



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

Attention: Mr Luke Oste

Dear Dr Jackson

Planning proposal PP_2020_LPOOL_004_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 1 September 2020 in respect of the planning proposal to amend the dwelling density over Sites 1 to 4 Pleasure Point Road, Pleasure Point from four lots per site to five lots per site.

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 4.4 Planning for Bushfire Protection are unresolved and will require justification. The Gateway determination therefore requires Council to consult the Rural Fire Service. Council will also need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 4.4 Planning for Bushfire Protection before finalising the plan.

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 twelve 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 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, I have arranged for Ms Sylvia Nillsen to assist you. Ms Nillsen can be contacted on 9274 6421.

Yours sincerely

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

23/9/2020

Adrian Hohenzollern
Director Western
Central River City and Western Parkland City

Encl: Gateway determination