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Department Generated Correspondence (Y)

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Our ref: PP_2011_CAMPB_001_00 (10/02603)
Your ref: PCU018535

Mr Paul Tosi
General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Dear Mr Tosi,

Re: Planning Proposal to rezone certain lands at Ambarvale and Rosemeadow from Zone 6 (a) Local Open Space Zone and Zone 5 (a) Special Uses A Zone (Drainage) to Zone 2 (b) Residential B Zone, to enable a master plan redevelopment of the Ambarvale and Rosemeadow public housing estates

I am writing in response to your Council's letter dated 22 December, 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Campbelltown Local Environmental Plan 2002 to rezone certain lands at Ambarvale and Rosemeadow from Zone 6 (a) Local Open Space Zone and Zone 5 (a) Special Uses A Zone (Drainage) to a Zone 2 (b) Residential B Zone, to enable a master plan redevelopment of the Ambarvale and Rosemeadow public housing estates.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

It is considered that the potential impact of stormwater is a fundamental matter associated with this proposal. Council is to ensure that the supplementary stormwater report currently being prepared by NSW Housing is finalised and included as supporting information to accompany the planning proposal at the time of exhibition.

The Director General's delegate has also agreed that the planning proposal's inconsistencies with S117 Directions 2.3 *Heritage Conservation*, 3.1 *Residential Zones*, 3.4 *Integrating Land Use and Transport*, 4.1 *Acid Sulfate Soils*, 4.3 *Flood Prone Land* and 6.2 *Reserving Land for Public Purposes* are of minor significance. No further approval is required in relation to these Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Alexander Carter of the Regional Office of the Department on 02 9873 8500.

Yours sincerely,



2/2/11

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_CAMPB_001_00): to rezone certain lands at Ambarvale and Rosemeadow from Zone 6 (a) Local Open Space Zone and Zone 5 (a) Special Uses A Zone (Drainage) to a Zone 2 (b) Residential B Zone, to enable a master plan redevelopment of the Ambarvale and Rosemeadow public housing.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Campbelltown Local Environmental Plan 2002 to rezone certain lands at Ambarvale and Rosemeadow from Zone 6 (a) - Local Open Space Zone and Zone 5 (a) - Special Uses A Zone (Drainage) to a Zone 2 (b) - Residential B Zone should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for **28 days**; and
 - (b) the relevant planning 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 section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Area Health Service
 - Department of Community Services
 - Department of Environment, Climate Change and Water
 - Integral Energy
 - Mine Subsidence Board
 - Ministry of Transport
 - NSW Fire Brigade
 - NSW Police Service
 - NSW Transport and Infrastructure
 - Roads and Traffic Authority
 - Sydney Water

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(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).

4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 2nd day of February 2011.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning