

Gateway Determination

Planning proposal (Department Ref: PP-2024-658): to amend Schedule 1 Additional Permitted Uses of Liverpool Local Environmental Plan 2008 to permit residential flat buildings, multi-dwelling housing, restaurants/cafes with a maximum total gross floor area of 1,500m² and corresponding increases in maximum building height and floor space ratio

I, the A/Executive Director, Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Liverpool Local Environmental Plan 2008 to insert additional permitted uses for residential development, restaurant and cafes on part Lot 3, 146 Newbridge Road, Moorebank should not proceed for the following reasons:

- Does not give effect to the Regional Plan or Western City District Plan
- Is not justifiably inconsistent with Ministerial Directions 1.1 Implementation of Regional Plans and 4.1 Flooding
- The proposal demonstrates limited consistency with Council's Local Strategic Planning Statement and Local Housing Strategy in respect of delivering housing in the right locations.
- The proposal does not adequately demonstrate site-specific merit in relation to flooding risk.
- While the development facilitated by the proposal can evacuate during flood events, this development may absorb capacity for future development within Moorebank East. It may also impact existing evacuation capacity for Chipping Norton residents. As there are several planning proposals with Council for assessment seeking to redevelop this precinct, Council should undertake further strategic planning work on this precinct to inform future planning proposals.
Council should re-visit its vision for the redevelopment of this precinct holistically, determine appropriate land uses for this precinct and allocate development potential based on evacuation capacity. If development is to exceed evacuation capacity, investigate and deliver upgrades to road infrastructure to support the redevelopment of this precinct as per the Molino Stewart 2022 Georges River Evacuation report.

Dated 10 July 2024



Daniel Thompson
A/Executive Director
Local Planning & Council Support

**Department of Planning, Housing and
Infrastructure**

**Delegate of the Minister for Planning and
Public Spaces**