



Gateway Determination

Planning proposal (Department Ref: PP-2020-1519): The proposal is to amend the Liverpool Local Environmental Plan (LEP) 2008 to amend the existing planning controls applying to the site at 2 Macarthur Drive, Holsworthy.

I, the Director, Central (Western) Western Parkland City at the Department of Planning and Environment, as delegate of the Minister for Planning, 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 existing planning controls applying to the site at 2 Macarthur Drive, Holsworthy should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to:
 - (a) update the planning proposal to demonstrate the proposal provides adequate open space within the site; and
 - (b) demonstrate safe and direct pedestrian connectivity from the site to the railway station (noting that this may be demonstrated through the site-specific DCP).
2. Public exhibition is required under section 3.34(2)(c) and Schedule 1 Clause 4 of the Act as follows:
 - (c) 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 **28 days**; and
 - (d) 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, 2018).
3. Consultation is required with the following public authorities and organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Transport for NSW;
 - APA Group;
 - Bankstown Airport;
 - NSW Rural Fire Service; and
 - relevant infrastructure service providers.

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 timeframe for completing the LEP is to be **12 months** from the date of the Gateway determination.
6. Given the nature of the planning proposal, Council should not be authorised to be the local plan-making authority to make this plan.

Dated 8th day of June 2022.



Christine Gough
Director Central (Western)
Metro West
Strategic Land Use Planning
Department of Planning and
Environment

Delegate of the Minister for Planning