



Gateway Determination

Planning proposal (Department Ref: PP-2021-4123): *Glenlee House, 60 Menangle Road, Menangle Park*

I, the Acting Director, Central River City and Western Parkland City 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) for Glenlee House should proceed subject to the following conditions:

1. Prior to public exhibition, consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of the relevant Section 9.1 Directions:
 - (a) Heritage NSW; and
 - (b) NSW Rural Fire Service.
2. Prior to public exhibition, the planning proposal is to be updated to:
 - (a) Provide clear and accurate mapping for exhibition purposes;
 - (b) Identify an acquisition authority for the proposed RE1 Open Space zoning;
 - (c) Clarify the existing and proposed building height;
 - (d) Outline an additional local provision to introduce a site coverage for land proposed to be zoned E4 Environmental Living; and
 - (e) Outline additional local provisions to strengthen the heritage controls for the proposed future development surrounding Glenlee House. The controls should include, but not be limited to:
 - i. Implementing a Conservation Management Plan
 - ii. Managing visual or physical qualities of the site
 - iii. Complementing the landscape and scenic quality of the site.
3. Once the planning proposal is revised in accordance with condition 1 and 2, this must be submitted to the Department for approval prior to public exhibition.
4. 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).

5. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
- Heritage NSW
 - Transport for NSW
 - Sydney Water
 - Subsidence Advisory NSW
 - Department of Primary Industries
 - Rural Fire Service

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 28 days to comment on the proposal.

6. 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).
7. 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.
8. The planning proposal must be exhibited within **4 months** following the date of the Gateway determination.
9. The planning proposal must be reported to council for final recommendation within **9 months** following the date of the Gateway determination.
10. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 28th day of July 2021.



Melissa Rassack
Acting Director
Central River City and Western
Parkland City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces