



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

Attn: David Smith

Dear Ms Deitz

**Pre-Exhibition Review – Campbelltown RSL & 158-168 Queen Street – PP-2020-2142**

Thank you for submitting an updated planning proposal, in accordance with Condition 2 of the Gateway determination dated 15 October 2018, seeking the Departments review and approval prior to public exhibition.

The Department acknowledges the extensive work undertaken by the Proponent and Council to address matters required by Gateway conditions. The updated planning proposal package has been reviewed in accordance with condition 1 by the Department's Western Team and Urban Design Team. In accordance with condition 2, I am confirming approval for Council to proceed with public exhibition of the proposal.

However, additional work is considered necessary to further address conditions 1(b) & 1(h). I have altered the Gateway to require Council, prior to referring the proposal back to the Department for finalisation, to consider more detailed urban design analysis with a massing model assessment to justify the proposed height and FSR control. Further, a more detailed visual impact assessment is required, which provides 3D view diagrams at the ground level, consideration of surrounding sensitive views and the adjacent State listed heritage item. This new Gateway condition is to ensure these matters are considered by Council, along with any submissions made by the community, public authorities and organisations, prior to making a final recommendation to the Department.

Since July 2020, the NSW Government has been reforming the planning system to streamline and simplify processes. These improvements are aimed to help unlock productivity by creating jobs and supporting ongoing economic recovery. A key part of the reform program involves delivering improvements for assessing and finalising planning proposals more efficiently. This will provide greater clarity to Council, the community and more certainty to proponents and investors. An important part of the reforms seeks to reduce planning proposal timeframes down to generally one year, and no more than two years from start to completion. This has been shown to be

achievable in many cases where proposals are aligned to a strong strategic planning framework.

The Gateway determination issued 29 January 2019 granted 18 months to complete the LEP, and a subsequent alteration provided an additional 11-month timeframe extension. As the Gateway determination currently expires on 29 June 2021, I have extended the timeframe to complete the LEP to 31 December 2021. To achieve this, the Gateway alteration requires Council to forward the proposal to the Department for finalisation by 29 October 2021.

Should you have any enquiries about this matter, please contact Stuart McIntosh, Senior Planner, Western District, on 9995 5821.

Yours sincerely



6 May 2021

**Adrian Hohenzollern**  
**Director, Western**  
**Central River City and West Parkland City**  
**Greater Sydney, Place and Infrastructure**  
**Department of Planning, Industry and Environment**

**Delegate of the Minister for Planning and Public Spaces**

Encl: Alteration of Gateway Determination