

Gateway Determination

Planning proposal (Department Ref: PP-2023-1841): Glenlee House, 60 Menangle Road, Menangle Park

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 Glenlee Estate should proceed subject to the following conditions:

1. Prior to public exhibition:
 - (a) The proposal must be amended as follows:
 - i. Update the explanation of provisions so the proposed amendments are clear and consistent throughout the documentation including the supporting proposed maps;
 - ii. Label the map as either the current map or proposed map; and
 - (b) Consult the NSW Rural Fire Service.
2. 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 Guidelines* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 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, August 2023).

Exhibition must commence 6 months from the date of Gateway determination.

3. Consultation is required with the following public authorities:
 - Transport for NSW;
 - Heritage NSW;
 - Tharawal Local Aboriginal Land Council;
 - Environmental and Heritage Group;
 - Division of Resources and Geoscience of the Department of Regional NSW;
 - NSW Subsidence Advisory;
 - NSW Rural Fire Service;
 - Sydney Water; and
 - Relevant utility providers.

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 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 must be reported to council for a final recommendation 9 months from the date of the Gateway determination.
6. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority 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 applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
7. The LEP should be completed on or before 27 September 2024.



27 September 2023

Adrian Hohenzollern
Director, Western
Planning, Land Use Strategy & Housing
Department of Planning and Environment
Delegate of the Minister for Planning and
Public Spaces