



Gateway Determination

Planning proposal (Department Ref: PP_2016_LPOOL_001_00): an amendment to Liverpool Local Environmental Plan 2008 to rezone 77-83 Moore Street, 193 Macquarie Street and 165 Macquarie Street, Liverpool from B3 Commercial Core to B4 Mixed Use and associated height changes.

I, the Director Sydney Region West at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), that an amendment to the Liverpool Local Environmental Plan 2008 to rezone 77-83 Moore Street, 193 Macquarie Street and 165 Macquarie Street, Liverpool and associated height changes should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to undertake heritage impact study as proposed in the planning proposal and amend the planning proposal in respect of section 117 Directions 2.3 Heritage Conservation, if required.
2. Community consultation is required under Section 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal must be publicly exhibited for 28 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 the planning proposal as identified in section 5.5.2 of *A Guide to preparing local environmental plans (Department of Planning and Environment 2013)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

Office of Environment and Heritage
Road and Maritime Services
Sydney Water
Endeavour Energy
Telstra
Sydney Metro Airports (Bankstown Airport)
Commonwealth Department of Infrastructure and Regional Development

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held in relation to this matter by any person or body under section 52(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the local environmental plan is to be 12 months from the week following the date of the Gateway determination.

Dated 28th day of July 2016



Catherine Van Laeren
Director, Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission