

The Secretary
Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Sent by email: metrowest@planning.nsw.gov.au

Re: Planning Proposal – Leppington Town Centre

Dear Adrian,

Pursuant I refer to the attached Planning Proposal lodged in the NSW Planning Portal for the Department of Planning and Environment's consideration.

Leppington Town Centre is located in the South West Growth Area identified by the NSW Government. It spans across both Camden Council and Liverpool City Council.

The Planning Proposal has been prepared by both Camden and Liverpool City Council together which is consistent with Section 3.32 (5) of the Environmental Planning and Assessment Act 1979.

At its meeting on 26 October 2022, Council resolved to submit this Planning Proposal to the Department of Planning and Environment (DPE) for Gateway Determination. On 8 November 2022, Camden Council also resolved to submit the Planning Proposal to DPE for Gateway Determination.

The Planning Proposal has been prepared in response to the ongoing review of the Leppington Town Centre which has been brought upon by:

- limited development activity since original 2013 rezoning;
- announcement of the Aerotropolis;
- planned extension of the rail line to the Aerotropolis;
- planned high frequency bus corridors; and

being identified as a Strategic Centre in the Region Plan, the District Plan and Liverpool Council's Local Strategic Planning Statement.

The Planning Proposal is an application to amend the planning controls and introduce new maps into the State Environment Planning Policy (Precincts – Western Parkland City) 2021 (Western Parkland City SEPP). The Planning Proposal is seeking to introduce

a new appendix into the Western Parkland City SEPP which will help align future outcomes within the Precinct with both Council's vision for the Town Centre.

The Planning Proposal package includes several supporting documents which have been submitted to the NSW Planning Portal and are listed as follows:

- Draft Planning Proposal;
- 8 November Council Report and Meeting Minutes;
- 26 October Council Report and Meeting Minutes;
- 3 August Camden Local Planning Panel Report and Meeting Minutes;
- 3 August Liverpool Local Planning Panel Report and Meeting Minutes;
- Camden Council Officers Response to LPP Advice;
- Liverpool Council Officers Response to LPP Advice;
- Draft SEPP Maps and Indicative Layout Plan;
- Sydney Water Letter of Advice – May 2022;
- SINSW Letter of Advice – July 2022;
- Leppington Town Centre Utilities Assessment;
- Leppington Town Centre Housing, Retail and Employment Market Demand Analysis;
- Leppington Town Centre Open Space and Social Infrastructure Study;
- Leppington Town Centre Bushfire Report;
- Designing Leppington Town Centre Urban Design and Landscape Report;
- Leppington Activation Strategy;
- Austral & Leppington North Precincts - Indigenous Heritage Assessment (Original rezoning study);
- Austral & Leppington North Precincts – Biodiversity Conservation Assessment (original rezoning study);
- Austral & Leppington North – Historic Heritage Project (original rezoning study);
- Austral & Leppington North Precincts – Water Cycle Management Response (original rezoning study).

In this regard, the Planning Proposal has been submitted to the NSW Planning Portal to seek a Gateway Determination from DPE.

Should you wish to discuss this matter further, please contact Kweku Aikins, Acting Executive Planner on (02) 8711 7416 or via email to aikinsk@liverpool.nsw.gov.au.

Yours sincerely



Kweku Aikins
A/Executive Planner