

Catherine Van Laeren
Executive Director, Central River City and Western Parkland City
Greater Sydney, Infrastructure and Place
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Sent by email: Catherine.VanLaeren@planning.nsw.gov.au

**Re: Draft Liverpool Environmental Plan 2008 (Amendment 83)
Planning proposal to rezone and amend development standards for land
located at 1400-1480 Elizabeth Drive, Cecil Park (Lot 1 to 9 DP 1054778)**

Dear Ms Van Laeren,

Pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Liverpool City Council submits the attached planning proposal seeking to amend the Liverpool Local Environmental Plan (LLEP) 2008 to rezone land located at 1400-1480 Elizabeth Drive, Cecil Park (Lot 1 to 9 DP 1054778) from RU4 Primary Production Small Lots to part IN2 Light Industrial and part SP2 Infrastructure and associated amendments to the development standards applying to the land.

At its meeting of 24 June 2020, Council resolved to endorse in principle the planning proposal and submit it to the Department of Planning, Industry and Environment for a Gateway determination.

Council resolved the following:

That Council:

- 1. Notes the advice of the Liverpool Local Planning Panel;*
- 2. Endorses in principle the planning proposal request, with an amendment to also rezone part of the site subject to the proposed M12 motorway as SP2 Infrastructure;*
- 3. Delegates to the CEO to prepare the formal planning proposal incorporating the above amendment in point 2 and any other typographical or other editing amendments if required;*
- 4. Forwards the planning proposal to the Department of Planning, Industry and Environment pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979, seeking a Gateway determination;*

5. *Subject to Gateway determination, undertake public exhibition and community consultation on the planning proposal in accordance with the conditions of the Gateway determination and Council's Community Participation Plan; and*
6. *Receive a further report on the outcomes of public exhibition and community consultation.*

The planning proposal seeks to make the following amendments to LLEP 2008 maps:

- Amend LZN-007 to rezone land located at 1400-1480 Elizabeth Drive, Cecil Park (Lot 1 to 9 DP 1054778) from RU4 Primary Production Small Lots to part IN2 Light Industrial and part SP2 Infrastructure;
- Amend FSR-007 to establish a maximum permissible Floor Space Ratio of 1:1; and
- Amend LSZ-007 to amend the minimum lot size development standard from 10ha to 2,000m².

The relevant documentation has been uploaded to the Department's Planning Portal. Council requests a Gateway determination in accordance with Section 3.34 of the Act.

Should you require further information, please contact Masud Hasan, Senior Strategic Planner, on 8711 7383 or hasanm@liverpool.nsw.gov.au.

Yours sincerely



David Smith
Manager Planning and Transport Strategy