

Our ref: IRF22/4120

Mr. Eddie Jackson  
General Manager  
Liverpool City Council  
Locked Bag 7064  
Liverpool BC NSW 1871

Dear Mr. Jackson

**Planning proposal (PP-2021-7276) to amend Liverpool Local Environmental Plan 2008**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to introduce a site-specific clause to enable increased height and floor space ratio (FSR) for the purposes of a health services facility and ancillary uses at 61-71 Goulburn Street, Liverpool.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act; 1.4 Site Specific Provisions and 6.1 Residential Zones is justified in accordance with the terms of the respective Directions.

I have determined not to authorise Council to be the local plan-making authority for the planning proposal as it has not demonstrated consistency with Ministerial Directions 4.1 Flooding and 4.4 Remediation of Contaminated Land. Further information is required to clarify the impacts of any flooding on the site, and if the site is suitable for the proposed land use.

The proposed local environmental plan (LEP) is to be finalised on or before 22 September 2023. Council should aim to commence exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

Should you have any enquiries about this matter, I have arranged for Amy van den Nieuwenhof to assist you. Ms van den Nieuwenhof can be contacted on 9274 6439.

Yours sincerely



Robert Hodgkins  
**A/Director**  
**Central Western**  
Encl: Gateway determination