

Gateway Determination

Planning proposal (Department Ref: PP-2022-1785): to amend minimum lot size for Lot 20 DP 71208 and Lot 1 DP 121046, 210 Spitfire Drive and 192, 247 and 345 St Andrews Road, Varroville.

I, the Director, Western at the Department of Planning 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 2015 to amend minimum lot size provision for to amend minimum lot size for Lot 20 DP 71208 and Lot 1 DP 121046, 210 Spitfire Drive and 192, 247 and 345 St Andrews Road, Varroville should proceed subject to the following conditions:

1. Prior to public exhibition, consultation with the NSW Rural Fire Service is required in accordance with Section 9.1 Local Planning Direction 4.3 – Planning for Bushfire Protection.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 of the Act as follows:
 - (a) The planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 30 working 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:
 - NSW Rural Fire Service
 - Fire and Rescue NSW
 - Environment and Heritage Group (DPE)
 - Greater Cities Commission

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working 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 EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing.
5. Council as planning proposal authority planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A 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 applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The timeframe for completing the LEP is to be eight months from the date of the Gateway determination.



21 June 2023

Adrian Hohenzollern
Director, Western (Metro West)
Planning & Land Use Strategy
Department of Planning and Environment

**Delegate of the Minister for Planning and
Public Spaces**