



Ms Lindy Deitz  
General Manager  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

Attn: Rana Haddad

Dear Ms Deitz

**Planning proposal PP\_2019\_CAMPB\_001\_00 to amend Campbelltown Local Environmental Plan 2015**

I am writing in response to Council's request for a Gateway determination 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 increase the density of the commercial core and the surrounding high-density residential land in the Ingleburn Town Centre.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination. One such condition is the need to address the flooding issue further by preparing a summary of the Bow Bowing Bunbury Curran Creek Catchment Flood Management Study and Flood Management Plan for the Ingleburn CBD.

I also note that Council has proposed to seek funding under the Housing Acceleration Fund (HAF) for the flood investigation works. However, I regrettably advise Council that this is not possible as the funding under the current HAF round has already been allocated therefore Council will need to look for alternative funding opportunities.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.1 Business and Industrial Zones, 6.2 Reserving Land for Public Purposes and 6.3 Site Specific Provisions, are justified in accordance with the terms of the Directions. In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the creation of land for public purposes on the basis that the land is in Council ownership. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Direction 4.3 Flood Prone Land. Council should ensure this occurs prior to the plan being made.

I have considered the nature of the planning proposal and determined not to condition the Gateway for Council to be the local plan-making authority. This is due to the proposal applying to Council and other State Agency owned land and the need to consider funding of future State infrastructure prior to finalising the plan.

The amending local environmental plan (LEP) is to be finalised within 12 months of 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, Industry and Environment to draft and finalise the LEP should be made eight 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 section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, please contact Mr Terry Doran on 9860 1579.

Yours sincerely



09/03/20

**Catherine Van Laeren**  
**Acting Executive Director**  
**Central River City and Western Parkland City**

Encl: Gateway determination