

Gateway Determination

Planning proposal (Department Ref: PP_2020_LPOOL_002_00): to rezone the subject site at 1400-1480 Elizabeth Drive, Cecil Park from RU4 Primary Production Small Lots to IN2 Light Industrial and SP2 Infrastructure

I, the Director 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 rezone the subject site from RU4 Primary Production to IN2 Light Industrial and SP2 Infrastructure should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal and supporting documentation as follows:
 - a. consult Transport for NSW to determine the extent of the land acquisition as part of the M12 project and update the mapping that identifies the relevant acquisition authority; and
 - b. consult Rural Fire Service in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection.

The updated planning proposal is to be submitted to the Department for approval prior to public exhibition.

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 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 and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Transport for New South Wales
 - Rural Fire Service
 - Sydney Water
 - Endeavour Energy
 - Environment, Energy and Science Group

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 planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 31 day of August 2020.



Adrian Hohenzollern
Director, Western
Central River City & Western Parkland
City Department of Planning, Industry
and Environment

Delegate of the Minister for Planning and Public Spaces