

Ms Kiersten Fishburn
Chief Executive Officer
Liverpool City Council
Locked Bag 7064
Liverpool BC NSW 1871

Dear Ms Fishburn

Planning proposal PP_2019_LPOOL_001_00 to amend Liverpool Local Environmental Plan 2008

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend Schedule 1 Additional permitted uses of LLEP 2008, to permit multi dwelling housing as additional permissible use with consent for land at 123 Epsom Road, Chipping Norton, Liverpool (Lot 3 DP 602936).

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

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Direction 4.3 Flood Prone Land is of minor significance. No further approval is required in relation to this Directions.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway Determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment for administrative purposes.

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 section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Parisa Pakzad at the Department to assist you. Ms Pakzad can be contacted on (02) 9860 1584.

Yours sincerely



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

14/5/2019

Encl: Gateway determination
Plan-making reporting template