



PP-2022-436 (IRF22/528)

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

Attention: Mr Cameron Jewel

Dear Mr Diplas

**Planning proposal PP-2022-436 to amend Liverpool Local Environmental Plan 2008 (Map Amendment)**

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) and additional information received on 21 February 2022 in respect of the planning proposal to amend the dwelling density over three sites at Pleasure Point Road, Pleasure Point from four lots per site to five lots per site.

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

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Direction 4.3 Planning for Bushfire Protection are unresolved and will require writing from NSW RFS that it has no objection in proceeding with the proposal. The Gateway determination therefore requires Council to consult with Rural Fire Service, along with other state agencies. Council will also need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 4.3 Planning for Bushfire Protection before finalising the plan.

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 Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department.

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 Cho Cho Myint to assist you. Ms Myint can be contacted on 98601507.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'C Gough'.

**17 March 2022**

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

Encl: Gateway determination  
Plan-making reporting template