**Gateway Determination**

***Planning proposal (Department Ref: PP\_2020\_CAMPB\_008\_00)****: to amend the Campbelltown Local Environmental Plan 2015.*

I, the Executive Director at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Campbelltown Local Environmental Plan (LEP) (2015) to amend planning controls in the Minto town centre should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be amended as follows:
2. complete the following studies and update the planning proposal in accordance with:
3. Traffic and Parking Assessment;
4. Public Domain;
5. Preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines;
6. Site Specific DCP including a master plan;
7. Urban design analysis to formulate appropriate development standards in relation to FSR including minimum FSR commercial/retail floorspace, qualifying site area and block depths; and
8. funding strategy for the provision of infrastructure including land acquisition, open space embellishment and urban domain enhancements;
9. identify the number of additional dwellings and jobs facilitated by the proposed amendments;
10. ensure all subject land required to be acquired for local road widening and open space purposes are identified on the Land Reservation Acquisition Map;
11. consult the NSW Rural Fire Service prior to public exhibition in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection and address any comments from this agency; and
12. update the consistency of the planning proposal with the relevant section 9.1 Directions as outlined in this report.
13. Council is to inform all landowners affected by the proposed land reservation acquisition in writing about the exhibition of the proposal, outlining the effect of the proposed acquisition.
14. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
15. the planning proposal must be made publicly available for a minimum of **28 days**; and
16. the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
17. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:

* Sydney Water
* NSW Rural Fire Service
* Transport for NSW
* Environment, Energy and Science Group
* NSW State Emergency Service
* Relevant utility service providers

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

1. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
2. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 18th day of September 2020.

|  |  |
| --- | --- |
|  | **Catherine Van Laeren**  **Executive Director, Central River City and Western Parkland City**  **Greater Sydney, Place and Infrastructure**  **Department of Planning, Industry and Environment**  **Delegate of the Minister for Planning and Public Spaces** |