

Gateway Determination

Planning proposal (Department Ref: PP_2018_CAMDE_002_00): to facilitate a hotel development at 50E Raby Road, Gledswood Hills by increasing the building height to 22m and altering the existing additional permitted use clause to limit the building footprint within a designated area.

I, the Director Regions, Sydney Region West 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 facilitate a hotel development at 50E Raby Road, Gledswood Hills by increasing the maximum building height from 9.5m to 22m, and altering the existing additional permitted use clause to limit the building footprint within a designated area should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal to:
 - (a) clarify that the proposal seeks to confine the hotel use to a particular part lot (part Lot 50) and remove its permissibility in other areas; and
 - (b) amend the proposed supporting permitted additional use map accordingly and associated text within the proposal;
 - (c) identify and address the three existing high-pressure dangerous goods pipelines within vicinity of the site;
 - (d) include commentary on any traffic or transport impacts associated with the proposed hotel development; and
 - (e) prepare a draft site specific DCP for the proposed hotel development, which will be exhibited concurrently with the planning proposal.
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 the following public authorities and / organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Sydney Water;
 - Telstra;

- Integral Energy;
- Roads and Maritime Service;
- Transport for NSW; and,
- The pipeline operators: Jemena Gas and the APA Group.

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.

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 22nd day of June 2018.



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission