

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

Dear Ms Deitz

Planning Proposal [PP_2017_CAMPB_001_00] to amend Campbelltown Local Environmental Plan 2015

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in respect of the planning proposal to rezone land from E4 Environmental Living to R2 Low Density Residential and introduce minimum subdivision lot size standards at Eagleview Road and Goodsell Street, Minto.

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.

The Gateway determination is conditioned so that Council is required to undertake further investigation of the site to determine its environmental significance. This work will assist Council in determining whether the proposal is in accordance with Section 117 Direction 2.1 Environment Protection Zones. Should Council need to obtain the agreement of the Department's Secretary to comply with the Direction, approval is to be sought prior to the finalisation of the amending Local Environmental Plan (LEP).

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 the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending LEP is to be finalised within **9 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 Minister may take action under Section 54(2)(d) of the EP&A 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 Mr Sebastian Tauni to assist you. Mr Tauni can be contacted on (02) 8217 2018.

Yours sincerely



* 26/07/17

Gatherine Van Laeren
Director, Sydney Region West
Planning Services

Encl: Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template