

Gateway Determination

Planning proposal (Department Ref: PP_2018_CAMPB_008_00): to remove clause 4.1A and the Restricted Dwelling Yield Maps from Campbelltown Local Environmental Plan 2015.

I, the Director Regions, Western at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, 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 clause 4.1A and the Restricted Dwelling Yield Maps from the LEP should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal as follows:
 - (a) for clarity, include relevant information from the Council Report of 9 October 2018 in Part 3 - Justification of the planning proposal, to support Council's need for the proposed amendment;
 - (b) under Part 3, Section B – Relation to Strategic Planning Framework:
 - i. amend the heading to Relationship to Strategic Planning Framework; and
 - ii. address the consistency of the proposal with the Glenfield to Macarthur Urban Renewal Precincts Strategy;
 - (c) insert current Restricted Dwelling Yield Maps into Part 4 of the proposal to provide clarity to the community about the maps that are subject to the proposed amendment; and
 - (d) consult the NSW Rural Fire Service in accordance section 9.1 Direction 4.4 Planning for Bushfire Protection and update the consistency of proposal with this Direction following receipt of advice from the Service.
Note: Council may need to seek the agreement of the Secretary to justify any inconsistency with the Direction Planning for Bushfire Protection.
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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).

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:

- NSW Rural Fire Service;
- Western Sydney University;
- Land and Housing Corporation;
- Roads and Maritime Services; and
- Transport for NSW.

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 Council 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 planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
- (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

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

Dated 6th day of November 2018.



Damien Pfeiffer
Director Regions, Western
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission