

29 May 2015

Ms Rachel Cumming
Regional Director Sydney west
NSW Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Cumming

**Re: Liverpool Local Environmental Plan (Draft Amendment No. 52)
Proposed Rezoning of Liverpool city centre commercial core from B3 – Commercial
Core to B4 – Mixed Use**

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 (LLEP) 2008 (Amendment No. 52) seeking a Gateway Determination.

The planning proposal seeks to rezone land at 28 and 64-86A Bathurst Street; 25, 127-271 and 148-256 George Street; Lot 20 and 210-250 Northumberland Street; 124-290 and 127-291 Macquarie Street; 2-24 and 11-79 Scott Street; Lot 1, Lot 2, 133-277 and 140 Bigge Street; 1 and 6-38 Railway Street; 6-112 and 7-85 Moore Street; and 57 Elizabeth Drive Liverpool – Rezoning from B3 Commercial Core to B4 – Mixed Use. The planning proposal also seeks to amend principal development standards for land at 38-52 Scott Street; 68-92 Bathurst Street; 2-22 Norfolk Street; 7-9 Short Street; 297-431 and 296-420 Macquarie Street; 37-151 and 18-190 Terminus Street; 1-9 and 2-8 Speed Street and Lot 3 Bigge Street, Liverpool.

The planning proposal also seeks to amend Clauses 4.4, 7.3, 7.5 and 7.16 of LLEP 2008 and to add clauses 7.4A, 7.5A and 7.5B to LLEP 2008, as detailed in the planning proposal.

The planning proposal also seeks to make amendments to LLEP maps as follows:

- Land Zoning Map LZN-011 and LZN-012 – rezone land as described above from B3 – Commercial Core to B4 – Mixed Use;
- Floor Space Ratio Map FSR-011 and FSR-012 – define Fine Grain Precinct (Area 7), Mid Rise Precinct (Area 8) and Long Term Civic Sites Precinct (Area 9); show FSR applying to Fine Grain Precinct to 2.5:1 and show FSR applying to Mid Rise Precinct as 3.0:1;
- Height of Buildings Map HOB-011 and HOB-012 – show Height of Buildings in the Fine Grain Precinct as 21 metres and the Mid Rise Precinct as 28 metres;
- Key Sites Map KYS-011, KYS-012 and KYS-014 – removal of all sites from the Liverpool City Centre referenced to Clause 7.5 of LLEP 2008 pursuant to the proposed amendment of Clause 7.5
- Active Street Frontage Map ASF-011 and ASF-012 – define streets to be developed with Active Street Frontages in the Liverpool City Centre as referenced to proposed Clause 7.4A of LLEP 2008.

Customer Service Centre Level 2, 33 Moore Street, Liverpool NSW 2170, DX 5030 Liverpool

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At its meeting on 29 April 2015, Council resolved the following:

That Council:

1. *Endorses in principle, the proposal to rezone all existing land zoned B3 Commercial Core in the city centre to B4 Mixed Use.*
2. *Endorses in principle the proposal to revise the development standards as detailed in this report.*
3. *Delegates to the CEO the authority to approve the final Planning Proposal for submission to the Department of Planning and Environment for Gateway Review.*

A copy of the Planning Proposal and Council report for Draft Liverpool Local Environmental Plan 2008 (Amendment No. 52), the *Liverpool LEP Revision study, Forecasting the Distribution of Stand-Alone Office Employment within Sydney to 2035* and the maps to be altered by this amendment are enclosed for your consideration.

Council requests Gateway consideration of the proposed amendment.

Should you have any questions or require any further information, please contact Bruce Macnee, Manager Strategic Planning, on 9821 9341.

Yours sincerely



Carl Wulff
Chief Executive Officer

Encl.