

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

Attention: Stephen McDiarmid

Dear Ms Deitz,

Planning proposal PP-2023-1943 to amend the Maximum Height of Buildings and Floor Space Ratio for 80 O'Sullivan Road under the Campbelltown 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) in respect of the planning proposal to amend the Maximum Height of Buildings and Floor Space Ratio for 80 O'Sullivan Road under the Campbelltown Local Environmental Plan 2015.

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.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

As delegate of the Secretary, I have considered the applicable directions of the Minister under section 9.1 of the Act and determine that Council may still need to obtain the agreement of the Secretary to comply with the requirements of Directions 4.1 Flooding . Council should ensure this occurs prior to the LEP being made. In particular, further flood analysis is required in relation to the Probable Maximum Flood showing pre and post development scenario to determine risk and potential impact, further assessment and consideration of these issues can occur post exhibition in light of any submissions received. Council must be satisfied prior to finalisation that matters such as flood duration, velocity, and safe evacuation are understood and can be adequately mitigated.

The proposed local environmental plan (LEP) is to be finalised on or before 12 July 2024. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make the proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government is committed to reducing the time taken to assess planning proposals. The Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning and Environment, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses.

I encourage Council to ensure that any associated draft development control plan or contribution plan is prepared and exhibited concurrent or as close as practicable, with the planning proposal so that Development Applications can be progressed after rezoning.

Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required. The Minister may appoint an alternate planning proposal authority if Council does not meet these timeframes.

Should you have any enquiries about this matter, I have arranged for Ms Chantelle Chow to assist you. Ms Chow can be contacted on 9860 1548.

Yours sincerely



10 October 2023

Adrian Hohenzollern
Director, Western
Metro West

Encl: Gateway determination
Plan making reporting template