

Gateway Determination

Planning proposal (Department Ref: PP-2021-6200): to amend the Key Sites Map of Liverpool Local Environmental Plan 2008 applying to part of the land at 104 Fifteenth Avenue, West Hoxton

I, the Director Central (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 Key Sites Map (KYS) should proceed subject to the following conditions:

1. Prior to public exhibition:
 - (a) the Bushfire Hazard Assessment is to be updated to clearly reflect the proposed site area subject to the new mapping; and
 - (b) the planning proposal is to address the consistency with Section 9.1 Direction 4.3 Planning for Bushfire Protection;
2. Public Exhibition is required within **one month** of the gateway determination under section 3.34(2) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal 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 the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, December 2021).
3. Consultation is required with the following public authorities under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - NSW Environment Protection Authority
 - NSW Rural Fire Service
 - TfNSW

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; and
 - (b) there are no outstanding written objections from public authorities.
6. The timeframe for completing the LEP is to be **6 months** from the date of the Gateway determination.

Dated 18th day of May 2022.



Christine Gough
Director Central (Western)
Western Parkland City
Department of Planning and Environment

Delegate of the Minister for Planning