



Planning



qB164112

11/04282

Department Generated Correspondence (Y)

Contact: Cho Cho Myint  
Phone: (02) 9873 8500  
Fax: (02) 9873 8599  
Email: ChoCho.Myint@planning.nsw.gov.au  
Postal: Locked Bag 5020, Parramatta NSW 2124

Our ref: PP\_2011\_LPOOL\_007\_00 (11/03534)  
Your ref: 2011/0350 025226.2011

Mr Farooq Portelli  
General Manager  
Liverpool City Council  
Locked Bag 7064  
LIVERPOOL BC NSW 1871

Dear Mr Portelli

**Re: Planning Proposal to amend the minimum lot size for land at Pleasure Point Road, Pleasure Point, from 120 hectares to 2 hectares**

I am writing in response to your Council's letter dated 11 February 2011 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Liverpool Local Environmental Plan 2008 to reduce the minimum lot size for land zoned E3 Environmental Management at 15 & 17 Green Street and 32 Pleasure Point Road, Pleasure Point (Lots 1, 2 and 3 DP 239468) from 120 hectares to 2 hectares.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

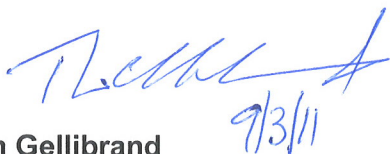
The Director General's delegate has also agreed that the planning proposal's inconsistencies with S117 Directions 2.1 Environmental Protection Zones and 4.1 Acid Sulfate Soils are of minor significance. No further approval is required in relation to these Directions. However, in relation to S117 Direction 4.4 Planning for Bushfire Protection, Council is to consult and obtain written advice from the Commissioner of the NSW Rural Fire Service, to the effect that the NSW Rural Fire Service does not object to the progression of the planning proposal. Subject, to Council satisfying this requirement, the Director General's delegate has agreed that the planning proposal's inconsistencies with S117 Direction 4.4 Planning for Bushfire Protection are of a minor significance.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Cho Cho Myint of the Regional Office of the Department on 02 9873 8500.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Gellibrand', with a date '9/3/11' written below it.

**Tom Gellibrand**  
**Deputy Director General**  
**Plan Making & Urban Renewal**

## Gateway Determination

*Planning Proposal (Department Ref: PP\_2011\_LPOOL\_007\_00): to amend the minimum lot size for land at Pleasure Point Road, Pleasure Point, from 120 hectares to 2 hectares.*

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Liverpool Local Environmental Plan 2008 to reduce the minimum lot size for land zoned E3 Environmental Management at 15 & 17 Green Street and 32 Pleasure Point Road, Pleasure Point (Lots 1, 2 and 3 DP 239468) from 120 hectares to 2 hectares should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
  - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **14 days**; and
  - (b) the relevant planning 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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
  - Department of Environment, Climate Change and Water
  - Integral Energy
  - Sydney Water
  - Commissioner of NSW RFS

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).



# Planning

4. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated *9<sup>th</sup>* day of *March* 2011.

A handwritten signature in blue ink, appearing to read "Tom Gellibrand".

**Tom Gellibrand**  
**Deputy Director General**  
**Plan Making & Urban Renewal**  
**Delegate of the Minister for Planning**