



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

16/14953

Attention: Renee Winsor

Dear Ms Deitz

Planning proposal to amend Campbelltown LEP 2015 – Caledonia Precinct - Bensley, Mercedes and Oxford Roads, Ingleburn

I am writing in response to Council's request of 9 November 2016 for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act), in respect of a planning proposal to amend *Campbelltown Local Environmental Plan (LEP) 2015* to rezone a site known as the Caledonia Precinct ('the site') from E4 Environmental Living to a mix of R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation, and associated amendments.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with S117 Direction/s 2.1 Environmental Protection Zones and 3.1 Residential Zones are of minor significance. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of relevant S117 Directions. Council should ensure this occurs prior to the plan being made.

Plan making powers were previously delegated to councils in October 2012. It is noted that Council has now accepted this delegation. I have considered the nature of Council's planning proposal and have decided to not issue an authorisation for Council to exercise delegation to make this plan, owing to the further consideration of regional infrastructure provision.

The Gateway determination has included conditions that require the removal of reference to drafted clauses with a focus to be placed on the intended outcomes of the planning proposal. It is noted that the overall intent of the planning in proposal has not been changed by these conditions

As noted in Condition 1 of the Gateway determination, I have required the planning proposal be amended to remove reference to the Development Control Plan (DCP) in

the LEP. In this regard, I would encourage Council to draft a DCP to accompany the planning proposal to achieve the desired outcome for the precinct.

The amending LEP is to be finalised within 12 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. Council's request to draft and finalise the LEP should be made 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 Greater Sydney Commission may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Stephen Gardiner, Acting Team Leader of Sydney Region West, Planning Services on 02 9860 1536.

Yours sincerely



08/12/16

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Encl:
Gateway Determination