



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

Dear Ms Deitz,

Planning Proposal for Kellicar Road, Macarthur – PP-2020-3305

I refer to the above proposal to amend Campbelltown Local Environmental Plan 2015 which seeks to increase the permitted height of buildings from 32m to 80m and introducing a floor space ratio (FSR) of 3.5:1 to facilitate the development of approximately 1,800 dwellings (161,700sqm) and 62,300sqm of commercial and retail floor space, similar to the sites existing potential yield.

I wish to advise that as the Minister for Planning and Public Space's delegate, I have determined not to make the proposed plan under section 3.36(2)(b) of the *Environmental Planning and Assessment Act 1979*.

In making this decision the Department has carefully considered the issues raised in submissions by State agencies. While the Department acknowledges the efforts of Council and the proponent to respond to these submissions, concerns in relation to flooding and traffic remain unresolved. These unresolved concerns originate from the increased density resulting from the proposal, which is greater than what could be achieve under the current controls.

Transport for NSW (TfNSW) has advised that there are traffic concerns in relation to the development potential foreshadowed by the current controls, and the proposed controls would further impact on the traffic network. The Department appreciates that these outstanding issues will require a broader strategic approach and cannot be managed individually by this planning proposal or at the Development Application stage.

An action of the recent Campbelltown PCG meeting is for the Department to assist both Council and TfNSW to understand what regional solutions can be achieved to deliver the vision of the Reimagining Campbelltown City Centre Master Plan.

The flooding concerns raised by Environment, Energy and Science Group (EES) have resulted in the proposal being inconsistent with the Section 9.1 Ministerial Direction 4.3 Flood Prone Land. I understand a holistic rethink of the site and draft Development Control Plan would be required to address this Direction. I have asked

the Department will also assist Council with working with the EES to understand flooding impacts on the site with a view to potentially progress a new planning proposal.

The Department would be please to meet with you to discuss this decision further. Should you have any enquiries about this matter, I have arranged for Naomi Moss to assist you. Ms Naomi Moss can be contacted on 9274 6351.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren', written over a faint circular stamp.

31/10/2021

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