



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

Attn: Graham Pascoe

Dear Ms Deitz

Planning proposal PP-2020-3901 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) on 22 December 2021 in respect of the planning proposal to rezone land at Lot 39, Webber Circuit, Bardia from RE2 Private Recreation to R3 Medium Density Residential and introduce a maximum height of buildings of 9m.

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.

Council will need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Direction, 2.6 Remediation of Land. Council should ensure this occurs prior to the plan being made.

It is 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.

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, I have arranged for Mr Stuart McIntosh OLY to assist you. Mr McIntosh OLY can be contacted on 9995 5821.

Yours sincerely



28 January 2021

Adrian Hohenzollern
Director, Western
Central River City and Western Parkland City
Department of Planning, Industry and Environment

Encl: Gateway determination
Authorised plan-making reporting template