwards the attached Planning Proposal to the Minister for Planning and Infrastructure seeking Gateway determination in accordance with section 56 of the *Environmental Planning and Assessment Act 1979*.

A copy of the Planning Proposal and Council report for Draft Liverpool Local Environmental Plan 2008 (Amendment No. 47) is enclosed for your consideration.

Council requests Gateway consideration of the proposed amendment.

Should you have any questions or require any further information, please contact Graham Matthews, Strategic Planner, on 9821 9156.

Yours sincerely



Tanya O'Brien
Manager Strategic Planning

Encl.

