



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

Dear Ms Deitz

Planning proposal PP_2020_CAMPB_006_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) regarding the planning proposal for 1 Kellicar Road; 1,3 and 4 Tindall Street (the Kellicar Precinct).

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 4.3 Flood Planning and 6.3 Site Specific Conditions. Council should ensure this occurs prior to public exhibition.

The planning proposal seeks to introduce a site-specific *clause 7.23 Development within the Kellicar Precinct* to control development of the subject site. The proposed clause contains provisions in relation to matters, such as building setbacks, building separation and height variations, that are more appropriate in the proposed site specific DCP. However, use of a local clause may be appropriate in relation to requirements for employment and community uses. Council will need to provide additional justification to support the inconsistency with section 9.1 Direction 6.3 Site Specific Conditions prior to exhibition.

The Gateway determination requires consultation with Transport for NSW, NSW Health and Environment, Energy and Science Group. As the site is located within the area covered by a potential Special Infrastructure Contribution plan could Council please request the proponent to initiate discussions with the Department. I would also appreciate if Council could raise the matter of State infrastructure needs generated by the proposal when consulting State Agencies and forward these submissions to the Department to assist in discussion with the proponent.

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 located within a potential Special Infrastructure Contributions area.

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.

Should you have any enquiries about this matter, I have arranged for Mr Dylan Meade to assist you. Mr Meade can be contacted on 4904 2718.

Yours sincerely



11/08/2020

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

Encl: Gateway determination