

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

Attn: Graham Pascoe

Dear Ms Deitz

Planning proposal PP_2018_CAMPB_005_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 received on 12 September 2018 in respect of the planning proposal to reclassify land at 21 Deans Road, Airds from community to operational land.

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

In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes the inconsistency with this Direction is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

I have also considered the nature of the planning proposal and determined not to condition the determination for Council to be the local plan-making authority in view of Council's ownership of the land.

Given the nature of the proposal, the amending Local Environmental Plan (LEP) is to be finalised within 9 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 and Environment to draft and finalise the LEP should be made 8 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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Chantelle Chow to assist you. Ms Chow can be contacted on 9860 1548.

Yours sincerely



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

9/10/18

Encl: Gateway determination

Gateway Determination

Planning proposal (Department Ref: PP_2018_CAMPB_005_00): to reclassify land at 21 Deans Road, Airs from community to operational land.

I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Campbelltown Local Environmental Plan (LEP) 2015 to reclassify land at 21 Deans Road, Airs from community to operational land should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal by:
 - a. completing Attachment 1 to LEP practice note PN 16-001 (5 October 2016) and adding the completed attachment to the planning proposal;
 - b. include a key identifying the zones in the diagram identified as Figure 2 (page 4);
 - c. under Part 2 – Explanation of provisions:
 - i. specify the interests that apply to the site and that these interests will not be discharged,
 - ii. indicate that the proposal will not remove any public reserve status that may apply to the land; and
 - iii. make reference to the completed appendix as required by condition 1(a).
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - a. the planning proposal must be made publicly available for a minimum of **28 days**; and
 - b. the planning proposal 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 and Environment 2016).
3. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).



Planning & Environment

5. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 9th day of October 2018.

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission