

Council Reference: SC5514
Record Number: 22/601622

9 February 2023

Adrian Hohenzollern
Director, Western
Metro West
NSW Department of Planning and Environment
Adrian.Hohenzollern@planning.nsw.gov.au

Dear Adrian,

Re: Leppington Town Centre Planning Proposal (PP-2022- 4033)

I refer to your letter dated 19 December 2022 in which you advise that a determination has been made under section 3.34(2)(b) of the *Environmental Planning and Assessment Act 1979* that the draft Planning Proposal for Leppington Town Centre (PP-2022-4033) is to be resubmitted.

Your letter outlines the following reasons as to why a decision was made not to provide a Gateway determination:

- There are outstanding matters to be resolved with State agencies;
- Consideration of Probable Maximum Flood (PMF) – Additional detail is needed to clarify whether there are any proposed increases to residential yields on land within the PMF and whether there are any new proposed residential areas within the PMF; and
- The Department cannot assess a proposal for a Gateway determination until the proposal and the supporting documentation can be made available to the public.

It is requested that a Gateway determination be issued to allow Council officers to proceed to formal public exhibition as soon as practical. In support of this request, the matters raised in your letter are addressed below.

Consultation with State Agencies

The relevant State agencies have collaborated with Council officers in the preparation of the draft plan. There remain outstanding matters to be resolved (relating to the Camden LGA) including:

Transport for NSW

- The extension of Byron Road to Bringelly Road and the formation of a 4-way intersection with Browns Road; and
- The proposed reconfiguration of the bus terminus at Leppington Station.

School Infrastructure NSW

- The location of a planned high school campus in the vicinity of the existing Leppington Public School; and
- The location of the planned selective high school within Leppington Town Centre.

Council officers have consulted with the State agencies to try and resolve the outstanding matters, which have been addressed at regular Camden Precinct Collaboration Group (PCG) meetings. While progress has been made to resolve some matters, it is requested that the Planning Delivery Unit (PDU) be tasked with co-ordinating and resolving the outstanding State agency matters.

The ongoing State agency consultation should not inhibit or delay the issuing of a Gateway determination. Amendments to the draft Planning Proposal, which may be required after further State agency consultation, may be relatively minor and will not detract from the strategic or site-specific merit exhibited by the planning proposal.

Consideration of Probable Maximum Flood (PMF)

The draft Planning Proposal has been updated with an overlay of the draft Indicative Layout Plan with the current, pre-development, PMF level and detail regarding proposed changes to residential-zoned land.

Recommended Course of Action

It is noted that the draft Leppington Town Centre Planning Proposal and supporting documents were published on the NSW Planning Portal on Friday 9 December 2022. To provide equity for all landowners, Council requests that a Gateway determination be issued as soon as practical to allow the planning proposal to be publicly exhibited.

We look forward to continuing to work with the Department to progress the draft Planning Proposal in a timely manner.



Please do not hesitate to contact me on 4654 7721 or via email at Nicole.Magurren@camden.nsw.gov.au should you require any further information.

Yours sincerely,

Nicole Magurren
Director Planning and Environment

English

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Arabic

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Croatian

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German

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Greek

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Italian

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Maltese

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Serbian

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Spanish

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Tagalog

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Chinese

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