



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

Attn: Mr Luke Oste

Dear Dr Jackson

**Re: Planning proposal PP-2020-3566, to amend the dwelling density on Sites 1 to 4 from four lots per site to five lots per site at Pleasure Point Road, Pleasure Point - Alteration of Gateway Determination**

Since July 2020, the NSW Government has been reforming the planning system to streamline and simplify processes. These improvements are aimed to help unlock productivity by creating jobs and supporting ongoing economic recovery. A key part of the reform program involves delivering improvements for assessing and finalising planning proposals more efficiently. This will provide greater clarity to local government, the community and more certainty to proponents and investors.

An important part of the reforms seeks to reduce planning proposal timeframes down to generally one year, and no more than two years from start to completion. This has been shown to be achievable in many cases where proposals are aligned to a strong strategic planning framework. I note that since the Gateway determination for this proposal was issued in 23 September 2020, Council have been in consultation with the NSW Rural Fire Service in relation to the draft bushfire report. I understand that due to budgetary constraints during the COVID-19 pandemic, procuring an appropriate consultant to undertake the bushfire report has taken longer than expected, and the proposal has yet to be placed on public exhibition. I also understand that initial feedback on the proposal may require the proposal to be amended.

I have considered Council's request dated 6 September 2021 for an extension of time to complete planning proposal and have determined as the delegate of the Minister of Planning and Public Spaces, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 23 September 2020 so that the proposal not proceed. The Alteration of Gateway determination is enclosed.

I encourage Council, as proponent of this proposal, continue to resolve the outstanding bushfire issues prior to resubmitting the planning proposal for a new Gateway determination.

The new planning proposal can be accompanied by the studies which supported the original proposal along with the finalised bushfire report. When the proposal is resubmitted, it should include milestones on various stages of plan making process, which can be reflected in any future Gateway determination.

If you have any questions in relation to this matter, please contact Mr Frankie Liang, Manager, Western on 8289 6671.

Yours sincerely



30/09/2021

**Catherine Van Laeren**  
**Executive Director**  
**Central River City and Western Parkland City**