

## Gateway Determination

***Planning proposal (Department Ref: PP-2021- 3686): to amend Liverpool Local Environmental Plan (LEP) 2008 to permit 'business premises' on land at 10 Orange Grove Road, Warwick Farm and to increase the existing gross floor area cap for 'retail premises' at 5 Viscount Place, Warwick Farm.***

I, the Director, Western, 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 the planning controls applying to land at 10 Orange Grove Road and 5 Viscount Place, Warwick Farm should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to:
  - (a) amend the planning proposal to accurately identify the subject sites and the land description, to align to the land as shown on the Key Sites Map \_010 of the LEP
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 and Environment, 2018) and must be made publicly available for a minimum of **28 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 and Environment, 2018).
3. 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:
  - EES Group of the Department of Planning, Industry and Environment
  - NSW Rural Fire Service
  - TfNSW
  - SES

Each public authority/organisation 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.

4. 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).
5. 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.
6. The planning proposal must be exhibited within **6 months** following the date of the Gateway Determination.
7. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

1 July 2021.



**Adrian Hohenzollern**  
**Director, Western**  
**Central River City and Western**  
**Parkland City**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**