

Our ref: IRF24/2072

Mr Jason Breton  
Acting Chief Executive Officer  
Liverpool City Council  
Locked Bag 7064  
Liverpool BC NSW 2871

Dear Mr Breton

**Planning proposal PP-2022-2380 to amend Liverpool Local Environmental Plan 2008**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) on 26 September 2024 in respect of the planning proposal to facilitate midrise mixed-use development (residential and a maximum 1,200m<sup>2</sup> of business and retail premises combined) at 93-145 Hoxton Park Road, 49 and 51 Maryvale Avenue, and 260 Memorial Avenue, Liverpool.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I note that consistency with certain Ministerial Directions under section 9.1 of the Act remains unresolved, being Direction 4.3 Planning for Bushfire Protection. Consistency must be adequately resolved prior to the LEP being made.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act, being Direction 1.4 Site specific Provisions and Direction 4.1 Flooding, is justified in accordance with the terms of the Direction.

The Strategic Planning Panel of the Sydney Western City Planning Panel (the Panel) has elected to be the planning proposal authority (PPA) for this matter and as such, the Minister for Planning and Public Spaces, or their delegate, is the local plan-making authority. If you have any inquiries for the PPA or the Panel, please contact Tim Coorey on 9585 6566 or email at [tim.coorey@dpie.nsw.gov.au](mailto:tim.coorey@dpie.nsw.gov.au).

The proposed local environmental plan is to be finalised on or before 27 August 2025.

Should you have any enquiries, I have arranged for Oyshee Iqbal to assist you. Ms Iqbal can be contacted on 5852 6824.

Yours sincerely,



**Rukshan de Silva**  
**Acting Director, Local Planning (Metro Central, West and South)**  
**Local Planning and Council Support**  
Encl: Gateway determination