



Department of Planning, Housing and Infrastructure

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

Our ref: IRF24/1850

Dear Mrs Deitz

Planning proposal PP-2023-1344 to amend Campbelltown Local Environmental Plan 2015

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) which seeks to amend land use zoning, Height of Building (HOB) and Floor Space Ratio (FSR) controls to facilitate a redevelopment for Lot 1 DP 539856, 34 Queen Street, Campbelltown.

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

As delegate of the Secretary, I have considered the applicable directions of the Minister under section 9.1 of the Act and determine that the inconsistency with section 9.1 Direction 7.1 Employment Land Zones is justified in accordance with the terms of the Direction. No further approval is required.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 4.1 Flooding.

I have determined not to authorise Council to be the local plan-making authority as the site is located within the Glenfield to Macarthur Urban Renewal Corridor.

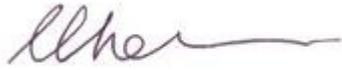
The amending local environmental plan (LEP) is to be finalised on or before 30 September 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Sung Pak to assist you. Ms Pak can be contacted on 02 8289 6755.

Yours sincerely



16/9/2024

Chantelle Chow
Acting Director, Southern, Western & Macarthur Regions
Local Planning & Council Support

Encl: Gateway determination