

Felicity No  
Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
**Parramatta NSW 2124**

Sent via email: [felicity.no@dpie.nsw.gov.au](mailto:felicity.no@dpie.nsw.gov.au)

Dear Ms No,

**Re: Request for Gateway determination for a Planning Proposal at Lot 1 of 146  
Newbridge Road, Moorebank NSW 2170**

At its meeting on 24 April 2024, Council resolved to endorse a planning proposal at Lot 1 of 146 Newbridge Road, Moorebank NSW 2170 (Lot 1 DP 1246745), and to forward the proposal to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway determination.

The planning proposal seeks the following changes to the *Liverpool Local Environmental Plan 2008* (LLEP 2008):

- Amend Part 7, Division 2 of LLEP 2008 to permit the land use of a 'Shop' with a maximum Gross Floor Area of 4,000m<sup>2</sup> on the subject site.

Pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Council is forwarding the planning proposal, to the Department of Planning, Housing and Infrastructure, seeking a Gateway determination.

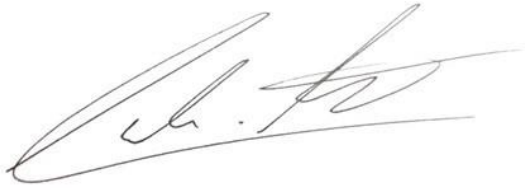
As per the Council resolution of 24 April 2024, the proponent has provided Council with an updated Planning Proposal Justification report (Dated May 2024) which is consistent with the Council resolution.

Additionally, as per the Council resolution of 24 April 2024, Council requests that a Gateway Determination be conditioned requiring a site specific Development Control Plan (DCP) to be prepared prior to public exhibition.

The amended Planning Proposal (Dated May 2024) and associated documents are uploaded to the NSW Planning Portal. Should you require any further information on this matter, please contact Stephen Peterson, Senior Strategic Planner, on 0492 282 493 or via [petersons@liverpool.nsw.gov.au](mailto:petersons@liverpool.nsw.gov.au).



Yours sincerely,

A handwritten signature in black ink, appearing to read 'L. Oste', with a long horizontal flourish extending to the right.

**Luke Oste**  
Coordinator Strategic Planning