



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

Attention: Jeff Burton

Dear Ms Deitz

Planning proposal PP_2020_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) in respect of the planning proposal seeking to amend the Campbelltown Local Environmental Plan 2015 by introducing amended planning controls applying to the site at Lot 6202 DP 1203930 Brunton Place, St Helens Park.

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.

I note that the inconsistency with section 9.1 Direction 2.6 Remediation of Contaminated Land remains unresolved until justification is provided and consultation with relevant agencies is carried out. Council will need to obtain the agreement of the Department's Secretary to comply with the requirements of the Direction prior to the plan being made.

It is noted that Council has requested a condition that requires the planning proposal to be considered in the context of the employment lands study once finalised. As the site is currently used for commercial activities and a specific economic impact assessment study has already been prepared, a Gateway condition to this effect has not been included. However, this does not prevent relevant outcomes of the employment lands study informing the final planning proposal.

I note that 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 nine 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 Ms Zoe Sadiq to assist you. Ms Sadiq can be contacted on 9860 1546.

Yours sincerely

A handwritten signature in black ink, appearing to be 'ER', followed by the date '9.8.2020' written in a similar cursive style.

Eleanor Robertson
Acting Director Western
Central River City and Western Parkland City

Encl: Gateway determination
Authorised plan-making reporting template