



Mr Ron Moore
General Manager
Camden Council
PO Box 183
Camden NSW 2570

Attention: Mr Bradley Colling

Dear Mr Moore,

Planning proposal PP-2021-7017 to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP)

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 rezone land at various addresses on Kontista Street, Batavia Avenue and Capparis Lane, Leppington, which will address split zoning issues caused by recent subdivisions.

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 inconsistency with section 9.1 Directions: 2.1 Environment Protection Zones and 3.1 Residential Zones, is justified in accordance with the terms of the Directions. No further approval is required in relation to this Direction.

In addition, I have determined not to condition the Gateway determination for Council to be the local plan-making authority, as the proposal is for 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 aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

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, I have arranged for Mr Murray Jay to assist you. Mr Jay can be contacted on 9860 1512.

Yours sincerely



15 Dec 2021

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

Encl: Gateway determination