



Gateway Determination

Planning proposal (Department Ref: PP_2016_LPOOL_002_00): to permit 'shops' as an additional use up to a maximum Gross Floor Area (GFA) of 21,000m² at the Orange Grove Mega Centre site.

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Liverpool Local Environmental Plan (LEP) 2008 to permit 'shops' as an additional use up to a maximum Gross Floor Area (GFA) of 21,000m² at the Orange Grove Mega Centre site should proceed subject to the following conditions:

1. Amendment of the planning proposal to correct the property description of the land to which the proposal applies and amendment of maps to clearly define the area. The planning proposal should be submitted to the Department for approval prior to community consultation.
2. Prior to exhibition the Rural Fire Service must be consulted in accordance with the requirements of s.117 Direction 4.4 Planning for Bushfire Protection. The planning proposal is to be amended if required, to address any issues raised by the Rural Fire Service prior to community consultation.
3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal **28 days**; and
 - (b) the relevant planning 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 section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - Endeavour Energy;
 - Road and Maritime Services;
 - Sydney Water;
 - Telstra;
 - NSW Rural Fire Service;
 - Fairfield City Council; and
 - Transport NSW.

Each public authority 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.

3. A public hearing is not required to be held into the matter by any person or body under section 56(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).
4. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated day of 2016

Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission