

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

Our ref: IRF23/387

Attention: Kweku Aikins
AikinsK@liverpool.nsw.gov.au

Dear Mr Diplas

Planning proposal PP-2023-296 to amend State Environmental Planning Policy (Precincts—Western Parkland City) 2021 – Leppington Town Centre

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act), and additional information provided by Council, in respect of the planning proposal to amend the State Environmental Planning Policy (Precincts—Western Parkland City) 2021 by introducing revised land use zones, planning provisions and maps for the Leppington Town Centre.

As delegate of the Minister for Planning and Public Spaces, I have 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 inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the EP&A Act: 6.1 Residential Zones; and 7.1 Business and Industrial Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the EP&A Act: 3.1 Conservation Zones and 4.1 Flooding; 4.3 Planning for Bushfire Protection; and, 5.2 Reserving Land for Public Purposes. Council should ensure this occurs prior to the LEP being made.

I have determined not to authorise Council to be the local plan-making authority, as the planning proposal seeks to amend State Environmental Planning Policy (Precincts—Western Parkland City) 2021.

The amending local environmental plan (LEP) is to be finalised within 18 months from 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 and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category

specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Matthew Black to assist you. Mr Black can be contacted on 9585 6463.

Yours sincerely



Catherine Van Laeren
Executive Director
Metro West

25/08/2023

Encl: Gateway determination