

6 March 2020

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

Attn: Graham Pascoe

Dear Ms Deitz

**Planning proposal PP\_2019\_CAMPB\_002\_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 29 January 2020 in respect of the planning proposal to rezone land at 26 Mercedes Road, Ingleburn from E4 Environmental Living to R2 Low Density Residential.

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 Direction 2.1 Environmental Protection Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to the Direction.

I have noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

I would also recommend that Council consider amending the Caledonia site-specific Development Control Plan to have regard to this planning proposal. Amending the DCP will provide an opportunity to re-consider the open-space needs of the precinct.

The amending local environmental plan (LEP) is to be finalised within nine 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 six

weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry 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 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, please contact Zoe Sadiq on 9860 1546.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Terry Doran', with a stylized, cursive script.

Terry Doran  
**Acting Director, Western  
Central River City and Western Parkland City**

Encl: Gateway determination