



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

Dear Dr Jackson

Planning proposal PP_2020_LPOOL_003_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) received on 19 August 2020 in respect of the planning proposal to amend planning controls at 146 Newbridge Road, Moorebank.

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/s (4.1 Acid Sulfate Soils 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 will still need to address the inconsistency with section 9.1 Direction 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to finalisation of the planning proposal.

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 six months from 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 six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

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 please contact Thomas Holmes on 9860 1583 or via Thomas.holmes@planning.nsw.gov.au

Yours sincerely



11 September 2020

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

Encl: Gateway determination
Authorised plan-making reporting template