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Our ref: PP_2016_LPOOL_001_00 (16/01410)
Your ref: 302634.2015

Mr Michael Cullen
Acting Chief Executive Officer
Liverpool City Council
Locked Bag 7064
Liverpool NSW 1871

Attention: Tony Averay

Dear Mr Cullen

Liverpool Local Environmental Plan 2008 (Amendment No 56) – Planning proposal to rezone 77-83 Moore Street, 193 Macquarie Street and 165 Macquarie Street, Liverpool

I am writing in response to your Council's letter dated 1 July 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), to rezone 77-83 Moore Street, 193 Macquarie Street and 165 Macquarie Street, Liverpool.

As delegate of the Greater Sydney Commission, I have determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have agreed, as delegate of the Secretary, the planning proposal's inconsistency with Section 117 Direction 6.3 Site Specific Provisions is justified. No further approval is required in relation to this Direction. I have agreed to endorse the inclusion of a new clause in Liverpool LEP 2008 (Clause 7.37 Minimum non-residential floor space ratio control at 77-83 Moore Street and 193 Macquarie Street Liverpool), which will ensure provision of appropriate non-residential floor space in any new mixed-use development on the site.

Plan making powers were delegated to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made 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 Commission may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Adrian Hohenzollern of the Sydney Region West on 02 9860 1505.

Yours sincerely,



28/07/16

Catherine Van Laeren
Director, Sydney Region West
Planning Services