



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

Attn: Steve McDiarmid

Dear Ms Deitz

Planning proposal PP_2019_CAMPB_003_00 to amend 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) and additional information provided by Council in respect of the planning proposal to amend the development controls for land at 22-32 Queen Street, Campbelltown.

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.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 4.3 Flood Prone Land and 6.3 Site Specific Provisions are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority as the planning proposal is located within a potential special infrastructure contributions area.

I have also noted Council's intention to prepare a masterplan for the Campbelltown CBD and ask that should Council develop the masterplan, consideration be given to aligning this planning proposal with the masterplan. This action would ensure that the site is consistent with the vision for the CBD.

The amending local environmental plan (LEP) is to be finalised within 18 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Zoe Sadiq to assist you. Ms Sadiq can be contacted on 9860 1546.

Yours sincerely



17.01.2020

David McNamara
Acting Executive Director
Central River City and Western Parkland City

Encl: Gateway determination