

28 June 2016

Ms Catherine van Laeren
Regional Director Sydney West
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms van Laeren

**Re: Submission of a Planning Proposal – Middleton Grange
Draft Liverpool Local Environmental Plan (Amendment No. 63)**

In accordance with Section 56 of the Environmental Planning and Assessment Act 1979, Council is forwarding the attached Planning Proposal for Draft Liverpool Local Environmental Plan 2008 (Amendment No. 63) seeking Gateway determination. The planning proposal affects 60-80 Southern Cross Avenue and 45-65 Hall Circuit, Middleton Grange, and seeks to:

- Realign the boundary of the B2 Local Centre and R1 General Residential zones lands respectively to align with the cadastre boundaries of the approved super-lot subdivision, reducing the number of lots which have split zonings and approved to facilitate rational building and development boundaries.
- Rezone part of the site from RE1 Public Recreation to B2 Local Centre to accommodate a future publicly accessible through site link within the Town Centre.
- Rezone part of the land from B2 Local Centre to RE1 Public Recreation to provide a consolidated area of public open space within the north-eastern portion of the site (the quantum of RE1 Public Recreation zones land remains unchanged).
- Amend Schedule 1 – 'Additional Permitted Uses' to enable the use of the R1 General Residential zoned land for 'business premises', 'hotel or motel accommodation', 'health services facility' and 'restaurant and café' in land within the site zoned R1 General Residential
- Amend Schedule 1 to enable the use of land zones B2 Local Centre within the Middleton Grange Town Centre for 'hotel or motel accommodation'.
- Amend the Liverpool Development Control Plan 2008 – Middleton Grange Road Network to support the Planning Proposal objectives.

At its meeting on 16 December 2015, Council resolved to:

- Endorse, in principle, the Planning Proposal to rezone land at 60-80 Southern Cross Avenue and 45-65 Hall Circuit, Middleton Grange.
- Delegate to the CEO to negotiate with the proponent regarding increased open space to support the increased residential density, including the completion of a comprehensive Social Impact Assessment.
- Delegate 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.



A copy of the Planning Proposal, the aforementioned Council report, and amending draft to Liverpool Local Environmental Plan 2008 (Amendment No. 63) are enclosed for your consideration.

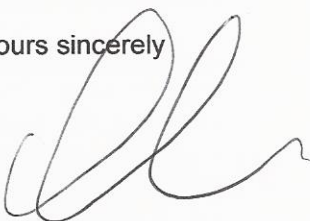
Council requests Gateway determination for the planning proposal in accordance with Section 56 of the EP&A Act 1979. A timely response to this matter would be much appreciated.

The proposal has been supported by a comprehensive Social Impact Assessment prepared by Judith Stubbs & Associates.

Subject to Gateway approval, the proponent will be required to provide and deliver transport, social and/or other infrastructure required as a result of the additional increase in population within the Middle Grange Town Centre. The proposed Voluntary Planning Agreement between the proponent and Council will be exhibited with the planning proposal.

Should you require any further information on this matter, please contact Amy van den Nieuwenhof on 9821 9511.

Yours sincerely



Michael Cullen
A/Chief Executive Officer

Encl.