



Gateway Determination

Planning proposal (Department Ref: PP_2019_CAMPB_004_00): to amend the existing additional permitted use clause for land at 194 Campbelltown Road, Denham Court.

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 to remove the prohibition of long or heavy vehicles over 7.5m in length from accessing land at 194 Campbelltown Road, Denham Court in the existing additional permitted use clause should proceed subject to the following conditions:

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;
 - (b) update the references to the "Campbelltown Road Planning Proposal Request" to the "planning proposal";
 - (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;
 - (d) update the consistency of the planning proposal with the Ministerial Directions 2.1 Environment Protection Zones and 6.3 Site Specific Provisions;
 - (e) update the supporting Traffic Report to address the suitability of the proposed long vehicle movements and access and egress arrangements; and
 - (f) update section 8 of the planning proposal to reflect the 9-month Gateway timeframe.
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, Industry 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:

- 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.

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).
5. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated *4th* day of *November* 2019.



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

