



## Gateway Determination

***Planning proposal (Department Ref: PP\_2020\_CAMPB\_003\_00): to amend the planning controls across Menangle Park Urban Release Area.***

I, the Executive Director 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 Campbelltown Local Environmental Plan (LEP) 2015 to amend the planning controls across the Menangle Park Urban Release Area should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be amended as follows:
  - a) Include a table to compare the existing and proposed total areas for each zone in a table and illustrate this on a map.
  - b) The mapping associated with planning proposal is to be updated to outline the site and accurately reflect the current and proposed controls, including the recently rezoned Glenlee Precinct.
  - c) Consult the NSW Rural Fire Service prior to public exhibition in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection and address any comments from this agency.
  - d) Update the consistency of the planning proposal with the relevant section 9.1 Directions as outlined in this report including addressing Direction 2.6 Remediation of Contaminated Land.
  - e) Consult Transport for NSW on traffic considerations and accepting the role of acquisition authority for Spring Farm Parkway Stage 2. If neither Transport for NSW nor Campbelltown Council accepts the acquisition role for Spring Farm Parkway Stage 2 then the identification of this land on the Land Acquisition Reservation Map is to be removed.
  - f) Further investigate the proposed distribution of densities across the precinct to consider opportunities to:
    - i. Locate higher densities within the walking distance catchment of the railway station;
    - ii. Promote the use of active transport (such as walking and cycling) to provide linkages between the proposed town centre to the railway station; and
    - iii. Update the urban design report to reflect the findings of this investigation and provide justification for the proposed location of higher densities.
  - g) Remove reference to SEPP 44 – Koala Habitat Protection and replace with SEPP (Koala Habitat Protection). To ensure consistency with the State Environmental Planning Policy (Koala Habitat Protection) and

Campbelltown's Koala Plan of Management, a Vegetation Assessment Report is to be included in the public exhibition material for the proposal.

- h) Include a discussion on the proposal's consistency with State Regional Environmental Plan No 20 – Hawkesbury-Nepean River.
  - i) Council is to propose a floor space ratio for the land zoned B1 Neighbourhood Centre and B2 Local Centre zoned land and include this in the public exhibition material.
2. The revised planning proposal is to be updated in accordance with condition 1 and forwarded to the Department for review and approval prior to exhibition.
3. Concurrently exhibit the amendments to the Development Control Plan and the local Voluntary Planning Agreement with the planning proposal
4. 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).
5. 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:
  - NSW Rural Fire Service;
  - Transport for NSW; and
  - Environment, Energy and Science Group;
  - NSW State Environmental Service;
  - Sydney Water; and
  - Relevant utility providers.

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.

6. 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).

7. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 21<sup>st</sup> day of October 2020.



**Catherine Van Laeren**  
**Executive Director, Central River City**  
**and Western Parkland City**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**