



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

Dear Ms Deitz,

**Planning proposal to amend (Draft) Campbelltown Local Environmental Plan
2015 – 82-102 Amundsen Street, Leumeah – PP_2015_CAMPB_003_00**

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* for the above planning proposal.

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.

I have also agreed that any inconsistencies with Section 117 Direction 2.1 Environment Protection Zones, is of minor significance. No further approval is required in relation to these Directions. Please note that consultation with the NSW Rural Fire Service must be undertaken in order to satisfy Section 117 Direction 4.4 Planning for Bushfire Protection.

It is noted that Council intends to undertake a number of further detailed technical studies to inform the planning proposal. Council is to advise the Metropolitan Region (Parramatta) team prior to exhibition if a change is proposed to the planning proposal as a result of these studies.

The Amendments to the Local Environmental Plan are to be finalised within twelve (12) months of the week following the date of the Gateway determination. Council should commence exhibition of the planning proposal as soon as possible. Council's request for the Department to draft and finalise the Plan should be made six 6 weeks prior to the projected publication date..

The State Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the process to the complexity of the proposal, and by providing clear and transparent justification for each plan at an early stage. To meet these commitments, the Minister may take action under section 54(2)(d) of the *Environmental Planning & Assessment Act 1979* if the time frames in this determination are not met.



Planning & Environment

Should you have any queries in regard to this matter, please contact Derryn John of the Metropolitan Region (Parramatta) office of the Department on 02 9860 1505.

Yours sincerely,

A handwritten signature in black ink that reads "RCumming".

4/12/2015

Rachel Cumming
Director
Metropolitan Region (Parramatta)
Planning Services

Gateway Determination

Planning proposal (Department Ref: PP_2015_CAMPB_03_00): to rezone land at 82-102 Amundsen Street, Leumeah, from 7(d4) Environmental Protection to part Low Density Residential R2 (western component) and part Large Lot Residential R5 (eastern component) to permit residential subdivision.

I, the Director, Metropolitan Region (Parramatta) at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning & Assessment Act 1979* that an amendment to (Draft) Campbelltown Local Environmental Plan 2015 should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal to:
 - a. read as a Council document, rather than the proponents;
 - b. include the proposed land zoning, lot size and other applicable maps. The proposal should be prepared as an amendment to both the Draft Campbelltown LEP 2014, (should the proposal proceed ahead of the Draft Campbelltown LEP 2014) and the Campbelltown (Urban Area) Local Environmental Plan 2002, using equivalent zones;
2. Prior to public exhibition, Council is to:
 - a. prepare further detailed technical studies, as identified on page 2 of the planning proposal, including:
 - i. Flora and fauna
 - ii. Transport and access
 - iii. Indigenous heritage
 - iv. Bushfire risk
 - v. Contamination
 - vi. Geotechnical studies
 - vii. Infrastructure, stormwater and sewer services.
 - b. upon completion of the further technical studies, update the planning proposal with the outcomes of these studies, if required. Council is to advise the Metropolitan Region (Parramatta) Office if amendments to the planning proposal are required as a result of the additional studies.
3. Prior to exhibition, Council is to consult with the Commissioner of the NSW Rural Fire Service as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection. Council is to amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.
4. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 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 5.5.2 of A Guide to Preparing Local Environmental Plans (Department of Planning & Infrastructure 2013).

5. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning & Assessment Act 1979 and/or to comply with the requirements of relevant Section 117 Directions:

- NSW Aboriginal Land Council
- Office of Environment and Heritage
- Integral Energy
- Mine Subsidence Board
- NSW Rural Fire Service
- Transport for NSW - Roads and Maritime Services
- Sydney Water
- Telstra

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Environmental Planning & Assessment Act 1979. 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).

7. The timeframe for completing the Local Environmental Plan is to be 12 months from the week following the date of the Gateway determination.

RJCumming 4/12/2015

Rachel Cumming
Director,
Metropolitan Region (Parramatta)
Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning