

## Gateway Determination

**Planning proposal (Department Ref: PP-2023-2479):** to facilitate urban development including low and medium density housing; mixed-use and open space at the Belmore Road Precinct South Creek West (Sub-Precinct 2).

I, the Director, Local Planning and Council Support 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 State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (SEPP) to facilitate urban development including low and medium density housing; mixed-use and open space at Belmore Road Precinct South Creek West (Sub-Precinct 2) should proceed subject to the following

The LEP should be completed on or before 6 April 2026.

### Gateway Conditions

1. Prior to exhibition and agency consultation the planning proposal is to be updated to:
  - i. ensure the planning proposal and supporting technical documents are consistent in terms of:
    - reflecting the updated draft Belmore Road Precinct Indicative Layout Plan (ILP),
    - proposed number of dwellings, including affordable housing dwellings,
    - proposed job numbers,
    - proposed non residential Gross Floor Area (GFA) in sqm
    - include relevant existing mapping.
2. Prior to exhibition amend the planning proposal to address the current version of the section 9.1 Direction 7.1 Employment Zones and in doing so, address the proposed removal of an existing E1 Local Centre Zone under the LEP in terms of the direction. Further, as the proposal seeks to apply SP2 Infrastructure and RE1 Public Recreation Zones, amend the planning proposal to correctly address Section 9.1 Direction 5.2 Reserving Land for Public Purposes.
3. Prior to exhibition amend the planning proposal:
  - i. update the planning proposal to justify the inclusion of the proposed new B6 Enterprise Corridor zone rather than another suitable zone and include a note to the planning proposal that the name of the zone, and associated provisions, may be altered at legal drafting stage.
  - ii. specify whether a B1 Neighbourhood Zone or B2 Local Centre Zone is proposed.
4. Prior to exhibition and agency consultation, a Transport Management and Accessibility Plan (TMAP) is to be prepared to, among other things, determine land use and transport solutions to limit the anticipated transport impact of the planning proposal in particular, the TMAP is to address the accommodation of traffic movements within the extent of the planned Northern Road Corridor.
5. The TMAP is to be prepared in accordance with the Transport for NSW (TfNSW) draft TMAP Guidelines, on the following basis:

- i. consultation is to be undertaken with relevant officers within TfNSW and the Department of Planning Housing and Infrastructure to determine a suitable modelling methodology; and
  - ii. consultation is to be undertaken to determine feasible and appropriate transport solutions to support the planning proposal.
6. The completed TMAP is to be included with exhibition and consultation material.
7. In relation to the ridgeline land, prior to finalisation, demonstrate:
  - i. the ability to provide public access along the top of the ridgeline land as identified in the planning proposal and whether suitable landscaping can be provided to enhance the scenic amenity of the ridgeline;
  - ii. the ability to provide on-going management of drainage lines and control of overland flow paths; and
  - iii. that housing development (including associated uses) will not occur on the ridgeline land with a gradient of 25% or greater.
8. If the above matters in condition 7 cannot be satisfactorily demonstrated, recommend an alternative zone(s), ownership and a revised management regime for that land and update the DCP accordingly.
9. Prior to finalisation of the planning proposal a site specific DCP is to be adopted. A notation is to be included in the exhibited planning proposal that subdivision approval or development consent will not be issued until a DCP is in place.
10. Prior to finalisation, it is to be demonstrated that arrangements have been made to secure suitable infrastructure to support the proposal.
11. 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).
12. 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 (TfNSW)
  - Sydney Water Corporation
  - NSW Health (South Western Sydney Local Health District)
  - Schools Infrastructure NSW (SINSW)
  - State Emergency Services (SES)
  - NSW Police Service
  - NSW Fire Brigades

- Endeavour Energy
- Rural Fire Service (RFS)  
(Note: consultation is required with the RFS prior to community consultation to satisfy Section 9.1 Direction 4.3 Planning for bushfire protection)
- Commonwealth Department of Climate Change, Energy, the Environment and Water (Commonwealth DCCEEW)
- NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW)
- Heritage NSW (HNSW)
- Conservation Programs, Heritage and Regulation (CPHR)
- Civil Aviation Safety Authority
- Aboriginal Housing Office
- Tharawal Local Aboriginal Land Council
- Camden Council

Each public authority and government agency 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 40 working days to comment on the proposal.

13. The planning proposal should be made available for community consultation for a minimum of 40 working days.
14. 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).

Dated 17 March 2025



**Tina Chappell**  
**Director Local Planning and Council Support**

**Department of Planning, Housing and Infrastructure**

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