

## Gateway Determination

***Planning proposal (Department Ref: PP\_2019\_CAMPB\_001\_00): to increase the density of the commercial core and the surrounding high-density residential land in the Ingleburn Town Centre.***

I, the Acting Executive Director, 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 an amendment to the Campbelltown Local Environmental Plan (LEP) 2015 which proposes to rezone parts of the Ingleburn Town Centre to R4 High Density Residential and RE1 Public Recreation; generally increase applicable height and density controls; and introduce new clauses to address flooding and design should proceed, subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal as follows:
  - (a) remove the word 'draft' from the cover;
  - (b) identify the number of additional dwellings and jobs facilitated by the proposed amendments;
  - (c) prepare the following studies to inform the proposed amendments:
    - (i) traffic and parking assessment;
    - (ii) open space and social infrastructure assessment which considers whether the 5m setback for the first floor is enough to cater for street tree canopies;
    - (iii) public domain strategy which demonstrate that the proposed additional open space is sufficient to meet the needs of the community as a result of the proposed rezoning;
    - (iv) urban design analysis to formulate appropriate development standards in relation to FSR and qualifying site area and block depths;
    - (v) a funding strategy for the provision of infrastructure including a multi deck carpark, urban domain enhancements, any road improvement that may be needed and drainage works to reduce flooding; and
    - (vi) a commercial and retail demand study in order to confirm the extent of mixed use in the proposed B4 zone.
  - (d) prepare a summary of the Bow Bowing Bunbury Curran Creek Catchment Flood Management Study to identify the flooding risk, behaviour, vulnerability (H1-H6 classification) and impact/risk to life associated with development in the Ingleburn CBD;

- (e) prepare a summary of the Flood Management Plan for the Ingleburn CBD which nominates:
    - (i) options to mitigate the impact of flooding in the Ingleburn CBD as a result of the proposed development; and
    - (ii) proposed management options such as through the preparation of detailed design controls and measures to mitigate the flooding risk to property and life.
  - (f) prepare a draft site-specific DCP for the site and concurrently exhibit this plan with the planning proposal;
  - (g) incorporate the Ingleburn Precinct Plan design principles and concept plan for Oxford Street in the site-specific DCP mentioned in condition 1(f); and
  - (h) include a satisfactory arrangements provision for contributions to State public infrastructure in the final amending local environmental plan, unless a Special Infrastructure Contribution applies to the site.
2. Prior to public exhibition, the revised planning proposal, as required by Condition 1, is to be forwarded to the Department for review and approval.
3. 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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
4. Council is to inform all landowners affected by the planning proposal in writing about the exhibition of the proposal, outlining the effect of the proposed changes.
5. Consultation is required to consult 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:
  - Roads and Maritime Services;
  - Transport for NSW;
  - Environment, Energy and Science Group;
  - State Emergency Services;
  - Heritage, Department of Premier and Cabinet;
  - Sydney Water;
  - Jemena Gas; and
  - Endeavour Energy.

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.

6. 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).
7. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 9<sup>th</sup> day of March 2020.



**Catherine Van Laeren**  
**Acting Executive Director, Central**  
**River City and Western Parkland City**  
**Greater Sydney, Place and**  
**Infrastructure**  
**Department of Planning, Industry and**  
**Environment**

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