

Gateway Determination

Planning proposal (Department Ref: PP_2018_CAMDE_005_00): to rezone land at part of land at 182 Raby Road, Gledswood Hills from RU2 Rural Landscape to R5 Large Lot Residential and decrease the minimum lot size from 2ha to 4,000m².

I, the Director Regions, Western at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Camden Local Environmental Plan (LEP) 2010 to rezone land at part of land at 182 Raby Road, Gledswood Hills from RU2 Rural Landscape to R5 Large Lot Residential and decrease the minimum lot size from 2ha to 4,000m² should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal by amending the current and proposed maps in Part 4.2 of the proposal to clearly outline the site and the adjoining R5 zoned land in the manner indicated at page 9 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with Campbelltown City Council under section 3.34(2)(d) of the Act. Campbelltown Council 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 planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - a. the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - b. the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - c. there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **6 months** following the date of the Gateway determination.

Dated 6th day of November 2018.



Damien Pfeiffer
Director Regions, Western
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission