

## Gateway Determination

***Planning proposal (Department Ref: PP\_2019\_LPOOL\_008\_00): The proposal is to amend the Liverpool Local Environmental Plan (LEP) 2008 to amend the existing planning controls applying to the site at 2 Macarthur Drive, Holsworthy.***

I, the Executive Director, Central River City and Western Parkland City at the Department of Planning, Industry and Environment, 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 (LEP) (2008) to amend the existing planning controls applying to the site at 2 Macarthur Drive, Holsworthy should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to:
  - (a) Prepare a revised site specific DCP that addresses the following:
    - i. increased open space within the site that meets the needs of the future residents and does not rely upon external open space areas; and update the planning proposal to demonstrate the proposal provides adequate open space within the site.
    - ii. demonstrate safe and direct pedestrian connectivity from the site to the railway station.
  - (b) consult the NSW Rural Fire Service in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection and address any comments from this agency; and
  - (c) consult the Department of Defence and Bankstown Airport in accordance with section 9.1 Direction 3.5 Development Near Regulated Airports and Defence Airfields and address any comments from this agency.
2. Public exhibition is required under section 3.34(2)(c) and Schedule 1 Clause 4 of the Act as follows:
  - (a) the planning proposal is classified as low impact as described in A guide to preparing local environmental plans (Department of Planning, Industry and Environment 2016) and must be made publicly available for a minimum of **28 days**; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of A guide to preparing local environmental plans (Department of Planning, Industry and Environment, 2018).

3. Consultation is required with the following public authorities and organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

- NSW Rural Fire Services;
- Transport for NSW - RMS;
- APA Group;
- Department of Defence;
- Bankstown Airport;
- relevant infrastructure service providers

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be **12 months** from the date of the Gateway determination.
6. Given the nature of the planning proposal, Council should not be authorised to be the local plan-making authority to make this plan.

Dated 15<sup>th</sup> day of July 2020.



**Catherine Van Laeren**  
**Executive Director, Central River City**  
**and Western Parkland City**  
**Greater Sydney, Place and**  
**Infrastructure**  
**Department of Planning, Industry and**  
**Environment**

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