



Gateway Determination

Planning proposal (Department Ref: PP_2020_CAMPB_004_00): to rezone land at 71 St Andrews Road, Varroville from E3 Environmental Management to part R2 Low Density Residential and part E2 Environmental Conservation, RE1 Public Recreation and Special Purposes – Drainage.

I, the Acting Deputy Secretary, Greater Sydney Place and Infrastructure 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 City of Campbelltown Local Environmental Plan (LEP) 2015 to rezone the land at 71 St Andrews Road, Varroville (Lot 71, DP 706546) from E3 Environmental Management to part R2 Low Density Residential; part E2 Environmental Conservation; RE1 Public Recreation and Special Purposes – Drainage; and amend associated development controls, should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be amended as follows:
 - (a) include a note that an acquisition authority for the land proposed to be rezoned RE1 Public Recreation is to be determined;
 - (b) confirm that adequate social infrastructure is in place, identify these facilities including active and passive open space, and the availability to future residents;
 - (c) provide further commentary on Planning Priority W5 of the Western District Plan, in relation to access to public transport;
 - (d) undertake an Aboriginal Cultural Heritage assessment and respond to the findings.

2. Prior to public exhibition, the supporting studies are to be updated as follows:
 - (a) Bushfire Protection Assessment: consider the availability of the additional road access being provided through the East Leppington Precinct, and if this connection is not viable, determine whether the evacuation route along St Andrews Road is adequate;
 - (b) Flora and Fauna Assessment: review the assessment to ensure the proposal is consistent with the current version of State Environmental Planning Policy (Koala Habitat Protection) 2019;
 - (c) Gas Pipeline Assessment: address safety issues taking into consideration Planning Circular PS 18-010: Development adjacent to high pressure pipelines transporting dangerous goods;
 - (d) Traffic and Parking Assessment: consider the availability of the additional road access being provided through the East Leppington Precinct, and if this connection is not viable, amend the assessment and proposal accordingly.

3. 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 and Environment, 2018).
4. 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:
- Department of Planning, Industry and Environment – Environment, Energy and Science Group
 - Office of Water;
 - Transport for NSW;
 - Heritage Council of NSW;
 - NSW Rural Fire Service (note: in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection, the NSW Rural Fire Service is to be consulted prior to exhibition);
 - Relevant service providers including Sydney Water, Jemena Gas, Endeavour Energy, and Transgrid; and
 - Camden, Campbelltown and Liverpool Councils.

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.

5. 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 any obligation to conduct a public hearing.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination. To ensure this timeframe can be achieved, the proposal must meet the following milestones:
- (a) Public exhibition is to commence by 1 June 2021, and
 - (b) If the Panel resolves to finalise the proposal, the Panel's recommendation to the Department must be provided by 29 October 2021.

Dated 11th day of January 2020.



Catherine Van Laeren
Acting Deputy Secretary
Greater Sydney Place and
Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces

