

Alteration of Gateway Determination

Planning Proposal (Department Ref: PP_2013_CAMDE_012_00)

I, the Executive Director, Regions at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("the Act") to alter the Gateway determination dated 3 July 2013 (as since altered) for the proposed amendment to the Camden Local Environmental Plan 2010 as follows:

1. Change the description of the Planning Proposal

from

"I, the Acting Executive Director, Metropolitan Planning at the Department of Planning and Infrastructure as the delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Camden Local Environmental Plan (LEP) 2010 to rezone land at Glenlee to IN1 General Industrial, SP2 Infrastructure and E3 Environmental Management; apply a minimum lot size of 2000sqm; maximum building height of 11m and maximum floor space ratio of 1:1 for land proposed to be zoned IN2, remove certain development controls on land proposed to be zoned SP2 and E3; identify land at Liz Kernohan Drive on the Land Reservation Acquisition Map and include a new provision which prohibits development of warehousing and industrial uses over a certain gross floor area, should proceed subject to the following conditions:"

to

"I, the Executive Director, Regions, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Camden Local Environmental Plan (LEP) 2010 to rezone land at Glenlee to IN1 General Industrial, SP2 Infrastructure and E2 Environmental Conservation; apply a minimum lot size of 4000sqm, a maximum building height of 12m and no maximum floor space ratio for land proposed to be zoned IN1 General Industrial; remove certain development controls on land proposed to be zoned SP2 and E2; identify land at Liz Kernohan Drive on the Land Reservation Acquisition Map; and include a new provision which prohibits development of warehousing and industrial uses over a certain gross floor area, should proceed subject to the following conditions:"



2. Delete:

“condition 1”

and replace with new condition 1:

1. Prior to undertaking consultation, Council is to amend the planning proposal to:
 - (a) confirm that the proposed local provision does not allow warehouse and industrial development to exceed the gross floor area cap of 90,000sqm. (note: the removal /amendment to the cap can only occur via a subsequent planning proposal, once suitable provisions for infrastructure have been agreed upon;
 - (b) nominate, in consultation with Campbelltown City Council, the portion of the gross floor area cap applying to land within the Camden local government area, or alternatively, indicate that the proposed cap applies to land within both Camden and Campbelltown local government areas (which is subject to planning proposals PP_2013_CAMDE_012_00 and PP_2013_CAMPB_001_00);
 - (c) amend the project timeline to show current projected dates; and,
 - (d) amend the proposed zoning maps within the planning proposal by removing the words ‘SP2 Classified Road’ where these words appear within the maps and replaced with the words ‘SP2 Infrastructure’.

Dated *4th* day of *October* 2017.

Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and
Environment

**Delegate of the Greater Sydney
Commission**



Mr Ron Moore
General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Dear Mr Moore

**Planning Proposal at Glenlee, Menangle Park PP_2013_CAMDE_012_00 –
Alteration of Gateway Determination**

I refer to your letter in relation to revisions to Planning Proposal
PP_2013_CAMDE_012_00 to rezone land at Glenlee, Menangle Park.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 3 July 2013 for PP_2013_CAMDE_012_00 (as altered). The Alteration of the Gateway Determination and amended written authorisation to Exercise Delegation are enclosed.

In reaching this decision, I have conditioned the altered determination so that the proposed road corridor is zoned SP2 Infrastructure in the planning proposal in the absence of an agreement from the Roads and Maritime Services to be the acquisition authority. This will allow the proposal to proceed to the community consultation stage and for Council to further investigate the assignment of the acquisition role for the land during the process. In this regard, Council will be required to address section 117 Direction 6.2 Reserving Land for Public Purposes, prior to the plan being made.

If you have any questions in relation to this matter, I have arranged for Ms Chantelle Chow to assist you. Ms Chow can be contacted on (02) 9860 1548.

Yours sincerely


Stephen Murray
Executive Director, Regions
Planning Services

4 October 2017

Encl: Alteration to Gateway Determination
Written Authorisation to Exercise Delegation

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Camden Council is authorised to exercise the functions of the Greater Sydney Commission under section 59 of the *Environmental Planning and Assessment Act 1979* (the Act) that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2013_CAMDE_012_00	Planning proposal to rezone land at Glenlee to IN1 General Industrial, SP2 Infrastructure and E2 Environmental Conservation; apply a minimum lot size of 4000sqm, a maximum building height of 12m and no maximum floor space ratio for land proposed to be zoned IN1 General Industrial; remove certain development controls on land proposed to be zoned SP2 and E2; identify land at Liz Kernohan Drive on the Land Reservation Acquisition Map; and include a new provision which prohibits development of warehousing and industrial uses over a certain gross floor area.

In exercising the Greater Sydney Commission's functions under section 59 of the Act, the Council must comply with the Department's "*A guide to preparing local environmental plans 2016*" and "*A guide to preparing planning proposals 2016*".

Dated 4th October 2017



Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

**Delegate of the Secretary
of the Department of Planning and Environment**