



Dr Eddie Jackson
Chief Executive Officer
Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Dear Dr Jackson

Planning proposal PP_2020_LPOOL_002_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) and additional information received on 7 August 2020 in respect of the planning proposal to rezone the subject site from RU4 Primary Production Small Lots to part IN2 Light Industrial and part SP2 Infrastructure.

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 Directions 1.2 Rural Zones, 3.4 Integrating Land Use and Transport, 3.6 Shooting Ranges and 4.3 Flood Prone Land are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 4.4 Planning for Bushfire Protection and Direction 6.2 Reserving land for Public Purposes. Council should ensure this occurs prior to public exhibition to the Department's satisfaction.

I have considered Council's request to be the local plan-making authority and have determined for Council to be the local plan-making authority subject to the conditions outlined in the Gateway Determination and given the minor nature of the proposal.

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 for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight 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 section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Wesley Nie to assist you. Mr Nie can be contacted on 9860 1543

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A. Hohenzollern', with a stylized flourish at the end.

Adrian Hohenzollern
Director, Western
Central River City & Western Parkland City

Encl: Gateway determination