

Gateway Determination

Planning proposal (Department Ref: PP_2013_CAMPB_002_00): to zone the Glenfield Waste Site for industrial and special purposes and amend the maximum building heights.

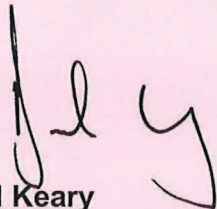
I, the Acting Executive Director, Metropolitan Planning, at the Department of Planning and Infrastructure, as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act, that an amendment to the draft Campbelltown Local Environmental Plan (LEP) 2013 to zone the Glenfield Waste Site at Cambridge Avenue, Glenfield to IN1 General Industrial, SP2 Infrastructure (Car Park) and SP2 Infrastructure (Railway) and apply a maximum building height of 12m on land proposed to be zoned IN1 should proceed, subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the 'objectives or intended outcomes' within the planning proposal to identify the uses proposed for the subject land. The planning proposal is to be updated to correctly reference the name of the zone for land proposed to be rezoned for special purposes - railway.
2. Prior to undertaking public exhibition, Council is to update the planning proposal to include sufficient additional information to adequately demonstrate consistency or justify any inconsistency with the below S117 Directions:
 - 2.3 Heritage Conservation
 - 3.4 Integrating Land Use and Transport
 - 4.3 Flood Prone Land
3. Additional information regarding the below matters is to be placed on public exhibition with the planning proposal:
 - flora and fauna
 - heritage
 - acoustic (noise impact)
 - traffic impact (road network capacity and infrastructure improvements)
4. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 LEPs (Department of Planning & Infrastructure 2013)*.
5. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - Transport for NSW
 - Railcorp
 - Sydney Water
 - Telstra
 - Transgrid

- Sydney Catchment Authority
 - Sydney Metropolitan Catchment Management Authority
 - Office of Environment and Heritage
 - NSW Department of Primary Industries — Agriculture
 - NSW Trade and Investment — Minerals and Petroleum (S117 Direction 1.3 Mining, Petroleum Production and Extractive Industries)
 - NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)
 - Office of Strategic Lands regarding the dedication of land, which adjoins the eastern boundary of the subject land and which is zoned 6(b) Regional Open Space under Campbelltown (Urban Area) LEP 2002, and its removal from the Land Reservation Acquisition Map.
 - Adjoining LGAs
6. Each public authority 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.
7. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
8. The timeframe for completing the LEP is to be **12 months** from the week following the

Dated

9th DECEMBER 2013.



Daniel Keary
Acting Executive Director
Metropolitan Planning
Planning Operations and Regional Delivery