



Dr Eddie Jackson
A/Chief Executive Officer
Liverpool City Council
Locked Bag 7064
Liverpool BC NSW 1871

Dear Dr Jackson

Planning proposal PP_2020_LPOOL_001_00 to amend Liverpool Local Environmental Plan 2008

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the *EP&A Act*) in respect of the planning proposal which seeks to amend the Liverpool Local Environmental Plan 2008 by introducing amended planning controls applying to the site at 240 Governor Macquarie Drive and parts of Munday and Manning Streets, Warwick Farm.

As delegate of the Minister for Planning and Public Spaces under section 3.34(2)(a) of the *EP&A Act*, I have determined that the planning proposal, in its present form, should not proceed.

In making this decision I acknowledge that the planning proposal holds site-specific merit with the land being located near the Warwick Farm Railway Station. I also appreciate that the proposal seeks to activate a large vacant site in single ownership. Development of the site would also support the 30-minute city vision of the Western City District Plan, providing housing delivery and choice, and jobs, within 100m from a railway station with direct access to Liverpool CBD.

In view of the location of the site and these significant attributes, it is important that any proposal for the site takes into consideration broader strategic directions to ensure appropriate development of the site. The planning proposal submitted for determination by Council, could not be supported for the reasons set out in the attached Gateway determination.

I understand Council is undertaking investigations to inform the Warwick Farm Precinct Structure Plan, in which this site is located. I also appreciate the work Council is doing to support and implement the Local Strategic Planning Statement, including the draft Local Housing Strategy and draft Industrial and Employment Lands Strategy. Consideration of the outcomes of the precinct investigations and draft strategies is necessary to resolve longstanding concerns over development of the site, and to inform the appropriate future development for the subject site and the broader precinct. I also understand Council will be forwarding a planning proposal to deliver the Warwick Farm Structure Plan, Council may wish to consider rolling this

site into a consolidated planning proposal for the precinct. This would enable the precinct to be considered as a whole.

The Department of Planning, Industry and Environment looks forward to working with Council to progress this matter. Should you have any enquiries, I have arranged for Mr Frankie Liang to assist you. Mr Liang can be contacted on 8289 6671.

Yours sincerely



Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure

21 September 2020