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Our ref: PP_2010_CAMPB_002_00 (10/21552)
Your ref: Mathew Egan

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

Dear Mr Tosi,

Re: Planning Proposal to rezone land within the Glenfield Urban Release Area

I am writing in response to your Council's letter dated 15 October 2010 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 amend the Campbelltown (Urban Area) Local Environmental Plan 2002 to rezone Part of Lot 921 DP 1137252 and part of Lot 10 DP 17859 Atlantic Boulevard and Boddingtons Road, within the Glenfield Urban Release Area from 6(a) Local Open Space to 2(b) Residential to rectify zoning anomalies which have arisen during the development of the release area.

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.

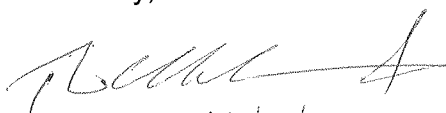
The Director General's delegate has also agreed that the planning proposal's inconsistencies with S117 Directions 3.1 Residential Zones and 6.2 Reserving Land for Public Purposes are of minor significance. No further approval is required in relation to these Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 3 months of the week following the date of the Gateway Determination. As it has been determined that this is a minor amendment, the Department will commence drafting the instrument immediately. The Regional Planning Team will remain your principal contact on this matter and will be able to advise on the progress of the draft LEP.

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 Mato Prskalo of the Regional Office of the Department on 02 9873 8500.

Yours sincerely,



12/12/10

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_CAMPB_002_00): to rezone Part of Lot 921 DP 1137252 and part of Lot 10 DP 17859 Atlantic Boulevard and Boddingtons Road, within the Glenfield Urban Release Area from 6(a) Local Open Space to 2(b) Residential to rectify zoning anomalies which have arisen during the development of the release area.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Campbelltown (Urban Area) Local Environmental Plan 2002 to rezone Part of Lot 921 DP 1137252 and part of Lot 10 DP 17859 Atlantic Boulevard and Boddingtons Road, within the Glenfield Urban Release Area from 6(a) Local Open Space to 2(b) Residential to rectify zoning anomalies which have arisen during the development of the release area should proceed subject to the following conditions:

1. No community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act").
2. No further consultation is required with public authorities under section 56(2)(d) of the EP&A Act, Council should however give further consideration to comments received from the Department of Environment, Climate Change and Water.
3. 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).
4. The timeframe for completing the LEP is to be **3 months** from the week following the date of the Gateway determination.

Dated 12th day of December 2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning