

Gateway Determination

Planning proposal (Department Ref: PP_2019_CAMPB_002_00): to rezone land at 26 Mercedes Road, Ingleburn from E4 Environmental Living to R2 Low Density Residential.

I, the Acting Director, Western 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 rezone land at 26 Mercedes Road, Ingleburn from E4 Environmental Living to R2 Low Density Residential, decrease the minimum lot size to 500sqm, decrease the minimum lot size for dual occupancy development to 700sqm, and remove the 1ha lot averaging provision, should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the 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, 2018) and must be made publicly available for a minimum of **14 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).
 2. Consultation is required with the following public authorities under section 3.34(2)(d) of the Act:
 - Greater Sydney Branch, EES (Environment, Energy and Science) Group of DPIE.
 - Heritage, Community Engagement, Department of Premier and Cabinet at: heritagemailbox@environment.nsw.gov.au
- Each public authority 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.
3. 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).

4. 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.
5. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 6th day of March, 2020.



Terry Doran
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Central River City and Western
Parkland City
Greater Sydney, Place and
Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces