

Department of Planning and Environment

Our ref: IRF22/3556

Mr Michael Cassel
Planning Secretary
Department of Planning and Environment
4 Parramatta Square,
12 Darcy Street
PARRAMATTA NSW 2150.

Via email: osecgov.services@dpie.nsw.gov.au

16 November 2022

Subject: Planning proposal PP-2022-3978 to amend *State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (WPC SEPP)*, to rezone the Gilead Stage 2 site for urban development and conservation purposes, and associated amendments

Dear Mr Cassel

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) to rezone the Gilead Stage 2 site for urban development and conservation purposes.

As delegate of the Minister for Planning, I have 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 inconsistency of the planning proposal with section 9.1 Ministerial Directions 1.4 Site Specific Provisions, 4.3 Planning for Bushfire Protection, 9.1 Rural Zones is justified in accordance with the terms of the Directions. No further approval is required in relation to the Directions.

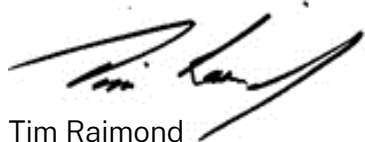
I have determined not to authorise the Secretary to be the local plan-making authority to enable the finalisation of the proposal to be carried out by the Department under delegation of the Minister. This is consistent with standard practice where the Planning Proposal Authority is often not authorised to also be the local plan-making authority for certain proposals.

The amending instrument should be publicly exhibited as soon as possible and is to be finalised on or before 17 July 2023. The Secretary's request for the Department of Planning and Environment (the Department) to draft and finalise the amendment to the WPC SEPP should be made eight weeks in advance of the date the planning proposal is projected to be made.

The NSW Government has committed to reduce the time taken to complete planning proposals. The Department will seek to ensure the timeframes outlined in the Gateway determination are met.

Should you have any enquiries about this matter, I have arranged for Adrian Hohenzollern, Director Western (Metro West) to assist you on 9860 1505.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Tim Raimond".

Tim Raimond

Deputy Secretary
Planning and Land Use Strategy

CC: Campbelltown City Council

Gateway Determination

Planning proposal (Department Ref: PP-2022-3978): To amend *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, to rezone the Gilead Stage 2 site for urban development and conservation purposes, and associated amendments.

I, Tim Raimond, Deputy Secretary, Planning and Land Use Strategy at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that above planning proposal should proceed subject to the following conditions:

1. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9.1 of the EP&A Act:

- Transport for NSW
- Sydney Water
- Heritage NSW
- NSW Health
- Campbelltown City Council
- Environment and Heritage Group
- Schools Infrastructure NSW
- Rural Fire Service
- Water NSW
- Tharawal Local Aboriginal Land Council,
- Division of Resources and Geoscience of the Department of Regional NSW, and
- NSW Subsidence Authority

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 28 days to comment on the proposal.

2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 28 days; and
 - (b) 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2022).

Exhibition must commence within one month following the date of the gateway determination.

3. The planning proposal must be reported to the Planning Secretary, as Planning Proposal Authority, for a final recommendation 5 months from the date of the Gateway determination.
4. The timeframe for completing the LEP is to be 8 months from the date of the Gateway determination.
5. Given the nature of the proposal, the Planning Secretary is not authorised to be the local plan-making authority.
6. 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 EP&A Act.
7. The LEP should be completed on or before 17 July 2023.

Dated: Sixteenth day of November 2022.



Tim Raimond
Deputy Secretary
Planning and Land Use Strategy
Department of Planning and Environment

Delegate of the Minister for Planning