

Our ref: PP-2024-658/ (IRF24/2849)

Mr Andrew Mills

Chair

Independent Planning Commission

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SYDNEY NSW 2000

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Attention: Stephen Barry, Planning Director, IPC

16 December 2024

Subject: Request for Gateway determination review – referral to Independent Planning Commission

Dear Mr Mills

I am writing to advise that the Department of Planning, Housing and Infrastructure has received a Gateway determination review request for a planning proposal applying to 146 Newbridge Road, Moorebank as described below.

DPHI Ref. No:	Gateway Review to PP-2024-658
LGA	Liverpool City Council
LEP to be amended	Liverpool Local Environmental Plan 2008
Address	146 Newbridge Road, Moorebank (Lot 3 DP 1246745)
Proposal	To facilitate mixed use and residential development by introducing a new additional permitted use for residential flat buildings, multi dwelling housing and restaurants/cafes with a maximum total gross floor area of 1,500m ² , increasing the maximum height of building and floor space ratio controls.

The reason for the Gateway determination review request is that the Minister for Planning and Public Spaces' delegate determined on 10 July 2024, that the planning proposal should not proceed. The proponent has requested a review of the Gateway determination.

The Department's Gateway review justification assessment and supporting attachments are enclosed for the information of the Commission.

The Commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister's delegate confirming whether, in its opinion, the Gateway determination should be amended.

The advice and recommendation should be sent via email to Peter Pham, Acting Director, Local Planning and Council Support at the Department at Planning, Housing and Infrastructure at peter.pham@planning.nsw.gov.au.

Should you have any enquiries about this matter, Peter can be contacted on 9860 1593.

Yours sincerely



Daniel Thompson
Acting Executive Director
Local Planning and Council Support

Enc. Gateway review justification assessment