

Gateway Determination

Planning proposal (Department Ref: PP_2016_CAMPB_003_00): to amend Campbelltown Local Environmental Plan 2015 concerning rezoning of land at Caledonia Precinct, Ingleburn (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 amend development standards corresponding to the proposed changes in land use.

I, the Director, Sydney Region West, Planning Services 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* (EP&A Act), that the planning proposal to amend *Campbelltown Local Environmental Plan (LEP) 2015* for the rezoning of the land known as the Caledonia Precinct, Ingleburn ('the site') from part E4 Environmental Living to a mix of R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation, and associated amendments should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal, as follows:
 - (a) remove reference to amendment of specific clauses in the LEP and amend the planning proposal to state the intended outcome to address the subdivision of land zoned R5 Large Lot on which an attached dual occupancy is situated and in the Caledonia Precinct;
 - (b) remove reference to local clause 7 and outline the intent of the planning proposal to prepare a relevant development control plan to accompany the proposal;
 - (c) Part 2 Explanation of Provisions of the proposal is to be amended to clearly indicate the proposed amendments and maps to be amended;
 - (d) Part 3 of the proposal is to be amended to adequately address the consistency of the proposal with the following:
 - i. A Plan for Growing Sydney,
 - ii. the Draft South West District Plan,
 - iii. State Environmental Planning Policies (SEPP 19—Bushland In Urban Areas, SEPP 44—Koala Habitat Protection and GMREP NO. 2 - Georges River Catchment), and
 - iv. Ministerial Directions (Direction 2.1 - Environment Protection Zones, Direction 4.4 - Planning For Bushfire Protection);
 - (e) revise the planning proposal and supporting studies to reflect the current proposal in regards to the following:
 - i. retained vegetation in the proposed RE1 Public Recreation zone,
 - ii. Asset Protection Zone for bushfire protection;
 - (f) delete all references to first order streams and include the correspondence with the NSW Department of Primary Industries – Water with regard to this issue; and
 - (g) include higher quality current and proposed maps in Annexure 1-6 of the proposal.

The updated proposal is to be submitted to the Department.

2. 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 relevant S117 Directions:
 - Office of Environment and Heritage (regarding the Cumberland Plains Woodland and local heritage item)

- NSW Rural Fire Service (regarding bushfire prone land)
- 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)

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.

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.

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.

3. Community consultation is required under Section 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal must be publicly exhibited 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 the planning proposal as identified in section 5.5.2 of *A Guide to preparing local environmental plans (Department of Planning and Environment 2013)*.
4. A public hearing is not required to be held in relation to this matter by any person or body under section 52(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).
5. The timeframe for completing the local environmental plan is to be **12 months** from the week following the date of the Gateway determination.

Dated 8th day of December 2016



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

Delegate of the Greater Sydney
Commission