



Mr Andrew Spooner
Manager Environmental Planning
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

Dear Mr Spooner

Planning Proposal for boundary realignment- (PP_2016_CAMPB_002_00)

I am writing in response to Council's letter dated 1 April, 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") in respect of the planning proposal to amend the relevant Campbelltown Local Environmental Plan 2015 maps to ensure consistency with the realignment of the Local Government Area boundary between Campbelltown and Camden Council's and to change the zoning, height of building and other development standards that apply to certain land at Emerald Hills.

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

Plan making powers were delegated to Councils in October 2012. It is noted that Council has now accepted this delegation. 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 Gateway determination requires that the planning proposal be made publicly available for a minimum period of 28 days. Under section 57(2) of the Act, I am satisfied that the planning proposal, as amended, is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following 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 to draft and finalise the LEP should be made six (6) 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 Greater Sydney Commission may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Ms Michelle Dellagiacoma, of the Sydney Region West office of the Department of Planning and Environment on (02) 9860 1527.

Yours sincerely



Catherine Van Laeren
Director, Sydney Region West
Planning Services

11/5/16

Enclosures:
Gateway Determination
Authorisation to Exercise Delegation
Plan Making Reporting Template