

Department of Planning and Environment

Our ref: IRF22/3356

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

Attention: Mr Jim Baldwin

Via email: lindy.deitz@campbelltown.nsw.gov.au; jim.baldwin@campbelltown.nsw.gov.au

16 November 2022

Subject: Planning proposal 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

Dear Ms Deitz

I am writing to inform you that a Gateway determination has been issued for the above planning proposal. The proposal was forwarded by the Planning Secretary to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) on 10 November 2022. The proposal seeks to rezone the site from RU2 – Rural Landscape to C2 – Environmental Conservation, UDZ – Urban development Zone and SP2 Infrastructure, for the provision of approximately 3,300 new homes, a local centre, potential school site and secure a substantial amount of conservation land contributing to koala corridors.

As announced on 2 November 2022 by the Minister for Planning and Homes, this proposal is a state assessed planning proposal.

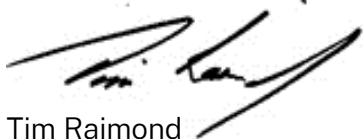
As delegate of the Minister, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

The proposal has been one of two proposals considered as part of completed Technical Assurance Panel (TAP) program. The proposal has been updated to reflect the final advice and outcomes of the TAP program. As such, the Gateway determination does not require any changes to be made to the proposal prior to public exhibition.

The proposal will be placed on public exhibition for a minimum of 28 days as required under section 3.34(2)(c) and clause 4 of Schedule 1 of the Act via the department's Planning Portal. Campbelltown City Council will be notified of the exhibition period and will be encouraged to make a submission on the planning proposal. You can find the proposal and supporting studies at <https://pp.planningportal.nsw.gov.au/ppr/under-assessment/gilead-stage-2>

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

Encl: Gateway determination
Letter to Proponent

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.

[Handwritten signature]

Delegate of the Minister for Planning

Department of Planning and Environment

Our ref: IRF22/3556

Mr Brendan O'Brien
Lendlease
Level 14, Tower 3, International Towers Sydney
300 Barangaroo Avenue,
Barangaroo NSW 2000

Attention: Mr Mark Anderson

Via email: Brendan.X.O'Brien@lendlease.com; Mark.Anderson@lendlease.com

16 November 2022

Subject: **Planning proposal 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**

Dear Mr O'Brien

I am writing to inform you that a Gateway determination has been issued for the above planning proposal. The proposal was forwarded by the Planning Secretary to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) on 10 November 2022. The proposal seeks to rezone the site from RU2 – Rural Landscape to C2 – Environmental Conservation, UDZ – Urban development Zone and SP2 Infrastructure, for the provision of approximately 3,300 new homes, a local centre, potential school site and secure a substantial amount of conservation land contributing to koala corridors.

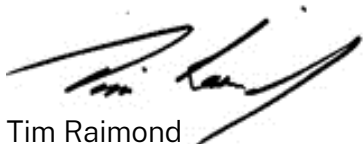
As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

The planning proposal will be publicly exhibited for a minimum of 28 days as required under section 3.34(2)(c) and clause 4 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

The timeframe for completing the planning proposal is to be 8 months from the date of the Gateway determination

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



Tim Raimond

Deputy Secretary
Planning and Land Use Strategy

Encl: Gateway determination