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Our ref: PP_2010_LPOOL_001_00 (10/07451)
Your ref: 2010/0124

Mr Farooq Portelli
General Manager
Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Dear Mr Portelli,

Re: Housekeeping Planning Proposal to amend Liverpool LEP 2008

I am writing in response to your Council's letter dated 11 March 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Liverpool Local Environmental Plan 2008 to address a number of housekeeping amendments.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Amar Saini of the Regional Office of the Department on 02 9873 8500.

Yours sincerely,



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_LPOOL_001_00): to address a number of housekeeping amendments.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Liverpool Local Environmental Plan 2008 to address a number of housekeeping amendments as follows:

1. To rezone 24 and 58 Rickard Road, Chipping Norton, from R2 Low Density Residential to RE1 Public Recreation. Council has sought to rezone these flood prone lots to ensure they are not developed for residential uses;
2. Update and clarify the description of items within the Heritage Schedule (Schedule 5) of Liverpool LEP 2008;
3. Increase the Floor Space Ratio from 0.1:1 to 0.15:1 for approximately 8 hectares of land along Zouch Road, Edmondson Park. The increase in the floor space ratio will allow for a scale of development consistent with the adjoining suburb of Denham Court;
4. Rezone part of Lot 35 DP 651316 and Lot 36 DP 661567 Hume Highway, Casula, from B1 Neighbourhood Centre and SP2 Infrastructure to R2 Low Density Housing. These lots were previously required to extend Ingham Drive to the southern side of the Hume Highway at Casula. However, Council has now resolved not to proceed with this extension;
5. Rezone 49 Medley Avenue, Liverpool, from RE2 Private Recreation to R2 Low Density Residential to rectify an error that occurred during the drafting of Liverpool LEP 2008;
6. Amend the Land Zoning, Floor Space Ratio, Height of Building and Lot Size Maps to accommodate amended RTA road boundaries at Casula for the M5 motorway. This updating is at the request of the RTA;
7. The NSW Government Land and Property Management Authority has informed Council of the creation of Lot 7307 DP 1146730. The lot was created to include the Liverpool Weir which crosses the Georges River east of the Liverpool Railway Station. It is proposed to rezone part of the lot, which is currently zoned W1 Natural Waterways, to RE1 Public Recreation in order to match the adjoining zoning of Light Horse Park.

should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **14 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Catchment Management Authority – Sydney Metro
- Roads and Traffic Authority
- NSW Office of Water
- NSW Government Land and Property Management Authority
- Department of Planning Heritage Branch to ensure that the proposed schedule in the LEP relating to the “Kelvin Park Group” better reflects the State heritage data base.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.

4. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated

16th

day of

June

2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning