

## Gateway Determination

***Planning proposal (Department Ref: PP\_2020\_LPOOL\_001\_00): to rezone land at 240 Governor Macquarie Drive, Warwick Farm, from B5 Business Development to part B4 Mixed Use and part R4 High Density Residential zones; introduce a site-specific clause; and, amend associated development controls.***

I, the Deputy Secretary, Greater Sydney, Place and Infrastructure at the Department of Planning, Industry and Environment as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Liverpool Local Environmental Plan 2008 to rezone land located at 240 Governor Macquarie Drive, Warwick Farm, from B5 Business Development to part B4 Mixed Use and part R4 High Density Residential; introduce a site-specific clause and amend associated development controls, should not proceed for the following reasons:

- the inconsistency with the Greater Sydney Regional Plan and the District Plan remains unresolved;
- the site-specific studies accompanying the proposal reflect earlier iterations of the proposal planning which were not supported;
- the concerns of the Local Planning Panel have not been adequately addressed in the proposal;
- the proposal has not been informed by and has not addressed the strategies that are being prepared to implement Council's Local Strategic Planning Statement (LSPS) such as Council's draft Local Housing Strategy and draft Industrial and Employment Lands Strategy;
- the proposal has not been informed by and has not addressed the Warwick Farm Structure Plan and its supporting investigations (such as the feasibility study, resolution of heavy vehicular traffic on Munday Street),
- the proposal has not been informed by the studies (or justified why it is not necessary to first carry out and consider the findings of those studies) noted in the Greater Sydney Commission's Collaboration Area – Liverpool Place Strategy as "immediate imperatives" to "establish the capacity and viability of land and infrastructure to support the future growth scenarios",
- the proposal does not adequately address the relevant considerations for implementing the LSPS provided in the Greater Sydney Commission's letter of support, which relate directly to the Warwick Farm Precinct which incorporates this site. In particular, that Council (in developing the Warwick Farm Structure Plan) "should support the precinct's role as part of the larger Strategic Centre and proximity to the adjoining institutions in the Innovation Precinct and the Warwick Farm Racecourse."

The above matters are necessary to resolve longstanding concerns over the site, and required to inform the structure plan (and therefore the subject site), and the proposed controls such as the appropriate mix of uses and density of development for the precinct.

Dated 21st day of September 2020.



**Brett Whitworth  
Deputy Secretary  
Greater Sydney, Place and  
Infrastructure  
Department of Planning, Industry and  
Environment**

**Delegate of the Minister for Planning  
and Public Spaces**