

Lindy Deitz
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Campbelltown City Council
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Attn: Mr Jim Baldwin, Director City Development
jim.baldwin@campbelltown.nsw.gov.au

Macarthur Grange Planning proposal PP-2023-2012 to amend Campbelltown Local Environmental Plan 2015

I am writing in response to the planning proposal forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 12 September 2023 to seek limited rural residential development and new conservation areas at Macarthur Grange Golf Course in Kearns.

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.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act - Directions 1.4 Site Specific Provisions, 3.1 Conservation Zones, 5.1 Integrating Land Use and Transport and 6.1 Residential Zones are justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act Direction 4.3 Planning for Bushfire Protection following consultation with RFS. Council should ensure this occurs prior to public exhibition.

Although not conditioned in the Gateway Determination as it is a local planning matter, I encourage Council to consider the advice of the Greater Cities Commission and Local Planning Panel that:

- The proposal be updated to address the strategic intent of the draft Scenic Hills Strategic Framework, and
- The above Framework be exhibited alongside the proposal.

The GCC also recommended the proposal be updated to address the recommendations in the Strategic Review of the proposal prepared by McGregor Coxall. I encourage Council to exhibit the supporting site-specific Development Control Plan and draft local Voluntary Planning Agreement along with the proposal if possible. The Gateway has been conditioned to provide Council flexibility in this regard, requiring the proposal be exhibited prior to August 2024.

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

The proposed local environmental plan (LEP) is to be finalised on or before 6 December 2024. Should Council seek to make the proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office. A copy of the request should also be forwarded to the Department.

Should you have any enquiries about this matter, I have arranged for Lance Collison to assist you. Mr Collison can be contacted on 9860 1536.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A. Hohenzollern', with a stylized flourish at the end.

Adrian Hohenzollern
Director, Western
Metro West

Encl: Gateway determination