

Gateway Determination

Planning proposal (Department Ref: PP-2020-3901): to rezone land from RE2 Private Recreation to R3 Medium Density Residential and introduce a maximum height of buildings of 9m.

I, the Director 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 Lot 39, Webber Circuit, Bardia from RE2 Private Recreation to R3 Medium Density Residential and introduce a maximum height of buildings of 9m should proceed subject to the following conditions:

1. The following is to be completed and the planning proposal updated prior to public exhibition:
 - A Stage 1 Contamination Assessment is to be completed to ensure consistency with S9.11 Ministerial Direction, 2.6 Remediation of Land.
 - Preliminary advice be sought from TfNSW, in regard to the suitability of the proposed acoustic wall.
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 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).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act:
 - Transport for New South Wales
 - Sydney Water
 - Jemena Gas
 - Endeavour Energy

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 9 months following the date of the Gateway determination.

Dated 28 day of January 2021.



**Director, Western
Central River City and Western
Parkland City
Department of Planning, Industry and
Environment
Delegate of the Minister for Planning
and Public Spaces**