PP\_2020\_CAMPB\_008\_00/ IRF20/3772

Ms Lindy Deitz

General Manager

Campbelltown City Council

PO Box 57,

CAMPBELLTOWN, NSW 2560

Dear Ms Deitz

**Planning proposal [****PP\_2020\_CAMPB\_008\_00] to amend Campbelltown Council 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) in respect of the planning proposal to amend planning controls to enable urban renewal in the Minto town centre.

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. The planning proposal is to be updated in accordance with the findings of studies to be undertaken by Council, and it is also recommended that Council consult with Transport for NSW on the scope for the proposed Traffic and Parking Assessment.

I have also agreed, as delegate of the Secretary, the planning proposal’s inconsistencies with section 9.1 Directions 3.1 Residential Zones and 3.3 Home Occupations are justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

I note that the inconsistency with section 9.1 Directions 4.3 Flood Prone Land; and 4.4 Planning for Bushfire Protection remain unresolved pending the outcome of further studies and consultation with relevant authorities. Council will need to obtain the agreement of the Department’s Secretary to comply with the requirements prior to finalisation.

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.

Council has not requested to be delegated the plan-making authority. The delegation of local plan-making authority will not be conditioned for Council due to the nature of the proposal.

The Gateway determination has been issued including the proposed reclassification of part of Victoria Park from community Land to operational land, noting Council’s commitment to ensure Victoria Park is revitalised through the provision of active sporting facilities, and to also expand Murray Reserve. Further, I understand the proposed reclassification of the Police Citizens Youth Club site from community to operational land is to provide Council and the PCYC greater flexibility to renegotiate the existing lease. I note the site is currently lease to the PCYC until 2085 and Council has no plans to sell the PCYC site.

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 Wesley Nie to assist you. Mr Nie can be contacted on 9860 1543.

Yours sincerely

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18/09/2020

**Catherine Van Laeren**

**Executive Director**

**Central River City and Western Parkland City**

Encl: Gateway determination