



Department of Planning, Housing and Infrastructure

Mr Jason Breton
Chief Executive Officer
Liverpool City Council
Locked Bag 7064
Liverpool BC, NSW 1871

Our ref: IRF25/1142

Dear Mr Breton,

Planning Proposal PP-2023-1130 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 8 May 2025 in respect of the planning proposal to permit Service Station as an additional permitted use on the subject site - 1411 The Northern Road, Bringelly.

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.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 16 April 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, 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.

Yours sincerely

Tina Chappell
Director, Local Planning (Central, West and South)
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces
Encl: Gateway determination