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Our ref: PP_2012_CAMPB_002_00 (12/12442)
Your ref:

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

Dear Mr Tosi,

Planning proposal to amend the Interim Development Order (IDO) No. 15 and the Campbelltown (Urban Areas) Local Environmental Plan (LEP) 2002

I am writing in response to your Council's letter dated 18 July 2012 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 rezone land being part Lot 1 and part Lot 2 DP 807555 and Lots 59 and 61 DP 752042 Appin Road, Mount Gilead from Non Urban under Interim Development Order No 15 to a range of urban purposes under the Campbelltown (Urban Area) LEP 2002.

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

I have also agreed that the planning proposal's inconsistencies with S117 Directions 1.2 Rural Zones and 1.5 Rural Lands are of minor significance given the subject land is included under the Metropolitan Development Program as future urban. No further approval is required in relation to these Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 24 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible following agency consultation and upon completion and consideration of the necessary technical studies as required by the attached Gateway 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 Michelle Dellagiacoma of the regional office of the department on 02 9860 1560.

Yours sincerely,

7/9/12

Sam Haddad
Director-General

Gateway Determination

Planning proposal (Department Ref: PP_2012_CAMPB_002_00): to amend the Interim Development Order No.15 and the Campbelltown (Urban Areas) Local Environmental Plan (LEP) 2002

I, the Director-General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to rezone land being part Lot 1 and part Lot 2 DP 807555 and Lots 59 and 61 DP 752042 Appin Road, Mount Gilead from Non Urban under Interim Development Order No 15 to a range of urban purposes under the Campbelltown (Urban Area) LEP 2002 should proceed subject to the following conditions:

1. It is noted that Council has identified that additional information regarding flora and fauna, heritage, bushfire, flooding, air quality, economic impacts, social impacts, traffic and transport, geotechnical and mine subsidence and infrastructure will be investigated in detail to support the next stage of the rezoning process. Council is to undertake the necessary technical studies and the planning proposal is to be amended to reflect the outcomes of this work.
2. Council is to ensure that a proposed land zoning map is prepared following completion of the necessary technical studies. The zoning map and any other relevant maps are to be included with the planning proposal for the purposes of public exhibition.
3. It is noted that a detailed investigation into traffic, transport and access has not been undertaken at this stage. Council has indicated that infrastructure impacts will be investigated. In doing so, Council is to consult Roads and Maritime Services in regards to access and traffic impacts and the department's Strategy and Infrastructure Planning team in regards to infrastructure provision and contributions.
4. Council is to ensure that an assessment of the final planning proposal against relevant S117 Directions is also carried out. This is to be undertaken prior to the commencement of public exhibition.
5. 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)*.
6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Sydney Metropolitan Catchment Management Authority
 - Office of Environment and Heritage
 - Landcom
 - NSW Department of Primary Industries (Agriculture)
 - NSW Department of Primary Industries (Minerals and Petroleum)
 - Integral Energy
 - Mine Subsidence Board

- NSW Fire and Rescue
- Transport for NSW
- NSW Rural Fire Service
- Roads and Maritime Services
- Sydney Water
- Telstra
- Adjoining Local Government Areas

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.

7. 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).
8. The timeframe for completing the LEP is to be **24 months** from the week following the date of the Gateway determination.

Dated 7 day of September 2012.



Sam Haddad
Director-General
Delegate of the Minister for Planning and
Infrastructure