



## **Gateway Determination**

***Planning Proposal (Department Ref: PP\_2016\_CAMPB\_002\_00) to amend the relevant Campbelltown Local Environmental Plan 2015 maps to ensure consistency with the realignment of the Local Government Area boundary between Campbelltown and Camden Council's and to change the zoning, height of building and other development standards that apply to certain land at Emerald Hills.***

I, the Director, Sydney Region West as delegate of the Greater Sydney commission, have determined under section 56(2) of the EP&A Act that an amendment to the Campbelltown Local Environmental Plan 2015 should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal as indicated below:
  - (a) all maps are to be shown in colour;
  - (b) all maps are to clearly indicate which side of the LGA boundary falls with the Campbelltown and Camden LGA's;
  - (c) the existing map extracts must include the current planning controls applied by Camden Council to the land affected by the proposal; and
  - (d) the Explanation of Provisions is to be amended to:
    - (i) identify the proposed development standards that will apply to land at Emerald Hills; and
    - (ii) indicate that the proposal will amend Schedule 5 - Environmental Heritage.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act (EP&A Act) 1979 as follows:
  - (a) the planning proposal must be 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 identified in section 5.5.2 of 'A Guide to Preparing LEPs' (Department of Planning and Infrastructure 2012).
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
  - NSW Office of Environment and Heritage;
  - NSW Office of Environment and Heritage (Heritage Branch);
  - Sydney Metropolitan Catchment Management Authority; and
  - Camden Council.

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.

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 instance in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway Determination.

Dated / 1 day of May 2016.



**Catherine Van Laeren**  
**Director, Sydney Region West**  
**Planning Services**

**Delegate of the Greater Sydney**  
**Commission**