

Mr Peter Diplas
Chief Executive Officer
Liverpool City Council
Locked Bag 7064
Liverpool BC NSW 1871

Attn: Lina Kakish; KakishL@liverpool.nsw.gov.au

Dear Mr Diplas,

Planning Proposal PP-2020-4126 to amend Local Environmental Plan 2008 (60-80 Southern Cross Avenue and 45-66 Hall Circuit, Middleton Grange)

I refer to the proposal to amend Liverpool Local Environmental Plan (LEP) 2008 to realign the zone boundaries to ensure a more logical road layout and more permeable pedestrian movements for land facilitate the development of the Middleton Grange town centre at 60-80 Southern Cross Avenue and 45-65 Hall Circuit, Middleton Grange.

I am pleased to advise that as delegate of the Minister for Planning, I have made the plan under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*, and under section 3.24(5). In finalising this plan, I have considered Council's resolution and can advise that the plan will commence 6 months after it is published on the NSW Legislation website, on 1 November 2022. This deferred commencement date is to allow time for arrangements for the provision of identified local infrastructure to support the town centre to be put in place. I note that Council is currently negotiating a local VPA with the proponent. The Department is also available to assist Council in Contributions Planning work in relation to this site, to ensure any necessary work can be completed in time. The deferred commencement will also provide time for an amendment to 'Part 2.5 – Middleton Grange' of the Liverpool Development Control Plan 2008 to be finalised. I can also confirm that necessary amendments have been made to the land acquisition map to rectify the inconsistency with the LEP.

If securing arrangements for necessary local infrastructure cannot be achieved by 1 November 2022, other options will be considered such as amending the commencement date to allow further time to meet this requirement. Alternatively, if arrangements are finalised prior to this date, the Department will seek to have the commencement date brought forward to enable the determination of any development applications lodged for the town centre as soon as possible.

Should you have any enquiries about this matter, I have arranged for Ms Cho Cho Myint, Senior Planner at the Department to assist you. Ms Myint can be contacted on 9860 1507.

Yours sincerely



27 April 2022

Adrian Hohenzollern
Director, Metro West
Western Parkland City