

Gateway Determination

Planning proposal (Department Ref: PP-2022-436): to amend the dwelling density from four lots per site to five lots per site over three sites at Pleasure Point Road, Pleasure Point.

I, the Director Central (Western) at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, 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 dwelling density on three sites at Pleasure Point Road, Pleasure Point from four lots per site to five lots per site should proceed subject to the following conditions:

1. Prior to public exhibition, Council is required to update Part 4 – Mapping to remove references to Site 4.
2. Public exhibition is required within **one month** under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **14 days**; and
 - (b) 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 the Local Environmental Plan Making Guideline (Department of Planning and Environment, December 2021).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and to comply with the requirements of relevant section 9.1 Directions:
 - NSW Rural Fire Service;
 - Department of Planning, Industry and Environment – Environment, Energy and Science Group;
 - State Emergency Services; and
 - Endeavour Energy and Jemena Gas Works (NSW) Limited.

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 planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination; and
 - (b) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **6 months** following the date of the Gateway determination.

Dated 17th day of March 2022.



Christine Gough
Director Central (Western)
Western Parkland City
Department of Planning and Environment

Delegate of the Minister for Planning