



Dr Eddie Jackson  
Acting Chief Executive Officer  
Liverpool City Council  
Locked Bag 7064  
LIVERPOOL BC NSW 1871

Dear Dr Jackson

**Planning proposal PP-2020-3230 to amend Liverpool Local Environmental Plan 2008**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend planning controls at 1370 Camden Valley Way, Leppington.

As delegate of the Minister for Planning and Public Spaces, I have now 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 planning proposal's inconsistencies with the following section 9.1 Directions are justified in accordance with the terms of the Direction:

- 1.1 Business and Industrial Zones;
- 2.6 Remediation of Contaminated Land;
- 3.1 Residential Zones; and
- 4.4 Planning for Bushfire Protection.

In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction/creation of land for public purposes on the basis amended open space and a proposed acquisition authority is identified. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions, including:

- 2.1 Environment Protection Zones;
- 4.3 Flood Prone Land

I have considered the nature of the planning proposal and have determined not to condition the Gateway for Council to be the local plan-making authority given the proposal will be an amendment to the Growth Centres SEPP.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should commence exhibition of the planning proposal within 3 months from the date of the gateway determination. The Planning Proposal must be reported to Council for a recommendation 4 months from the date of the Gateway Determination.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, please contact Thomas Holmes, Senior Planning Officer on 9860 1583.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A. Hohenzollern', with a stylized flourish at the end.

22/12/2020

**Adrian Hohenzollern**  
**Director, Western**  
**Central River City and Western Parkland City**

Encl: Gateway determination