

Our Ref: Z20229
Your Ref: PP_2019_CAMPB_004.00 194



GOLD COAST | GLADSTONE

15 December 2020

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ABN 36 607 362 238

Mr Adrian Hohenzollern
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Adrian,

**RE: Planning Proposal- Amendment to Additional Permitted Use Clause for Lot 100 DP1176622,
No 194 Campbelltown Road, Denham Court
(Planning Proposal _2019_CAMPB_004_00)**

We act for Press Australia Pty Ltd, the owners of the subject site abovementioned. We refer to recent correspondence dated 8 December 2020 and through email in respect to re exhibition and for an updated proposal package to be provided to the Department of Planning, Industry and Environment (the Department).

It is acknowledged that the gateway determination items (see **Attachment 1**) were addressed in October 2020 by the consultant teams. However, we understand there was some formalities with exhibition from the Department, and as a result it has been requested that an updated proposal package be provided to address the Gateway Determination dated 4 November 2019. For transparency, a table has been provided below that identifies the information requested and the location of the amended report.

The table below should be read in conjunction with the following Attachments:

- *Attachment 1 – Gateway Determination dated 4 November 2019;*
- *Attachment 2- Updated Planning Proposal Report dated February 2020;*
- *Attachment 3- Updated Traffic Impact Assessment Report dated August 2020 (including addressing comments made by TfNSW), and*
- *Attachment 4 - Architectural Plans prepared by Michael Badaoui dated 17 January 2020.*

Information Requested	Comment/ Location	Complete
1. Prior to public exhibition, the planning proposal is to be amended as follows		
(a) remove references to the Campbelltown City Council as the Planning Proposal Authority;	Complete. This has been addressed in the updated Planning Proposal report dated February 2020. See Attachment 2. All reference to Campbelltown City Council as Planning Proposal Authority has been	Yes

Information Requested	Comment/ Location	Complete
	removed.	
(b) update the references to the “Campbelltown Road Planning Proposal Request” to the “planning proposal”;	Complete. This has been addressed in the updated Planning Proposal report dated February 2020. See Attachment 1.	Yes
(c) update Part 2 Explanation of Provisions to include an image of the development plans for the proposed long vehicle refuelling area with the location identified;	<p>Complete. See Attachment 2 – therein Part 2 Explanation of Provisions of Planning Proposal report (page7).</p> <p>A figure has been inserted identifying the location of the proposed long vehicle refueling area.</p> <p>Attachment 4 of this cover letter has also included the location of the proposed long vehicle refuelling area.</p>	Yes.
(d) update the consistency of the planning proposal with the Ministerial Directions 2.1 Environment Protection Zones and 6.3 Site Specific Provisions;	Complete. See Attachment 2 - therein Table 2 within Section 5.2.4 (page 28-33). This Table provides comment to Ministerial Directions 2.1 Environment Protection Zones and 6.3 Site Specific Provisions.	Yes.
(e) update the supporting Traffic Report to address the suitability of the proposed long vehicle movements and access and egress arrangements; and	<p>Complete. See Attachment 3- Updated Traffic Impact Assessment Report prepared by Colston Budd Rodgers & Kafes Pty Ltd and dated August 2020 (Ref 10909/3).</p> <p>The matters are addressed throughout the report and under the following sections:</p> <ul style="list-style-type: none"> • Access, servicing and internal layout; • Consultation, and • Summary. 	Yes.
(f) update section 8 of the planning proposal to reflect the 9-month Gateway timeframe.	Complete. See Attachment 2- therein Section 8 – Project Timeline, Table 3 (page 35).	Yes.
2. Prior to public exhibition, the planning proposal is to be amended as follows		
a) the planning proposal must be made publicly available for a minimum of 28 days; and	Complete. See Attachment 2- therein Section 8- Project Timeline (page 35). A sentence has been included in this section acknowledging that the PP must be made publicly available for a minimum of 28 days.	Yes.

Information Requested	Comment/ Location	Complete
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 <i>A guide to preparing local environmental plans</i> (Department of Planning, Industry and Environment, 2018).	Acknowledged.	Noted.
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: <ul style="list-style-type: none"> • Roads and Maritime Services; • Transport for NSW; and • Campbelltown City Council. 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.	Complete. See Attachment 2- therein Section 5.4.2 (page 34) with the inclusion of consultation bodies required, acknowledging RMS previous comments that are now Transport for NSW.	Yes.
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 Panel from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).	Complete. See Attachment 2- therein Section 8 – Project Timeline (page 35) where a sentence has been included to address this item.	Yes.
5. The timeframe for completing the LEP is to be 9 months following the date of the Gateway determination.	Complete. See Attachment 2- therein Section 8- Project Timeframe (page 35). The timeframe table for completing the LEP has been adjusted to ensure the time for the amendment is 9 months following the date of the Gateway determination.	Yes.

In summary, the following plans and documents are the latest for the Planning Proposal:

- Updated Traffic Impact Assessment Report prepared by Colston Budd Hunt & Kafes Pty Ltd dated August 2020;
- Acoustic Assessment prepared by Acouras Consultancy dated 20 August 2020
- Revised Planning Proposal prepared by Michael Brown Planning Strategies dated February 2020, and
- Architectural Plans prepared by Michael Badaoui and dated 17 January 2020

We respectfully, request that the Sydney Western City Planning Panel take the necessary steps to proceed the rezoning of the land to remove the truck access restriction consistent with the Planning Proposal.

Should you have any queries concerning the above please contact Jarrod Gillies or the undersigned on (07) 5562 2303.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stephen Enders', written in a cursive style.

Stephen Enders | Director
ZONE PLANNING GROUP