



Ms Kiersten Fishburn  
Chief Executive Officer  
Liverpool City Council  
Locked Bag 7064  
Liverpool BC NSW 1871

Attention: David Smith and Ian Stendara

Dear Ms Fishburn

**Planning proposal PP\_2019\_LPOOL\_002\_00 – Alteration of Gateway Determination**

I am writing about the proposed amendment of the zone and development standards for land located at 1382 to 1402 Camden Valley Way, Leppington. This matter has been discussed with council officers and an amendment of these provisions is considered necessary to align intersection works with a local access road.

It has been agreed that the most appropriate manner to resolve this is to include the proposed amendment within planning proposal PP\_2019\_LPOOL\_002\_00, which seeks to rezone land and amend development standards applying to 37 individual land parcels within the South West Growth Centre Precincts of Austral and Leppington North.

Consequently, I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 10 August 2019 for PP\_2019\_LPOOL\_002\_00. The Alteration of Gateway determination is enclosed.

To ensure that due process is followed, I would ask that Council's consideration be given to the Minister's section 9.1 September 2018 direction: *Local Planning Panels Direction – Planning Proposals*, in terms of item 1.(c) of that direction. Council officers may wish to document this consideration and include within its post exhibition report to Council.

I have also agreed, as delegate of the Secretary, the amended planning proposal's inconsistencies with section 9.1 Directions: 3.1 Residential Zones and 6.2 Reserving Land for Public Purposes, are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

If you have any questions in relation to this matter, I have arranged for Ms Cho Cho Myint to assist you. Ms Myint can be contacted on 9860 1507.

Yours sincerely

A handwritten signature in black ink, appearing to be 'ER' followed by a flourish.

5.12.19

**Eleanor Robertson**  
**Acting Director Western**  
**Central River City and Western Parkland City**

Encl: Alteration of Gateway Determination

## Alteration of Gateway Determination

### ***Planning proposal (Department Ref: PP\_2019\_LPOOL\_002\_00)***

I, Eleanor Robertson, Acting Director, 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(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 10 August 2019 for the proposed amendment to the Liverpool Local Environmental Plan to amend State Environmental Planning Policy (Sydney Region Growth Centre) 2006 as follows:

1. Change the description of the planning proposal

**from**

to amend the State Environmental Planning Policy (Sydney Region Growth Centres) (SEPP) 2006 by amendment to Liverpool Local Environmental Plan 2008 to rezone land and amend development standards applying to 37 individual land parcels within the South West Growth Centre Precincts of Austral and Leppington North

**to**

to amend the State Environmental Planning Policy (Sydney Region Growth Centres) (SEPP) 2006 by amendment to Liverpool Local Environmental Plan 2008 to rezone land and amend development standards applying to individual land parcels within the South West Growth Centre Precincts of Austral and Leppington North.

2. **Insert:**

new condition 1(c):

Prior to exhibition, amend the planning proposal to include by text and map diagrams, where appropriate in the planning proposal, existing and proposed zones and changes to development controls for the realignment of the proposed northern access road from Camden Valley Way into the East Leppington Precinct at 1402 and 1382-1384 [Parts of Lots 9 and 10 DP 27877] Camden Valley Way, Leppington, as well as, considering relevant section 9.1 directions and consistency with the regional framework, in the proposal. Refer the amended planning proposal to the Department for information, prior to exhibition.

Dated 5<sup>th</sup> day of December 2019.



**Eleanor Robertson  
Acting Director, Western  
Department of Planning, Industry and  
Environment**

**Delegate of the Minister for Planning  
and Public Spaces**