

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

Our ref: IRF23/387

Attention: Mr Bradley Colling

Dear Mr Carfield

**Planning proposal PP-2023-284 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.

Following careful consideration, the Gateway determination has been conditioned for Council to amend the planning proposal so that height of building controls will be included within the main instrument. I can appreciate Council's position in seeking to principally control the height of buildings by floor space ratio controls, the Department considers height of building controls will assist in achieving good design outcomes to achieve the vision for the Town Centre, and assist in providing a consistent planning framework across the Camden and Liverpool LGA portions of the Town Centre.

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 Employment 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, 4.1 Flooding, 4.3 Planning for Bush Fire 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 the State Policy.

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