

Gateway Determination

Planning Proposal (Department Ref: PP_2018_CAMPB_001_00): to rezone land at 17 Percival Avenue, Ingleburn, from part RE1 Public Recreation to R2 Low Density Residential.

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(2) of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) that an amendment to the Campbelltown Local Environmental Plan (LEP) 2015 to rezone land at 17 Percival Avenue, Ingleburn from part RE1 Public Recreation to R2 Low Density Residential should proceed subject to the following conditions:

1. Prior to community consultation, Council is to amend the planning proposal to:
 - (a) remove the word “draft” on the cover page of the planning proposal (page 1);
 - (b) revise the consistency of the planning proposal with the Campbelltown Community Strategic Plan 2013-2023 as it is consistent with Objective 2 of the Plan; and
 - (c) include the advice on flood and bushfire prone land from the Council Report (dated 12 December 2017) within the relevant section 117 directions in the planning proposal to provide clarity.
2. Community consultation is required under Sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment 2016) and must be made publicly available for a minimum of **14 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 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 the Commissioner of the NSW Rural Fire Service during the community consultation period under section 56(2)(d) of the EP&A Act. The Rural Fire Service is to be provided with a copy of the planning proposal and any relevant supporting material, and given a 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 56(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).
5. The timeframe for completing the LEP is to be **6 months** following the date of the Gateway determination.

Dated 19th day of January 2018.



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

Delegate of the Greater Sydney Commission