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Department Generated Correspondence (Y)

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Our ref: PP_2011_LPOOL_001_00 (11/01468)
Your ref: RZ-4/2011-008300.2011

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

Dear Mr Portelli,

Re: Planning Proposal to rezone six allotments on Newbridge Road, Moorebank from R3 Medium Density Residential to B6 Enterprise Corridor and reclassify two lots (Lot 56 DP 567062 and part Lot 42 DP 237025) from 'community land' to 'operational land'

I am writing in response to your Council's letter dated 17 January 2011, 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 rezone six allotments on Newbridge Road, Moorebank from R3 Medium Density Residential to B6 Enterprise Corridor and reclassify two lots (Lot 56 DP 567062 and part Lot 42 DP 237025) from 'community Land' to 'operational land'.

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.

Council are reminded of their obligations for exhibiting and conducting a public hearing when reclassifying land from 'community' land to 'operational' land as per the Department's LEP Practice Note 09-003.

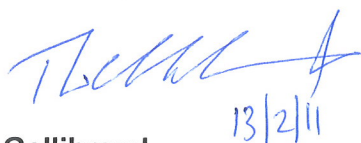
The Director General's delegate has also agreed that the planning proposal's inconsistencies with S117 Directions 1.1 Business and Industrial Zones, 3.1 Residential Zones, 3.4 Integrating Land Use and Transport, 6.2 Reserving Land for Public Purposes and 7.1 Implementation of the Metropolitan Strategy are of minor significance. No further approval is required in relation to these Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 9 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,

A handwritten signature in blue ink, appearing to read 'Tom Gellibrand', with the date '13/2/11' written below it.

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

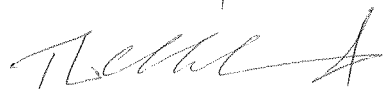
Planning Proposal (Department Ref: PP_2011_LPOOL_001_00): to rezone six allotments on Newbridge Road, Moorebank from R3 Medium Density Residential to B6 Enterprise Corridor and reclassify two lots (Lot 56 DP 567062 and part Lot 42 DP 237025) from 'community land' to 'operational land'.

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 rezone six allotments on Newbridge Road, Moorebank from R3 Medium Density Residential to B6 Enterprise Corridor and reclassify two lots (Lot 56 DP 567062 and part Lot 42 DP 237025) from 'community land' to 'operational land' 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 must be made publicly available 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 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:
 - Roads and Traffic Authority

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. A public hearing is not required to be held into the matter by any person or body under section 56(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).
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 13th day of February 2011.



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