

Our ref:IRF22/4479

Mr Peter Diplas  
Chief Executive Officer  
Liverpool City Council  
Locked Bag 7064 Liverpool BC  
LIVERPOOL NSW 1871

Attn: Kweku Aikins  
Acting Executive Planner  
[AikinsK@liverpool.nsw.gov.au](mailto:AikinsK@liverpool.nsw.gov.au)

Dear Mr Diplas

**Leppington Town Centre Planning proposal (PP- 2022- 4045)**

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 Camden Council's Ordinary Meeting of 8 November 2022, Camden 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.

In view of this, I have determined under section 3.34(2)(b) of the Act, that Camden Council's planning proposal (PP-2022 - 4033) is to be resubmitted following resolution of the outstanding issues with the relevant agencies. As the review of the Leppington Town Centre comprises a planning proposal from each council, I have also determined under section 3.34(2)(b) of the Act, that Liverpool City Council's planning proposal is to be resubmitted.

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. This approach will also enable concurrent assessment and exhibition of the proposals.

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 noted in an email to Camden Council (Cc'd to Liverpool Council staff) 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 black ink, appearing to read 'A. Hohenzollern', with a stylized flourish at the end.

19 December 2022

**Adrian Hohenzollern**  
**Director, Western**  
**Metro West**