

Mr Peter Diplas
Chief Executive Officer
Liverpool City Council
Locked Bag 7064 Liverpool BC
LIVERPOOL NSW 1871

Attention: Ms Lilyan Abosh

Dear Mr Diplas

Planning proposal PP-2022-865 to amend Liverpool Local Environmental Plan 2008 (104 Fifteenth Avenue, West Hoxton)

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the area identified on the Key Site Map of Liverpool Local Environmental Plan (LEP) 2008 at 104 Fifteenth Avenue, West Hoxton.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Direction 4.3 Planning for Bushfire Protection. Council should ensure this occurs prior to finalisation.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within six months of the date of the Gateway determination. Council is required to commence the exhibition of the planning proposal within a month from the date of Gateway determination. Council's request to draft and finalise the LEP should be made directly to the Department as it consists of a map only amendment.

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 Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Alicia Hall to assist you. Ms Hall can be contacted on 98601587.

Yours sincerely



18 May 2022

**Christine Gough
Director Central (Western)
Western Parkland City**

Encl: Gateway determination
Plan-making reporting template