



Ms Lynelle Briggs
Chair
Planning Assessment Commission
Level 3, 201 Elizabeth Street
Sydney NSW 2000

16/12876

Dear Ms Briggs

Gateway determination for Liverpool LEP 2008 (Amendment No 61) – Planning Proposal to allow additional retail space at 10 Orange Grove Road, Warwick Farm

I refer to a planning proposal to amend Liverpool Local Environmental Plan 2008 which seeks to allow additional Permitted Use for 'shops' as an additional use up to a maximum Gross Floor Area (GFA) of 21,000 square metres at 2-10 Orange Grove Road and 5 Viscount Place at Orange Grove Mega Centre site (part of Lot 101 DP 1043160 and part of Lot 23 DP 1190437).

The proposal was submitted to the Department of Planning and Environment for a Gateway determination by Liverpool Council under Section 56 of the *Environmental Planning and Assessment Act 1979*. The Department has undertaken an initial review of the application.

I have reviewed the initial assessment report and have decided to refer the matter to the Planning and Assessment Commission for advice due to:

- the history of the site (including the proposal in 2004 that did not proceed); and
- the land owners were recently referred to in ICAC's Operation Spicer in connection with prohibited donations.

It would be appreciated if the Commission could provide independent advice on the proposal and whether it should proceed to gateway determination. If you could please provide your advice within three (3) weeks it would be appreciated. A copy of the relevant papers are enclosed.

Should you have any further enquiries about this matter, I have arranged for Mrs Catherine Van Laeren, Director, Sydney Region West of the Department to assist you. Mrs Van Laeren may be contacted on (02) 9860 1520.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

29/09/2016