

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

Attention: Jeff Burton

Dear Ms Deitz

**Alteration of Gateway determination to amend the Campbelltown Local Environmental Plan 2015 – Maryfields Planning Proposal, Narellan Road, Campbelltown (PP\_2014\_CAMPB\_001\_00)**

I refer to Council's request to alter the Gateway determination for PP\_2014\_CAMPB\_001\_00 (issued on 8 December 2014) by extending the timeframe for finalisation of the proposal, as indicated by the timeline provided by Council.

I have determined, as delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination, dated 8 December 2014 (as amended on 3 March 2017), for the planning proposal PP\_2014\_CAMPB\_001\_00, which seeks to amend the Campbelltown Local Environmental Plan 2015 to rezone the deferred land known as "Maryfields" at 168-192 Narellan Road, Campbelltown to R2 Low Density Residential, R3 Medium Density Residential, B7 Business Park, and RE2 Private Recreation.

I enclose the Alteration of Gateway Determination for your attention.

I have also noted that the exhibited planning proposal seeks to apply a special use zone for senior housing development. The use of this zone normally applies to infrastructure land that is highly unlikely to be used for a different purpose in the future, for example 'cemeteries' and major 'sewerage treatment plants'. Alternatively, a special use zone may apply to uses or sites with special characteristics that cannot be accommodated in other zones, such as major scientific research facilities; communications establishments; or, an international sporting facility.

In considering submissions made to Council's exhibition of the proposal, it would be appreciated if the suitability of this zone could be appropriately canvassed. Such consideration should examine other zone options for the site and be based on supporting information to illustrate Council's preferred position, for example, traffic generation under the scenarios.

Should this be undertaken by Council at this stage, it is envisaged it will assist with the expeditious making of the plan following adoption and upon submission to the Department.

If you have any questions in relation to this matter, please contact Mr Terry Doran on phone (02) 9860 1579.

Yours sincerely



10/07/17

**Catherine Van Laeren**  
**Director, Sydney Region West**  
**Planning Services**

**Delegate of the Greater Sydney Commission**

Encl: Alteration to Gateway Determination

## Alteration of Gateway Determination

*Planning proposal (Department Ref: PP\_2014\_CAMPB\_001\_00): to rezone a site known as "Maryfields" at Narellan Road, Campbelltown to permit a Business Park, residential and seniors living, neighbourhood centre and parkland.*

I, the Director, Sydney Region West at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 8 December 2014 (as amended on 3 March 2017) for the proposed amendment to the Campbelltown Local Environmental Plan 2015 as follows:

1. Delete:

condition "12"

and replace with:

a new condition 12 "The LEP is to be finalised by 15 March 2018".

Dated 10<sup>th</sup> day of July 2017



**Catherine Van Laeren**  
**Director, Sydney Region West**  
**Planning Services**  
**Department of Planning and Environment**  
**Delegate of the Greater Sydney Commission**