

Gateway Determination

Planning proposal (Department Ref: PP-2023-284 (Camden) and PP-2023-296 (Liverpool)): The proposal seeks to amend the State Environmental Planning Policy (Precincts—Western Parkland City) 2021 land use zones, planning provisions and maps for the Leppington Town Centre.

I, the Executive Director, Metro West at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* to introduce land use zones, planning provisions and maps for the Leppington Town Centre, should proceed subject to the following conditions:

1. Prior to exhibition, the planning proposal is to be amended, as follows:
 - (a) include height of building controls for the Camden portion of the proposal, making the necessary amendment of the proposal and any applicable diagrams, together with the inclusion of existing and draft mapping;
 - (b) include existing zone maps as part of the proposal;
 - (c) include a notation in the planning proposal, under Part 2 Explanation of Proposed Provisions, stating that the proposed written instrument will be subject to legal drafting and the provisions may be altered to meet legal drafting requirements;
2. Prior to the finalisation of the proposal, Council is to investigate the worst-case scenario for the length of time those sites which will be inundated and are subject to the probable maximum Flood (PMF) event and are either proposed for residential development or will continue to be zoned for residential development.
 - (a) Provide the above information to the Department of Planning and Environment following Council's consideration of submissions made to the exhibition.
3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 28 days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).
4. Exhibition must commence within 6 months following the date of the gateway determination.
5. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:

- NSW Rural Fire Service.
Note: to satisfy section 9.1 Direction 4.3 *Planning for Bushfire Protection*, consultation is to take place prior to undertaking community consultation.
- Greater Cities Commission.
- Emergency services: Police, Ambulance and Fire Brigade.
- State Emergency Services.
- NSW Department of Education – School Infrastructure NSW.
- Environment and Heritage Group.
- Transport for NSW.
- Heritage NSW.
- Sydney Water.
- NSW Department of Health
- Landcom.

With the exception of the Corporation, in consulting with the relevant agencies that are proposed to undertake an acquisition role, Council is to obtain written approval that each agency agrees to be the acquisition authority to satisfy the requirements of section 9.1 Direction 5.2 *Reserving Land for Public Purposes*.

In consulting with the rail authority, Council is to clarify whether acquisition of identified land remains necessary and advise the Department of Planning and Environment accordingly.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 28 days to comment on the proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
7. Given the nature of the proposal, Council is not authorised to be the local plan-making authority.
8. The planning proposal must be reported to council for a final recommendation at least 12 months from the date of the Gateway determination.
9. The timeframe for completing the LEP is to be 18 months from the date of the Gateway determination.

Dated 25th day of August 2023.



Catherine Van Laeren
Executive Director
Metro West
Department of Planning and Environment
Delegate of the Minister for Planning and
Public Spaces