

PCU004672

Mr Peter Goth
Regional Director, Sydney West
Department of Planning
GPO Box 5020
PARRAMATTA NSW 2124

Dear Peter

RE: GATEWAY DETERMINATION FOR DRAFT LIVERPOOL LOCAL ENVIRONMENTAL PLAN (AMENDMENT No. 9)

In accordance with Clause 56 of the Environmental Planning and Assessment Act 1979, Council is forwarding a planning proposal for Draft Liverpool Local Environmental Plan 2008 (Amendment No. 9) for gateway determination.

Council received an application from the owner of 441 Hoxton Park Road Hinchinbrook seeking the rezoning of part of this site from R2 Low Density Residential to B1 Neighbourhood Centre. The rezoning will allow for the development of a small retail centre which will service the surrounding residents in Hinchinbrook and eastbound traffic along Hoxton Park Road.

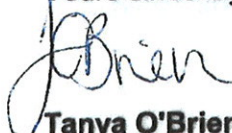
At its meeting on 19 April 2010, Council resolved to:

1. Pursue an amendment to the Liverpool Environmental Plan 2008 to rezone Part of 441 Hoxton Park Road Hinchinbrook from R2 Low Density Residential to B1 Neighbourhood Centre, and make consequential amendments to the floor space ratio, height of buildings and minimum lot size Liverpool Local Environmental Plan 2008 maps to facilitate the neighbourhood centre development.
2. Forward the Planning Proposal to the Minister for Planning 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. 9) is enclosed for your consideration and gateway determination. A timely response to this matter would be much appreciated.

Should you have any questions or require any further information, please contact Michael Warrell (Strategic Planner) on 9821 9276.

Yours sincerely



Tanya O'Brien
Manager - Strategic Planning



*Celebrating 200 years
1810-2010*

The First Macquarie Town

Administration Centre 1 Hoxton Park Road, Liverpool NSW 2170, DX 5030 Liverpool
Customer Service Centre Liverpool City Library, 170 George Street, Liverpool NSW 2170

All correspondence to The General Manager, Locked Bag 7064 Liverpool BC NSW 1871 Call Centre 1300 36 2170
Fax 9821 9333 Email lcc@liverpool.nsw.gov.au Web www.liverpool.nsw.gov.au TTY 9821 8800 ABN 84 181 182 471