

Gateway Determination

Planning proposal (Department Ref: PP_2019_LPOOL_004_00): To amend Liverpool Local Environmental Plan Schedule 1 Additional Permitted uses for Collimore Park, Liverpool.

I, the Acting Director Western, Central River City and Western Parkland City, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Liverpool Local Environmental Plan (LEP) 2008 to Amend Schedule 1 Additional Permitted uses to allow for 'car parks' to be an additional permitted use at Collimore Park, Liverpool should proceed subject to the following conditions:

1. Prior to community consultation Council is to:
 - (a) finalise the draft concept plan for Collimore Park and ensure the concept plan addresses traffic issues and includes methods to ameliorate any impacts resulting from the proposed development upon the surrounding residential area;
 - (b) update the planning proposal to reflect the draft concept plan and apply the additional permitted use clause to the confines of the existing at-grade car park area;
 - (c) exhibit the draft concept plan concurrently with the planning proposal; and
 - (d) amend Part 6 – Project Timeline to reflect a timeframe of nine months

The revised planning proposal is to be forwarded to the Department for review and endorsement prior to public exhibition.

2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment 2016) and must be made publicly available for a minimum of **14 days**; and
 - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment 2016).

1. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

- Endeavour Energy
- Transport for NSW (TFNSW)
- Roads and Maritime Services (RMS)

The public authorities/organisations are 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.

3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).

4. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
- (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

5. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 13th day of February 2020.



Eleanor Robertson
Acting Director Western, Central
River City and Western Parkland City
Greater Sydney, Place and
Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces