



Gateway Determination

Planning Proposal (Department Ref: PP_2017_CAMPB_001_00): to rezone land from E4 Environmental Living to R2 Low Density Residential and introduce minimum subdivision lot size standards at Eagleview Road and Goodsell Street, Minto.

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 from E4 Environmental Living to R2 Low Density Residential and introduce minimum subdivision lot size standards at Eagleview Road and Goodsell Street, Minto should proceed subject to the following conditions:

1. Prior to undertaking community consultation, Council is required to amend the planning proposal, as follows:
 - (a) Amend Part 2 - Explanation of provisions, of the planning proposal, to indicate the existing zone, standards and provisions that currently apply to the land, together with the proposed zone and standards.
 - (b) Include an explanation of the proposed lot size for dual occupancy map (annexure 3).
 - (c) Include diagrams in the planning proposal showing the existing zone (and surrounding zone[s]) and all other relevant standards.
 - (d) On all maps, the subject land is to be highlighted to show its location on these maps.
 - (e) Following further investigation, clarify within the planning proposal consistency, or otherwise, with Section 117 Direction 2.1 Environment Protection Zones.
2. Further, prior to consultation Council is to:
 - (a) in addition to those studies identified under Part 3 of the proposal, Council include the remaining studies undertaken to support the proposal and undertake a Phase 1 - Preliminary Site Contamination Investigation Study for the site in accordance with the Managing Land Contamination Planning Guidelines (EPA, 1998); and,
 - (b) the supporting flora and fauna study is to be supplemented by undertaking and documenting field work to address the accuracy of vegetation mapping, groundcover composition, the presence or absence of potential significant habitat features, and impacts upon threatened species, populations or ecological communities, with particular consideration being given to koala habitat.

A copy of the amended planning proposal is to be forwarded to the Department for information prior to community consultation.

3. 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 **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 planning proposals as identified in Section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
4. Consultation is required with the following public authorities and organisations under Section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant Section 117 Directions:
 - Office of Environment and Heritage; and
 - relevant organisations for the supply of water, gas, telecommunications, electricity and the disposal and management of sewage.

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.

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.

5. The timeframe for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 26th day of July 2017



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

Delegate of the Greater Sydney Commission