

Gateway Determination

Planning proposal (Department Ref: PP-2023-1344): to amend the land use zoning, Height of Buildings (HOB) and Floor Space Ratio (FSR) controls in the Campbelltown LEP 2015 to facilitate redevelopment for Lot 1 DP 539856, 34 Queen Street, Campbelltown.

I, the Acting Director, Southern, Western and Macarthur Regions at the Department of Planning, Housing and Infrastructure, 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 rezone land at 34 Queen Street, Campbelltown from MU1 Mixed Use to part MU1 Mixed Use (front) and part R4 High Density Residential (rear); amend the maximum building height control from 26m to 28m and 52m; and apply an FSR control of 2.85:1 should proceed subject to the following conditions.

Gateway Conditions

1. Prior to public exhibition, the planning proposal should be updated to further address the flooding impacts on the site including:
 - a) Existing and impacted flood behaviour, flood constraints and flood risk;
 - b) Consideration of changes due to the proposed development and climate change;
 - c) Consideration of how the site will maintain natural flood functions; and
 - d) Management of flood risk effectively including to future residents of the site.
2. Prior to public exhibition, the planning proposal is to be revised to address conditions 1 and forwarded to the Department for review and approval.
3. The draft site-specific development control plan for the site should be concurrently exhibited with the planning proposal.
4. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) 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 Guideline* (Department of Planning and Environment, August 2023).

5. 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 Act:

- Transport for NSW
- Sydney Trains
- Department of Climate Change, Energy, the Environment and Water
- NSW State Emergency Service
- Sydney Water
- Endeavour Energy
- Department of Education
- South Western Sydney Local Health District
- NSW Environmental Protection Authority
- Department of Communities and Justice
- NSW Police

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.

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 LEP should be completed on or before 30 September 2025.

Dated 16 September 2024



Chantelle Chow
Acting Director, Southern, Western
and Macarthur Regions
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces