



Mr Carl Wulff
Chief Executive Officer
Liverpool City Council
Locked Bag 7064
Liverpool NSW 1871

Our ref: PP_2015_LPOOL_003_00 (15/16510)
Your ref: 283987.2015

16 November 2015

Attention: Graham Matthews

Dear Mr Wulff

Liverpool Local Environmental Plan 2008 (Amendment No 52) – Revised Gateway Determination

I refer to your letter dated 30 October 2015 requesting a revised Gateway determination for Liverpool Local Environmental Plan 2008 (Amendment No 52).

I note Council intends to revise the planning proposal by retaining approximately 121,000sqm of land in Liverpool City Centre as being B3 – Commercial Core. This change to the planning proposal is supported, as it will retain a commercial core in Liverpool CBD to support long term employment growth, in keeping with the priorities in *A Plan for Growing Sydney*.

Consequently, in response to Council's request, as delegate of the Minister for Planning, I have, under section 56(7) of the *Environmental Planning and Assessment Act 1979*, altered the Gateway determination issued on 24th September 2015 for PP_2015_LPOOL_003_00, as attached.

I have also agreed that the planning proposal's inconsistency with s117 Direction 4.1 Acid Sulfate Soils is of minor significance. No further approval is required in relation this direction. In reaching this decision, it is noted that Council will undertake the study concurrently with exhibition of the planning proposal and consider the matter, post exhibition.

If you have any enquiries on this matter, please contact Amar Saini of the Metropolitan (Parramatta) office on 02 9860 1130.

Yours sincerely,

R Cumming

**Rachel Cumming
Director, Metropolitan (Parramatta)
Planning Services**

Revised Gateway Determination

I, the Director, Metropolitan (Parramatta) at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 24 September 2015, for the proposed amendment to Liverpool Local Environmental Plan 2008 as follows:

Delete:

Planning proposal (Department Ref: PP_2015_LPOOL_003_00): to amend *Liverpool Local Environmental Plan 2008* concerning rezoning of Liverpool City Centre Commercial Core from B3 Commercial Core to B4 Mixed Use, to allow additional permissible development controls on Liverpool Hospital Campus site and some existing B4 Mixed Use zones adjoining the city centre, and amend development standards corresponding to the proposed changes in land use and built form.

And replace with:

Planning proposal (Department Ref: PP_2015_LPOOL_003_00): to amend *Liverpool Local Environmental Plan 2008* concerning rezoning part of Liverpool City Centre Commercial Core from B3 Commercial Core to B4 Mixed Use, to allow additional permissible development controls on Liverpool Hospital Campus site and some existing B4 Mixed Use zones adjoining the city centre, and amend development standards corresponding to the proposed changes in land use and built form.

The proposal should proceed subject to the following change to condition 1:

Delete

1. Prior to public exhibition Council is to:
 - (a) consult with the Commonwealth Department of Infrastructure and Transport, as required by Section 117 Direction 3.5 Development Near Licensed Aerodromes. The proposal is to be amended, if required, prior to exhibition, in accordance with the outcomes of that consultation.
 - (b) to undertake an acid sulfate soils study and amend the planning proposal if required. This study is to be submitted to the Department to satisfy the conditions in respect of section 117 Direction 4.1 Acid Sulfate Soils.

And replace with:

1. Prior to public exhibition Council is to consult with the Commonwealth Department of Infrastructure and Transport, as required by Section 117 Direction 3.5 Development Near Licensed Aerodromes. The proposal is to be amended, if required, prior to exhibition, in accordance with the outcomes of that consultation.

Dated 16th November 2015.

R Cumming

Rachel Cumming
Director, Metropolitan (Parramatta)
Planning Services

As delegate of the Minister for Planning

