



Ms Kirsten Fishburn
Chief Executive Officer
Liverpool City Council
Locked bag 7064
LIVERPOOL NSW 2170

Attn: Mr David Smith

Dear Ms Fishburn

Re: Planning proposal for Middleton Grange (PP_2016_LPOOL_003_00)

I refer to Councils submission of a revised planning proposal, received by the Department on 20 June 2016.

The revised proposal, and accompanying documentation has now been reviewed in accordance with Condition 2(c) of the Gateway determination, and it is considered Council has adequately satisfied Conditions 2(a) and 2(b). A copy of the revised documentation has been uploaded to the Department's LEPs Online website.

I wish to note that in the Explanation of Provisions, the proposal contains draft new clauses for the Liverpool Local Environmental Plan 2008. The purpose of this section of the planning proposal is to outline in plain English, the intent of any new provisions. Final drafting of any new provisions will be undertaken by Parliamentary Counsel's Office should the proposal proceed to finalisation. Further, regarding the proposal to make hotel or motel accommodation permissible in the B2 zone, it appears this use may already be permissible as it is a type of 'tourist and visitor accommodation'.

I also note that the proposal addresses A Plan for Growing Sydney, and the Draft South West District Plan. These documents have subsequently been replaced by the Greater Sydney Region Plan, and the Western City District Plan. It is recommended that prior to community consultation, the proposal be updated accordingly. Following which, community consultation as required by Condition 4 may commence at Council's earliest convenience.

Should you have any further questions, I encourage you to contact Ms Alicia Hall, Planner, Sydney Region West on 9860 1587, or Alicia.hall@planning.nsw.gov.au.

Yours sincerely


Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

28/6/18