

## Gateway Determination

***Planning proposal (Department Ref: PP\_2020-3230): to amend planning controls at 1370 Camden Valley Way Leppington***

I, the Director at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Liverpool Local Environmental Plan (LEP) (2008) to amend planning controls at 1370 Camden Valley Way, Leppington should proceed subject to the following conditions:

**1. Prior to public exhibition:**

- (a) the planning proposal is updated to identify the number of homes and jobs under existing and proposed controls;
- (b) Supporting studies are updated to ensure consistency with the proposed number of homes and jobs identified by condition 1 (a);
- (c) the planning proposal and relevant supporting studies are updated to determine the passive and open space needs as a result of the rezoning having regard to:
  - a. walkable access within 400m of homes;
  - b. the future population
  - c. recreational need;
  - d. the network of open space including the need for active vs passive open space;
  - e. draft Greener Places Design Guide
- (d) Upon finalisation of condition (b), the planning proposal is updated to identify the amount of usable open space proposed differentiating between land that is constrained and unconstrained e.g. land containing infrastructure, biodiversity value, flood affected, etc.

**2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:**

- (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
- (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).

3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

- Campbelltown City Council
- Camden City Council
- Sydney Water
- Jemena
- Transport for NSW
- Energy, Environment and Science Group (for Biodiversity and Flooding)

Each public authority/organisation 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.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(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).
5. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 22 December 2020.



**Adrian Hohenzollern**  
**Director, Western**  
**Department of Planning, Industry and**  
**Environment**

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