

17/04918

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

Attention: Rana Haddad

Dear Ms Deitz

**Alteration of Gateway determination to amend *Campbelltown Local Environmental Plan 2015* – Caledonia Precinct, Ingleburn
(PP_2016_CAMPB_003_00)**

I refer to Council's request to alter the Gateway determination for PP_2016_CAMPB_003_00 (issued on 8 December 2016), to amend condition 2 regarding consultation with public authorities.

I have determined, as 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 8 December 2016, for the planning proposal PP_2016_CAMPB_003_00, which seeks to amend the *Campbelltown Local Environmental Plan 2015* by rezoning land known as the Caledonia Precinct, Ingleburn (between Bensley, Mercedes and Oxford Roads, Ingleburn) from part E4 Environmental Living to a mix of R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation, and amending the associated development standards.

While this amendment will enable Council to consult the identified public authorities whilst undertaking community consultation, Council remains obliged to consult the Office of Environment and Heritage and the Commissioner of the NSW Rural Bushfire Service, prior to exhibition.

I enclose the Alteration of Gateway Determination for your attention.

If you have any questions in relation to this matter, please contact Mr Terry Doran of this Office on telephone no. (02) 9860 1579.

Yours sincerely



29/03/17

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Encl: Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_CAMPB_003_00)

I, the Director, Sydney Region West 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* to alter the Gateway determination dated 8 December 2016 for the proposed amendment to the *Campbelltown Local Environmental Plan 2015* as follows:

1. Delete:

condition “2”

and replace with new conditions 2.1 and 2.2:

“2.1 Prior to exhibition, 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 the relevant S 117 directions:

- Office of Environment and Heritage (regarding the Cumberland Plains Woodland and local heritage item); and,
- NSW Rural Fire Service (regarding bushfire prone land).

Comments from the Office of Environment and Heritage and the Rural Fire Service should be considered in the context of the proposed zoning and proposed protection of vegetation.

2.2 Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Transport for NSW (regarding regional infrastructure requirements)
- Fire and Rescue NSW (regarding regional infrastructure requirements)
- NSW Department of Health (regarding regional infrastructure requirements)
- Transport for NSW - Roads and Maritime Services (regarding regional infrastructure requirements)
- Sydney Water (regarding regional infrastructure requirements)
- Endeavour Energy (regarding regional infrastructure requirements)
- Telstra (regarding regional infrastructure requirements)
- Office of Strategic Lands (regarding the Georges River Parkway land reservation)

In respect of conditions 2.1 and 2.2, each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and be given at least 21 days to comment on the proposal.

If regional infrastructure is required, the site is to be identified as an Urban Release Area, and Council is to amend the proposal document accordingly.”

Dated 29th day of March 2017.

A handwritten signature in black ink, appearing to read 'C. Van Laeren', with a small dot at the end.

**Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission**