

## Gateway Determination

***Planning proposal (Department Ref: PP\_2019\_CAMDE\_003\_00): to realign the western boundary of the Oran Park Town Centre and increase the maximum building height to enable an apartment tower development.***

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 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to realign the boundary of the B2 Local Centre and R3 Medium Density Residential zoned land on the western edge of the Oran Park Town Centre and amend the associated development controls, and increase the maximum building height of the landmark building site in the centre of the Oran Park Town Centre (i.e. part of Lot 3 DP 270899) from 24m to 47m should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is amended as follows:
  - (a) update the property and allotment description for the land subject to the planning proposal;
  - (b) update the consistency of the proposal with Directions 1.1 Business and Industrial Zones and 3.5 Development Near Regulated Airports and Defence Airfields;
  - (c) prepare shadow diagrams of the proposed apartment tower to illustrate the increased overshadowing impacts of the increased building height on the surrounding area;
  - (d) prepare a visual impact assessment of the proposed apartment tower to analyse the impacts on the surrounding area; and
  - (e) prepare draft amendments to the Oran Park development control plan and exhibit this plan concurrently with the planning proposal.
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:

- Western Sydney Airport; and
- Federal Department of Infrastructure, Regional Development and Cities.

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

Dated *26<sup>th</sup>* 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**