



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

Dear Ms Deitz

**Planning proposal PP\_2020\_CAMPB\_003\_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 28 August 2020 in respect of the planning proposal to amend the planning controls across the Menangle Park 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.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Directions 1.1 Business and Industrial Zones, 1.2 Rural Zones, 1.3 Mining, Petroleum Production and Extractive Industries, 4.2 Mine Subsidence and Unstable Land, 4.3 Flood Prone Land, and 6.3 Site Specific Provisions are justified in accordance with the terms of the Direction.

I have conditioned the Gateway determination to require a number of amendments to the planning proposal prior to public exhibition. In particular, Council is to further consider the proposed location of higher densities and consider opportunities to locate these within the walking distance catchment of the railway station. Further to this, Council is required to investigate opportunities to promote the use of active transport to provide linkages between the proposed town centre to the railway station.

I note Council's request for the Department to determine an appropriate floor space ratio for the land proposed to be zoned B1 Neighbourhood Centre and B2 Local Centre. However, Council it should review the submitted economic report and determine a floorspace ratio on the basis of this study and other relevant information. Department staff would be happy to meet with you to discuss options.

I understand that the existing VPAs for site enable a Satisfactory Arrangements Certificate to be issued for a maximum of 4,525 Dwellings. The VPAs identify caps of 3,600 and 925 for their respective lands. I would therefore appreciate if Council could provide an anticipated yield map with the VPA boundaries overlayed. This is to confirm and clarify whether these VPA caps will accommodate the anticipated increase in yield.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority as the proposal is not consistent with Greater Macarthur 2040 Interim Plan.

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 for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight 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 Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

The Department is available to meet with Council and the proponent to discuss the Gateway determination conditions particularly in relation to the investigation of density distribution within the precinct. Should you have any enquiries about this matter, I have arranged for Ms Alicia Hall to assist you. Ms Hall can be contacted on 9860 1587.

Yours sincerely



21/10/2020

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

Encl: Gateway determination