

Mr Andrew Carfield
General Manager
Camden Council
PO Box 183
Camden NSW 2570

Our ref: IRF22/4479

Attn: Josh Pownell
Acting Manager Strategic Planning
josh.pownell@camden.nsw.gov.au

Dear Mr Carfield

Leppington Town Centre Planning proposal (PP-2022- 4033)

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 above planning proposal that proposes a number of land use and zoning changes for the Leppington Town Centre.

I note at Council's Ordinary Meeting of 8 November 2022, Council was informed that discussions were continuing between Council officers and key State agencies and that further agency consultation is required prior to public exhibition. I understand that there are outstanding matters to be resolved with Transport for NSW, Schools Infrastructure NSW and Sydney Water and that the outcomes of this further consultation may result in refinements or amendments to the proposal prior to the proposal being considered ready for community consultation.

I have therefore determined under section 3.34(2)(b) of the Act, that the planning proposal is to be resubmitted following resolution of the outstanding issues with the relevant agencies. This approach will allow Council to review and endorse any changes to the planning proposal prior to it being resubmitted for a Gateway Determination and will help ensure the proposal can proceed to public exhibition in a timely manner following a Gateway determination being issued.

The Department is committed to assisting Council and, if appropriate, the services of the Department's PDU Team may potentially be available to help resolve any outstanding issues. Mr Terry Doran, Manager Western of the Department is available to discuss this possibility.

Further, as previously discussed with Council, the Department is considering how planning proposals may be assessed and progressed in light of the recommendations of the independent 2022 NSW Flood Inquiry. The Department remains committed to delivering a strong pipeline of housing through rezonings in Sydney, whilst working to better mitigate the risks posed by future flooding events. As such, any resubmitted planning proposal is required to clarify:

- In existing residential areas within the PMF, whether there are any proposed increases to those residential yields, and
- Whether there are there any new proposed residential areas in the PMF.

As a joint planning proposal has been submitted for the Leppington Town Centre by Camden and Liverpool City Council, I have also determined, and advised that Liverpool Council's planning proposal (PP- 2022- 4045) is to also be resubmitted along with Camden's proposal, to enable concurrent assessment and exhibition of the proposals.

As advised on 19 December 2022, the Department cannot assess a proposal for a Gateway Determination until the proposal and the supporting documentation can be made available to the public. Council should resubmit the planning proposal when all documentation can be made publicly available on the Planning Portal.

I acknowledge the significant extent of work that Council has undertaken to date, and I look forward to working with Council to progress this review. The Department is available to discuss this determination with Council further, I have arranged for Mr Terry Doran, Manager Western, of the Department to be of assistance. Mr Doran can be contacted on (02) 9860 1579.

Yours sincerely

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

19 December 2022

Adrian Hohenzollern
Director, Western
Metro West