



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

Attn: Fletcher Rayner, Executive Manager Urban Release and Engagement

Dear Ms Deitz

Planning proposal PP_2020_CAMPB_002_00 to amend Campbelltown Local Environmental Plan2015

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) in respect of the planning proposal to amend the layout for Gilead Stage 1 urban release area.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination. One condition requires Council to prepare an assessment of consistency between Mt Gilead Stage 1 Biodiversity Certification Order and Biodiversity Certification Agreement measures and commitments and the planning proposal. The consistency assessment should include maps depicting the certified and non-certified areas and an overlay of the proposed revised development layout with the development layout (including the 30m Endangered Ecological Communities Buffer) in the Biodiversity Certification Application made on 19 July 2018.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Directions 6.3 Site Specific Provisions is justified in accordance with the terms of the Direction. In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the creation of land for public purposes on the basis that it provides additional open space. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 9.1 Directions 1.1 Business and Industrial Zones, 4.2 Mine Subsidence and Unstable Land, 4.3 Flood Prone Land, 4.4 Planning for Bushfire Protection, Direction 7.12 Implementation of Greater Macarthur 2040 Council should ensure this occurs prior to the plan being made.

I note Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

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 section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Dylan Meade, Acting Senior Planning Officer to assist you. Mr Meade can be contacted on 02 4904 2718 or dylan.meade@planning.nsw.gov.au.

Yours sincerely



15/10/2020

Catherine Van Laeren
Executive Director
Central River City and Western Parkland City

Encl: Gateway determination
Authorised plan-making reporting template