



Liverpoolcitycouncil
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Our Ref:
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23 January 2015

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

Dear Ms Cumming

**Re: Liverpool Local Environmental Plan (Draft Amendment No. 51)
Proposed Rezoning of 133 Bigge Street, 26-28 Elizabeth Street and 148 George Street, Liverpool 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 2008 (Amendment No. 47) seeking gateway determination.

The Planning Proposal relates to an application to rezone land at 133 Bigge Street, 26-28 Elizabeth Street and 148 George Street, Liverpool (Lots A, B, C & D in DP 337604, Lots 2 & 3, DP 700219, Lot 1 DP 217460, Lot 1 DP 516633, Lot 4 DP 592346 and Lot 10 DP 621840) from B3 – Commercial Core to B4 – Mixed Use. The proposal will make the following map changes to the provisions relating to that site:

- Zoning Map LZN-011 – rezone land shown on the subject site from B3 – Commercial Core to B4 – Mixed Use
- Floor Space Ratio Map FSR-011 – increase the FSR of the subject site to 10:1
- Height of Buildings Map HOB-011 – remove height of building controls from the subject site
- Land Reservation Acquisition Map LRA-011 – removal of the yellow and “Local Road (SP2)” label from the site.

The planning proposal also seeks to amend the text of Liverpool Local Environmental Plan 2008 by adding add a new clause 7.35 Minimum non-residential floor space ratio control at 133 Bigge Street, 26-28 Elizabeth Street and 148 George Street Liverpool. The clause would prohibit development of the subject site unless a development proposal incorporated a minimum non-residential floor space component.

At its meeting on 16 December 2014, Council resolved the following:

That Council:

1. *Endorses in principle, the proposal to rezone 133 Bigge Street, 26-28 Elizabeth Street, and 148 George Street, Liverpool from B3 Commercial Core to B4 Mixed Use*

2. *Delegates to the CEO the authority to approve the final Planning Proposal to administer this rezoning, 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. 51) 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



Carl Wulff
Chief Executive Officer

Encl.