

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

Dear Mr Breton

Planning proposal (PP-2024-1920) 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) and additional information received on 28 August 2024 in respect of the planning proposal for a new Local Environmental Plan.

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 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 Directions 1.4 Site Specific Provisions, 4.1 Flooding, 4.5 Acid Sulfate Soils, 6.1 Residential Zones are justified in accordance with the terms of the Directions is justified in accordance with the terms of the Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act 1 Directions 4.4 Remediation of Contaminated Land and 5.2 Reserving Land for Public Purposes. Council should ensure this occurs prior to the LEP being made.

Considering that the proposal is a principal planning proposal, the Department is the plan-making authority for the LEP.

The amending local environmental plan (LEP) is to be finalised on or before 27 August 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council'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



22/4/2025

Dan Thompson

**A/Executive Director, Local Planning and Council Support
Planning, Land Use Strategy, Housing and Infrastructure**

Encl: Gateway determination

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 Principal 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 Principal proposal we recommend the following milestones:

Community consultation should start: 16 December 2025

Post exhibition report back: 7 May 2026

Submit for GIS and Finalisation: 2 July 2026

LEP completion: 27 August 2026

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.