

Alteration of Gateway Determination

Planning Proposal (Department Ref: PP_2013_CAMPB_001_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 Campbelltown Local Environmental Plan 2015 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 Campbelltown (Urban Area) Local Environmental Plan (LEP) 2002 and Interim Development Order No. 15 – City of Campbelltown to rezone land at Glenlee to 4(a) General Industry, 5(b) Special Uses Arterial Roads and a new environmental conservation zone, include a land use table for the environmental conservation zone and 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 Campbelltown Local Environmental Plan (LEP) 2015 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, apply a maximum building height of 9m for land zoned E2; remove certain development controls on land proposed to be zoned SP2; identify land at Liz Kernohan Drive on the Land Reservation Acquisition Map, and 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 a new condition 1:

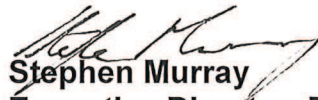
1. Prior to undertaking consultation, Council is to amend the planning proposal to:

- a) clearly advise 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 Camden Council, the portion of the gross floor area cap applying to land within the Campbelltown local government area, or alternatively, indicate that the proposed cap applies to land in both Camden and Campbelltown local government areas (which is subject to planning proposal: PP_2013_CAMDE_012_00 and PP_2013_CAMPE_001_00);
- c) include maps/figures which show road access to/from the site in the short, medium and long term – all maps are to be at appropriate scale and clearly identify the subject site;
- d) adjust the project timeline to show current projected dates;
- e) 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’; and
- f) remove reference to the prohibition of retailing and other uses on the site where these words appear in the planning proposal; and,
 - include advice that Council will seek to introduce a proposed mechanism to ameliorate the impact of commercial development on other centres, for example, by limiting floor area of particular land uses on the site;
 - specify the mechanism and the particular uses that will be subject to such limitation; and,
 - submit the amended planning proposal to the Sydney Region West office of the Department by Council, prior to community consultation; and,



- g) remove Council's intention to introduce a satisfactory arrangements provision applying to the land.

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


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

**Delegate of the Greater Sydney
Commission**

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Campbelltown City 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_CAMPB_001_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; apply a maximum building height of 9m for land zoned E2; remove certain development controls on land proposed to be zoned SP2; identify land at Liz Kernohan Drive on the Land Reservation Acquisition Map; and 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**



Ms Lindy Deitz
General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Dear Ms Deitz

**Planning Proposal at Glenlee, Menangle Park PP_2013_CAMPB_001_00 –
Alteration of Gateway Determination**

I refer to your letter in relation to the amended Planning Proposal PP_2013_CAMPB_001_00 which seeks 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 (as altered) for PP_2013_CAMPB_001_00. 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.

Furthermore, the proposed satisfactory arrangements clause is to be removed from the planning proposal prior to community consultation as this provision cannot be introduced in respect of local infrastructure and facilities.

In addition, Council is unable to prohibit retailing uses as these are predominately mandated for the IN1 General Industrial Zone. In these circumstances, I would encourage Council to consider and introduce a suitable mechanism to address its concerns over the impact of commercial development on the site. I have conditioned the attached alteration document according. I understand that discussion have been held between council officers and departmental staff over a suitable alternative mechanism and officers of the Sydney Region Office of the Department remain available to offer assistance, if necessary.

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

 4 October 2017
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Alteration to Gateway Determination
Written Authorisation to Exercise Delegation