

Ms Ann-Maree Carruthers
Director Sydney Region West
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Email: ann-maree.carruthers@planning.nsw.gov.au

Dear Ms Carruthers,

**Re: Planning proposal to amend Liverpool Local Environmental Plan 2008 –
Amendment No. 79 - 4-8 Hoxton Park Road, Liverpool**

Pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Liverpool City Council submits the attached planning proposal for Draft Liverpool Local Environmental Plan 2008 Amendment No. 79 - 4-8 Hoxton Park Road, Liverpool.

At its meeting on 27 February 2019 Council resolved to support and submit the planning proposal to the Department of Planning, Industry and Environment for a Gateway determination. This resolution was subject to certain requirements being met by the applicant, all of which have since been resolved.

The planning proposal seeks to rezone the site from B6 Enterprise Corridor to B4 Mixed Use, and amend development standards to allow for a maximum building height of 50m and a maximum floor space ratio of 5:1. The planning proposal also includes the application of LLEP 2008 Clause 6.4A *Arrangements for designated State public infrastructure in intensive urban development areas* to the site.

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

Should you require further information, please contact Nancy-Leigh Norris, Strategic Planner, on 8711 7399 or NorrisN@liverpool.nsw.gov.au.

Yours sincerely,



Michael Midson
Executive Planner