

Mr Justin Doyle
Chair
Strategic Planning Panel of the Sydney Western City Planning Panel
Locked Bag 5022
Parramatta NSW 2124

Our ref: IRF24/2072

Dear Mr Doyle,

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 1,200m² of business and retail premises combined) at 93-145 Hoxton Park Road, 49 and 51 Maryvale Avenue, and 260 Memorial Avenue, Liverpool. The properties at 20 and 48 Dale Avenue Liverpool form part of this proposal with the intention of providing site access.

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.

It is noted that the Strategic Planning Panel of the Sydney Western City Planning Panel is appointed as the Planning Proposal Authority (PPA). The Minister for Planning or an appointed delegate will be the Local Plan-Making Authority (LPMA) for this planning proposal.

I note that consistency with a Ministerial Direction 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 amending local environmental plan (LEP) is to be finalised on or before 27 August 2025. The PPA should aim to commence the exhibition of the planning proposal as soon as possible. The PPA's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

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

Yours sincerely



Rukshan de Silva
Director, Local Planning and Council Support
Planning, Land Use Strategy, Housing and Infrastructure

Encl: Gateway determination

Cc: louise.mcmahon@dpie.nsw.gov.au
alexander.galea@dpie.nsw.gov.au

Guidance on maximum Benchmark Timeframes for planning proposals

The NSW Government is committed to reducing the time taken to assess planning proposals. The Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning and Environment, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses.

Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Stage	Maximum Benchmark Timeframes (working days)			
	Basic	Standard	Complex	Principal
Stage 1 – Pre-lodgement	30 days	50 days	60 days	20-30 days
Stage 2 – Planning Proposal	80 days	95 days	120 days	40 days
Stage 3 – Gateway determination	25 days	25 days	45 days	45 days
Stage 4 – Post-Gateway	20 days	50 days	70 days	160 days
Stage 5 – Public Exhibition & Assessment	70 days	95 days	115 days	95 days
Stage 6 – Finalisation	25 days	55 days	70 days	80 days
Sub-total (Department target)	140 working days	225 working days	300 working days	380 working days
Total (end to end)	220 days	320 days	420 days	420 days

Note: Department target of 380 working days is measured from Stage 3 – Stage 6 (inclusive).

Planning proposal PP-2022-2380 is categorised as a Standard proposal as described in the Local Environmental Plan Making Guidelines (Department of Planning and Environment, August 2023).

To ensure your planning proposal is finalised by 27/08/2025 and meets the benchmarks timeframes for a Standard proposal we recommend the following milestones:

Community consultation should start: 23 January 2025

Post exhibition report back: 11 June 2025

Submit for GIS and legal drafting: 16 July 2025

LEP completion: 27 August 2025

Please contact the Department as soon as possible in the event that unexpected delays occur that may impact timing, so that assistance to meet these timeframes can be discussed.