

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

Attention: David Smith

Dear Ms Deitz

Planning Proposal PP_2018_CAMPB_001_00 to amend Campbelltown Local Environmental Plan 2015 – Rezone land at 17 Percival Avenue, Ingleburn

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) and the additional information provided by Council in respect of the planning proposal to amend the Campbelltown Local Environmental Plan (LEP) 2015 by rezoning part of land at 17 Percival Avenue, Ingleburn (the site) from part RE1 Public Recreation to R2 Low Density Residential.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the Planning Proposal's inconsistency with Section 117 Directions 4.3 Flood Prone Land; 4.4 Planning for Bushfire Protection; and, 6.2 Reserving Land for Public Purposes, are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

While this is the case, to ensure that the plan making process is not flawed, I have conditioned the determination so that Council is to consult with the Rural Fire Service on the planning proposal during the exhibition period.

Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered Council's request for delegation and determined to issue an authorisation to exercise delegation due to the minor nature of the planning proposal.

The amending Local Environmental Plan (LEP) is to be finalised within 6 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 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning 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 Greater Sydney Commission may take action under Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Chantelle Chow to assist you. Ms Chow can be contacted on (02) 9860 1548.

Yours sincerely



19/01/18

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Encl.: Gateway Determination