

Mr Michael Cullen
Acting Chief Executive Officer
Liverpool City Council
Locked Bag 7064
Liverpool NSW 1871
Attention: Murray Wilson

Our ref: PP_2016_LPOOL_004_00 (16/10386)
Your ref: RZ-16/2015 184918.2016

Dear Mr Cullen

**Planning proposal to amend Liverpool Local Environmental Plan 2008
(Amendment No. 64) – Planning proposal for land at 1675 The Northern Road,
Greendale.**

I am writing in response to Council's letter dated 25 July 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) for the planning proposal to enable the relocation and construction of existing dwellings and rural workers' dwellings at 1675 The Northern Road, Greendale.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination. I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with S117 Direction 1.2 Rural Zones, is of minor significance. Council is to demonstrate consistency in the planning proposal with S117 Direction 4.4 Planning for Bushfire Protection, by consulting with NSW Rural Fire Service.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following 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 to draft and finalise the LEP should be made 6 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 Greater Sydney Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Mr Mark Dennett of the Department's regional office on 9860 1534.

Yours sincerely



15/08/16

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Encl: Gateway Determination

Department of Planning & Environment

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Gateway Determination

Planning proposal (Department Ref: PP_2016_LPOOL_004_00): to enable the relocation of dwellings and rural worker's dwellings at 1675 The Northern Road, Greendale

I, the Director, Sydney Region West, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Liverpool Local Environmental Plan (LEP) 2008 to enable the relocation of dwellings and rural worker's dwellings at 1675 The Northern Road, Greendale, should proceed subject to the following conditions:

1. The Commissioner of the NSW Rural Fire Service 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 prior to public exhibition. Council will need to take into consideration any comments received as part of this consultation, and the proposal amended accordingly prior to exhibition.
2. Council is to consult with Transport for NSW in specific relation to the Outer Sydney Orbital investigation area.
3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013).
4. Consultation is required with the following public authorities under section 56(2)(d) of the Act:
 - Transport for NSW
 - NSW Department of Primary Industries - Agriculture
 - Commonwealth Department of Infrastructure and Regional Development

Each public authority 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, or indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
6. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 15th day of August 2016

A handwritten signature in black ink, appearing to read "Catherine Van Laeren".

**Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and
Environment**

**Delegate of the Greater Sydney
Commission**