



IRF 22/2136

Gateway determination report – PP 2022-2243

158 Queen Street Campbelltown Clause Application
Map adjustment

July 22

Published by NSW Department of Planning and Environment

dpie.nsw.gov.au

Title: Gateway determination report – PP 2022-2243

Subtitle: 158 Queen Street Campbelltown Clause Application Map adjustment

© State of New South Wales through Department of Planning and Environment 2022. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning and Environment as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (July 22) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

Acknowledgment of Country

The Department of Planning and Environment acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

Contents

1	Planning Proposal	1
1.1	Overview and objectives of planning proposal	1
1.2	Explanation of provisions	1
1.3	Site description and surrounding area.....	2
1.4	Mapping.....	3
2	Need for the planning proposal	4
3	Strategic assessment	5
3.1	Regional Plan	Error! Bookmark not defined.
3.2	District Plan [If relevant]	Error! Bookmark not defined.
3.3	Local.....	Error! Bookmark not defined.
3.4	Local planning panel (LPP) recommendation.....	Error! Bookmark not defined.
3.5	Section 9.1 Ministerial Directions	6
3.6	State environmental planning policies (SEPPs)	6
4	Site-specific assessment	6
4.1	Environmental.....	Error! Bookmark not defined.
4.2	Social and economic.....	Error! Bookmark not defined.
4.3	Infrastructure	Error! Bookmark not defined.
5	Consultation.....	7
5.1	Community	7
5.2	Agencies.....	7
6	Timeframe	7
7	Local plan-making authority	7
8	Assessment Summary.....	7
9	Recommendation.....	7

Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment 1 – Planning Proposal
Attachment A2 – Current Clause Application Map
Attachment A3 – Proposed Clause Application Map
Attachment 4 – Site Layout
Attachment 5 – Planning Proposal Application Form

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Campbelltown City Council
PPA	Campbelltown City Council
NAME	Clause Application Map amendment - 158 Queen Street, Campbelltown
NUMBER	PP-2022-2243
LEP TO BE AMENDED	Campbelltown Local Environmental Plan 2015
ADDRESS	158 Queen Street, Campbelltown
DESCRIPTION	Lot 5 DP 1167855
RECEIVED	20/06/2022
FILE NO.	IRF22/2136
POLITICAL DONATIONS	There are no donations or gifts to disclose, and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal (**Attachment A**) contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objectives of the planning proposal are to:

- Remove development restrictions on the subject site, that are not required.
- Enable the site to be used for the full suite of permissible uses in accordance with the B3 – Commercial Core zone, subject to consent.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Campbelltown LEP 2015 per the changes below:

- Seek to amend the Campbelltown Local Environmental Plan 2015 (CLEP 2015) Clause Application Map by removing Lot 5 DP 1167855 from “Area 3”.

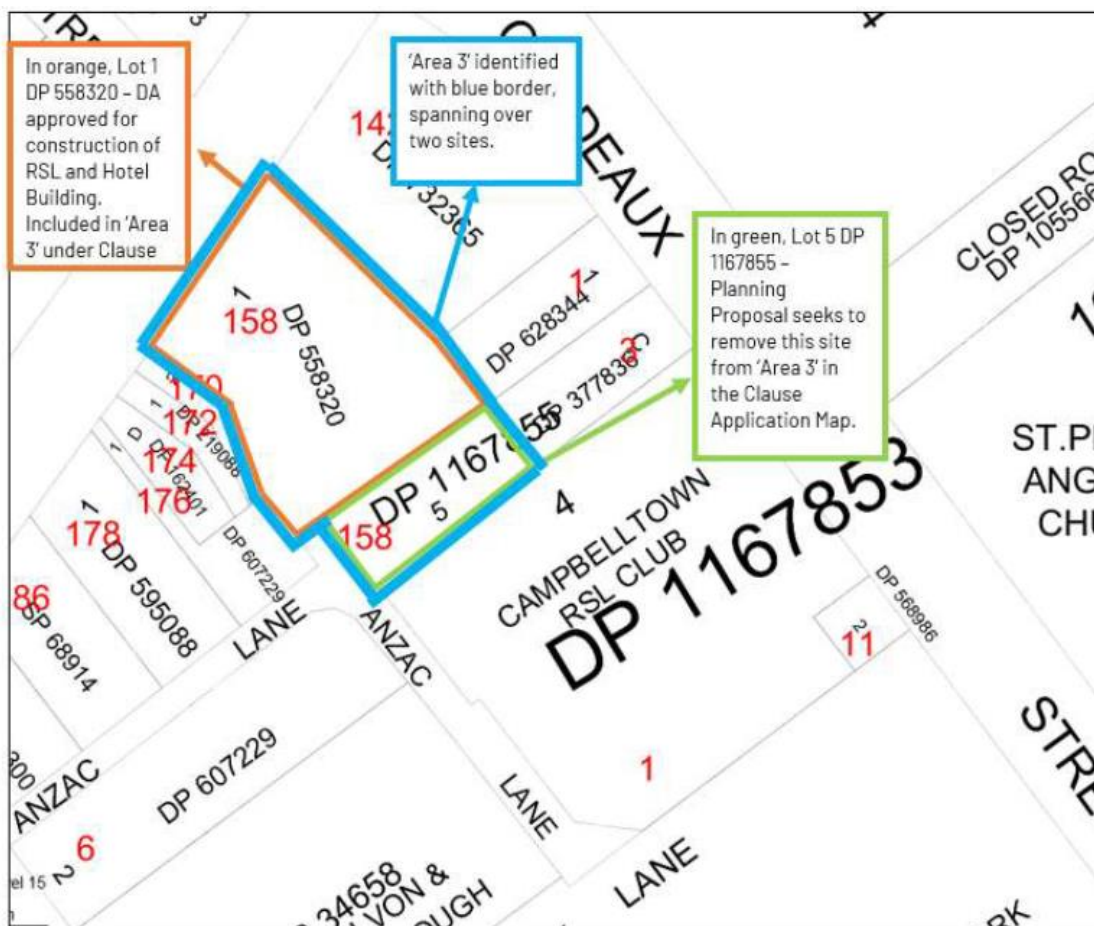
Table 3 Current and proposed controls

Control	Current	Proposed
Clause Application Map	Lot 5 is subject to the provisions of Area 3 of the Clause Application Map	Lot 5 to be removed from Area 3 of the Clause Application Map

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved. They do not require amendments prior to exhibition and do not contradict other parts of the LEP.

1.4 Site description and surrounding area

The site (158 Queen Street, Campbelltown) currently comprises two lots. The site is in Campbelltown CBD and fronts Queen Street with a rear lane access to Anzac Lane. The current site comprises various retail premises and is relatively flat. A recent development consent was issued by the construction of a new RSL Club and Hotel, which will be located on Lot 1 DP 558320. While the development consent also applies to Lot 5 DP 1167855, only minor works are proposed on that lot.

**Figure 1 Subject site in green outline**

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the Clause Application maps, which are suitable for community consultation.



Figure 2 Current clause application map

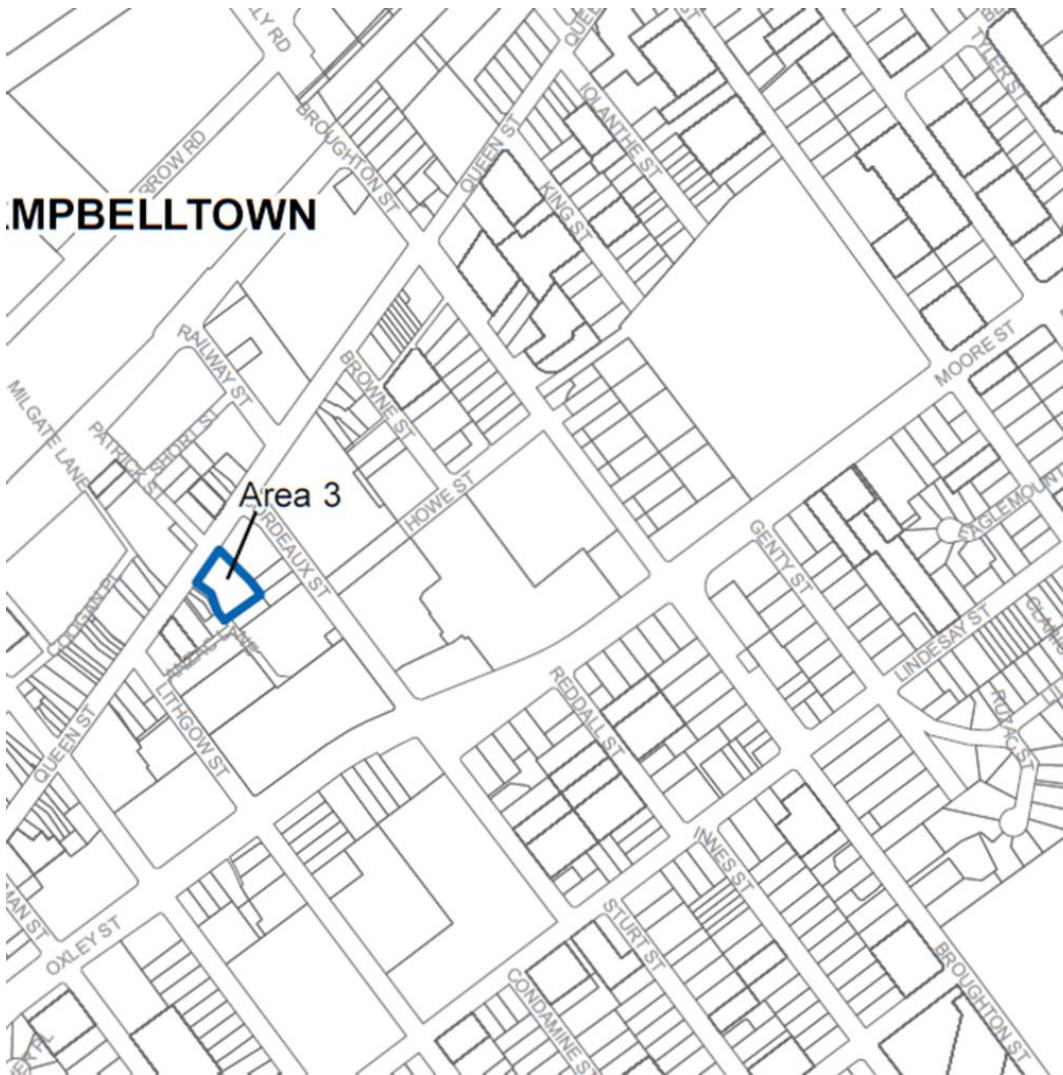


Figure 3 Proposed clause application map

1.6 Background

The site (158 Queen Street, Campbelltown) currently comprises two lots. A development consent was issued by the Sydney Western City Planning Panel on 18 March 2022 for demolition of the existing buildings and the construction of a new RSL Club and Hotel, which will be located on Lot 1 DP 558320. While the development consent also applies to Lot 5 DP 1167855, only minor works are proposed on that lot.

Clause 7.27 applies to both Lot 1 DP 558320 and Lot 5 DP 1167855 and restricts the permissible land uses on both lots; this clause gives effect to Area 3 of the Clause Application Map. Given the location of the approved RSL Club and Hotel, the restrictions under Clause 7.27 unnecessarily restrict the potential future use of Lot 5 DP 1167855.

2 Need for the planning proposal

The planning proposal is the best way to achieve the intended outcomes and objectives as it is the simplest administrative way to achieve the aims of the planning proposal.

The planning proposal is not a result of any strategic study or report. The removal of the subject site from the map would allow for greater flexibility in potential uses of Lot 5 DP 1167855 and this

is consistent with Council's Employment Lands Strategy. The proposal will enable Lot 5 DP 1167855 to be used for the same purposes as other surrounding land, regardless of the zone.

3 Strategic assessment

3.1 Regional Plan

The Plan identifies key goals of delivering a metropolis of three 30-minute cities through four key themes, infrastructure and collaboration, liveability, productivity, and sustainability. Given the minor nature of the planning proposal, it is considered that the proposal is not inconsistent with the overall intent of the Greater Sydney Region Plan. The proposal would remove restrictions to allow for additional redevelopment opportunities on the site.

3.2 District Plan

The site is within the Western District and the Greater Sydney Commission released the Western District Plan on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic, and environmental assets.

The Department is satisfied the planning proposal gives to the District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*. It is considered that the proposal is not inconsistent with the overall intent of the District Plan. The proposal would remove restrictions to allow for additional redevelopment opportunities on the site, albeit on a small scale.

3.3 Local Plan

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the Table 4 below:

Table 4 Local strategic planning assessment

Local Strategies	Justification
Local Strategic Planning Statement (LSPS)	<p>The LSPS provides context and direction for land use decision making within the Campbelltown Local Government Area (LGA).</p> <p>Its purpose is to:</p> <ul style="list-style-type: none"> • Provide a 20-year land use vision for the Campbelltown LGA • Outline the characteristics that make our city special • Identify shared values to be enhanced or maintained • Direct how future growth and change will be managed • Prioritise changes to planning rules in the Local Environmental Plan (Campbelltown Local Environmental Plan 2015) and Council's Development Control Plans • Implement the Region and District Plans as relevant to the Campbelltown LGA • Identify where further detailed strategic planning may be needed. <p>The LSPS responds to region and district planning initiatives and information received from the Campbelltown community during the public exhibition period for the future of our city. The planning proposal is not inconsistent with the outcomes listed. The planning proposal only relates to a minor amendment to the CLEP 2015.</p>

Campbelltown Community Strategic Plan	The planning proposal is minor in nature and does remove restrictions to allow the site to be redeveloped.
Reimaging Campbelltown City Centre Masterplan	The site is within the boundary of the Reimaging Campbelltown City Centre Masterplan. The planning proposal is consistent with the masterplan as it removes restrictions to allow for additional redevelopment opportunities in the Campbelltown CBD.

3.4 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 5 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Yes	The planning proposal is consistent with this Direction as it removes a restriction of land uses on Lot 5 which could attract new investment in the Campbelltown CBD.
1.14 Implementation of Greater Macarthur 2040	Yes	The planning proposal achieves the overall intent of the Greater Macarthur 2040 Interim Plan and does not undermine the achievement of its objectives, planning principles and priorities for the Greater Macarthur Growth Area.

3.5 State environmental planning policies (SEPPs)

Given the minor nature of the proposal which seeks to reclassify a portion of land from community to operational land, the proposal is consistent with all relevant State Policies.

4 Site-specific assessment

4.1 Environmental

The site is developed as a shopping arcade. There is no critical habitat or threatened species, populations or ecological communities or habitat on the site.

No adverse environmental impact is anticipated because of the proposal.

4.2 Social and economic

The site is already operated as a shopping arcade. As the proposal does not involve changes to provision or removal of buildings, the proposed amendment will not have any adverse social or economic impacts.

4.3 Infrastructure

The site is currently serviced by the necessary infrastructure and utilities.

The proposal will not result in a need for additional infrastructure.

5 Consultation

5.1 Community

Council proposes a community consultation period of 28 days.

The exhibition period proposed is considered appropriate, and forms to the conditions of the Gateway determination.

5.2 Agencies

The proposal does not specifically raise which agencies will be consulted. Given the housekeeping nature of the planning proposal it is not recommended public agencies be consulted.

6 Timeframe

Council proposes a 5 month time frame to complete the LEP.

The Department recommends a time frame of 6 months. It is recommended that if the Gateway is supported it also includes conditions requiring council to exhibit and report on the proposal by specified milestone dates.

A condition to the above effect is recommended in the Gateway determination.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a Local Plan-Making authority.

As the planning proposal is considered to be housekeeping and simple of nature the Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed for the following reasons:

- Is the best way to achieve the intended outcomes.
- It will enable Lot 5 DP 1167855 to be used for the same purposes as other surrounding land.

9 Recommendation

It is recommended the delegate of the Secretary:

- Agree that there are no inconsistencies with Section 9.1 Directions

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

1. The planning proposal should be made available for community consultation for a minimum of 28 days:
 - Public exhibition to commence before the end of August 2022
2. The timeframe for completing the LEP is to be 6 months from the date of the Gateway determination.

3. Given the nature of the proposal, Council should be authorised to be the local plan-making authority.



15 July 2022

Naomi Moss

Acting Director, Western District

Assessment officer

Lance Collison

Senior Planning Officer, Western District

9860 1536