



Gateway Determination

Planning proposal (Department Ref: PP_2020_CAMDE_001_00): to make housekeeping amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP).

I, the Director Western District, Central River City and Western Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that housekeeping amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be amended to identify:
 - i. the intent of the proposal to make changes to Appendix 10 Campbelltown Growth Centres Precinct Plan in relation to a boundary adjustment between Campbelltown and Camden LGAs;
 - ii. the proposed height of buildings of those properties north of Oran Park House; and
 - iii. include a note that the draft proposed clauses will be subject to legal drafting and may alter under this process.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Campbelltown Council;
 - Heritage NSW, Department of Premier and Cabinet; and,
 - the Rural Fire Service prior to exhibition in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection and address any comments from this agency.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.
6. Given the nature of the planning proposal, Council is not be authorised to be the local plan-making authority to make this plan.

Dated 13th day of August 2020.



Adrian Hohenzollern
Director, Western District
Central River & Western Parkland City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces