

Adrian Hohenzollern  
Director, Western Central River City & Western Parkland City  
Department of Planning, Industry and Environment  
4 Parramatta Square  
12 Darcy Street  
**PARRAMATTA NSW 2150**

Sent by email: [Thomas.holmes@planning.nsw.gov.au](mailto:Thomas.holmes@planning.nsw.gov.au)

**Re: Draft Liverpool Environmental Plan 2008 (Amendment 88) -  
Planning Proposal to Rezone and Amend Development Standards for  
Land Located at 1370 Camden Valley Way, Leppington**

Dear Mr. Hohenzollern,

Council at its meeting on 30 September 2020, resolved to endorse a planning proposal seeking to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP) to rezone and amend development standard for land located at 1370 Camden Valley Way, Leppington (Lot E in DP28997) and submit to the Department for Gateway determination.

The planning proposal includes:

- Rezoning of part of the land from R3 Medium Density Residential to B1 Neighbourhood Centre.
- RE1 Public Recreation to R3 Medium Density Residential and R2 Low Density Residential to RE1 Public Recreation zone under the Growth Centres SEPP.
- Amend the upper limit of permissible total retail Gross Floor Area in Clause 6.4 under Appendix 8 – Liverpool Growth Centre Precinct Plan of the SEPP.

As indicated in Council's resolution, and pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), Council submits the attached planning proposal for the Gateway determination. The relevant documentation has been uploaded to the Department's Planning Portal.

Should you require further information, please contact Masud Hasan, Senior Strategic Planner, on 8711 7383 or [hasanm@liverpool.nsw.gov.au](mailto:hasanm@liverpool.nsw.gov.au).

Yours sincerely,



**Charles Wiafe**  
A/Manager Planning and Transport Strategy