

Our ref: PP-2022-1602 (IRF26/4133)

Mr Jason Breton
Chief Executive Officer
Liverpool City Council
Locked Bag 7064
Liverpool BC, NSW 1871

Via email: lcc@liverpool.nsw.gov.au

15 May 2026

Subject: **Moore Point State Assessed Rezoning Proposal & Moore Point Planning proposal 2022-1602**

Dear Mr Breton

I refer to the Moore Point State Assessed Rezoning Proposal (**SARP**) (PP-2022-1602) and correspondence received by the NSW Department of Planning, Housing and Infrastructure (the **Department**) from Coronation Property, Leamac Property Group/CVC Limited and Landerer and Company (the **Landowners**). The correspondence enclosed requests the rezoning proposal no longer progress and the existing zoning and development standards be retained.

As the joint landowner group progressed the technical reporting to support this proposal, it has concluded that critical technical, structural, and economic issues have emerged fundamentally altering the feasibility and deliverability of the precinct. In particular, the regional transport and flood evacuation constraints demonstrate that currently the proposed dwelling and jobs yield cannot be supported for this precinct. Coupled with the significant infrastructure costs to alleviate these constraints, the landowners formed the view that the project should no longer proceed.

Following careful consideration of the requests by the landowners, the Department has determined the Moore Point Stated Assessed rezoning proposal will not be finalised. I have also determined as the delegate of the Minister, in accordance with section 3.34(7) of the Environmental Planning and Assessment Act 1979, to alter the Gateway determination dated 3 April 2023 for PP-2022-1602 (since altered) to no longer proceed. The Alteration of Gateway determination is enclosed.

Since the announcement of the SARP, the rezoning assessment has been a collaborative effort with Council. I acknowledge and thank Council officers for their dedication and collaboration with the Department to progress the rezoning to this point.

If you have any questions in relation to this matter, I have arranged for Elizabeth Kimbell, Acting Director, Local Planning and Council Support. Ms Kimbell can be contacted on 02 9860 1521.

Yours sincerely



Daniel Thompson
Executive Director
Local Planning and Council Support

cc: Lina Kakish, Director Planning and Design kakishl@liverpool.nsw.gov.au
Mark Hannan, Manager City Planning hannanma@liverpool.nsw.gov.au

Encl: Alteration of Gateway Determination
Letters from the landowners