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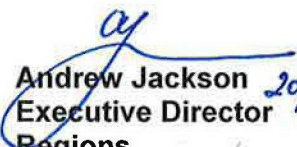
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DEPARTMENT OF PLANNING AND ENVIRONMENT*Planning Services***CAMPBELLTOWN COUNCIL GATEWAY DETERMINATION****PP 2014 CAMPB 001 00**

It is recommended that the Acting Deputy Secretary **signs** the attached draft Gateway determination and letter, if approved.

Note: This Gateway is provided to the Acting Deputy Secretary because of the size of the planning proposal, and because the regional team has argued that, contrary to the Metropolitan Strategy team's comment, the seniors living component of the proposal is appropriate. The planning proposal involves an urban release area which includes rezoning for a new 12.7 hectare business precinct, 16.5 hectare residential precinct, 8.5 hectare seniors living and a neighbourhood centre.

While the proposal is supported, concern is raised that the proposed business precinct complement, and not compete with, the Campbelltown-Macarthur major centre, located 2km south east of the proposal. Accordingly, it is recommended that an economic analysis be undertaken prior to exhibition. If this precinct is viable as a business precinct, it would provide much needed employment in the region.


Andrew Jackson 20/11/14
Executive Director
Regions


Marcus Ray 08/12/14
Acting Deputy Secretary
Planning Services


17/11/14
Contact Officer: Simon Manoski (TL)
Acting General Manager, Metropolitan (Panel Chair)
Phone number: (02) 8575 4139



Planning & Environment

Mr Paul Tosi
General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

Our ref: PP_2014_CAMPB_001_00 (14/15693)
Your ref:

Dear Mr Tosi *Paul*

I am writing in response to Campbelltown City Council's letter, of 25 June 2014, requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) for a planning proposal to rezone a site known as 'Maryfields' at Narellan Road, Campbelltown, to permit a Business Park, residential and seniors living, neighbourhood centre and parkland.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed, subject to the variations outlined in the conditions in the attached Gateway determination.

While the planning proposal is generally supported, I note the proponent has undertaken numerous studies and described a logical indicative zoning plan. I have therefore conditioned the Gateway determination to require Council to prepare a revised planning proposal prior to exhibition. The revised proposal should include a zoning plan which reflects the broad zoning pattern described in the supporting material as amended by the more specific residential uses outlined in Council's report.

Whilst the proposed business precinct is supported, I am concerned that the proposal may compete with Campbelltown/Macarthur, which is listed as a major centre in the draft Metropolitan Strategy 2031. I have requested that Council's proposed economic analysis address future viability of the proposed business precinct to ensure it complements the future growth of the Major Centre rather than compete with it.

I note that the removal of public open space and the potential flood impact of the proposal have not been addressed in the proposal. Therefore, the revised planning proposal is to be updated to include strategic justification for the above matters. Once I have reviewed the revised planning proposal, I will be in a better position to address the proposal's inconsistency with Section 117 Directions 4.3 Flood prone land and 6.2 Reserving land for a public purpose.

I have also agreed to the planning proposal's inconsistency with Section 117 Direction 1.1 Business and Industrial Zones. No further approval is required in relation to this Direction.

I note that the proposal should not proceed under delegation and, following consultation and assessment, Council should submit its report to the Department under section 59 of the Act.

The amending Local Environmental Plan is to be finalised within 18 months of the week following the date of the Gateway determination. Council's request for the Department of Planning and Environment to draft and finalise the Local Environmental Plan should be made 6 weeks prior to the projected publication date.

The Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the steps in the process to the complexity of the proposal and 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 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Ms Michelle Dellagiacoma, of the Department's Regional Office, on (02) 9860 1172.

Yours Sincerely,



Marcus Ray
Acting Deputy Secretary
Planning Services

Encl: Gateway Determination

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 Deputy Secretary at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Campbelltown Local Environmental Plan 2002, or, if published, the Campbelltown Local Environmental Plan 2014, to rezone a site at 168-192 Narellan Road, Campbelltown from 5(a) Special Uses (Monastery) and 6(a) – Local Open Space to B7 Business Park, R2 Low Density Residential, R3 Medium Density Residential and RE2 Private Recreation should proceed subject to the variations as outlined in the following conditions:

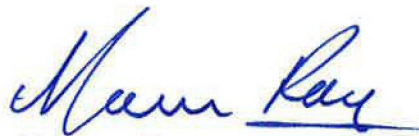
1. Prior to undertaking public exhibition, Council is to update the proposal to show the proposed land zoning, land reservation acquisition and other applicable maps. The proposed R1 General Residential zone should be altered to a mix of R2 - Low Density Residential and R3 - Medium Density Residential zones, which generally reflects the broad allocation of hectares/land use discussed in Councils report.
2. The proposal should be prepared as both an amendment to the Draft Campbelltown LEP 2014 and, should the proposal proceed ahead of the Draft Campbelltown LEP 2014, the Campbelltown (Urban Area) Local Environmental Plan 2002, using equivalent zones. This should be clearly explained when the planning proposal is placed on public exhibition.
3. Council is to consult with infrastructure agencies to determine site requirements for the purposes of state and regional infrastructure provision. The land needs to be identified as an Urban Release Area; this enables satisfactory arrangements provisions to apply to this proposal. The satisfactory arrangements can take the form of a Voluntary Planning Agreement between the proponent and other relevant agencies and should ensure that any development of the land occurs at no cost to government. The draft voluntary planning agreement is to be exhibited with the planning proposal and would need to be in place before any development approval is granted.
4. Council's proposed Transport, Management and Access Plan (TMAP) should be undertaken, in consultation with the Roads and Maritime Service and Transport for NSW, to ensure adequate road capacity to service the proposal. An agreement should be reached regarding access and funding arrangements. This agreement is to form part of the negotiated voluntary planning agreement with the proponent and other relevant agencies.
5. Council is to ensure that the internal street network improves connectivity both within the site and with external land uses such as the University of Western Sydney and the residential neighbourhood of Blair Athol.

6. The proposal will require agreement of the Secretary to the inconsistency with s117 Directions: 1.1 Business and Industrial Zones, 4.3 Flood Prone Land and 6.2 Reserving Land for a Public Purpose. The proposal's inconsistency with Direction 1.1 Business and Industrial Zones is justified, and the Secretary agrees to the proposal's inconsistency with this direction. In reference to Direction 4.3 Flood Prone Land, prior to exhibition, Council should consult with the Office of Environment and Heritage and provide a flood risk assessment to ensure that any development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. In reference to Direction 6.2 Reserving Land for Public Purposes, to ascertain whether the inconsistency is justifiable, it will be necessary for the proponent, prior to exhibition, to indicate the size and impact of the proposed reduction in public open space.
7. An economic centre analysis is to be prepared to ensure that the proposed 12.7 hectare business precinct has a clear and viable future role. This analysis should ensure the proposal complements and does not compete with the intensification of Campbelltown-Macarthur which is identified as a Major Centre in the Draft Metropolitan Strategy 2031. This assessment should be detailed enough to inform the planning controls which govern the height, scale and mix of uses on the site to ensure the development has regard to the retail centre hierarchy and does not permit retail uses apart from those that serve the needs of the immediate local area.
8. Community consultation is required under sections 56(2) (c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) the Relevant Planning 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 4.5 of "A guide to preparing LEPs" (Planning & Environment April 2013).
9. Consultation is required with the following public authorities under section 56(2)(d) of the Act:
 - Sydney Metropolitan Catchment Management Authority
 - Office of Environment and Heritage
 - UrbanGrowth NSW
 - Transport for NSW
 - NSW Health
 - Rural Fire Service
 - Transport for NSW - Roads and Maritime Services
 - Sydney Water
 - Telstra
 - University of Western Sydney
 - Endeavour Energy
 - Adjoining Councils

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

10. A public hearing is not required to held into the matter by any person or body under the section 56(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).
11. Following completion of the work required by the above conditions and prior to the commencement of community consultation, Council is to revise the planning proposal, where necessary and provide a copy of the proposal and relevant information to the Department's Regional Office.
12. The timeframe for completing the LEP is to be 18 months from the week following the date of the Gateway determination.

Dated 8th day of December 2014.



Marcus Ray
Acting Deputy Secretary
Planning Services

Delegate of the Minister for Planning