

## Gateway Determination

**Planning proposal (Department Ref: PP-2024-522):** rezone land at 2-14 Hollylea Road and 5-7 Plough Inn Road, Leumeah (the subject site) from E3 Productivity Support to MU1 Mixed Use, RE1 Public Recreation and RE2 Private Recreation; apply an FSR control of 2.7:1 and amend the maximum building height control from 15m to a range of maximum building heights from 5m to 43m.

I, the Director 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 2-14 Hollylea Road and 5-7 Plough Inn Road, Leumeah (the subject site) from E3 Productivity Support to MU1 Mixed Use, RE1 Public Recreation and RE2 Private Recreation; apply an FSR control of 2.7:1 and amend the maximum building height control from 15m to a range of maximum building heights from 5m to 43m should proceed subject to the following conditions:

### Pre-Exhibition

1. Prior to public exhibition:

- a. The proposal must be updated as follows and forwarded to the Minister under s3.34(6) of the Act:
  - i. Include the proposed number of dwellings for the subject site.
  - ii. Provide an explanation describing which lot plans are subject to the particular proposed height of building controls and the proposed land use controls.
  - iii. An explanation of how land subject to Clauses 5.1 and 5.1A of the CLEP 2015 will be managed in relation to other land uses on the same lot plans.
  - iv. Provide detailed consideration of the proposal's built form and its linkages to the character of the local area and how the proposed building heights will relate to other built forms in the vicinity of the proposal.
  - v. Undertake a Stage 1 Land Contamination Assessment.
  - vi. Undertake an Environmental Impact Assessment of Bow Bowling Creek. This assessment must determine:
    - o whether an environmental zone is more appropriate to protect and maintain the environmental condition of this area.
    - o how the ecological corridors for Bow Bowling Creek will be improved over time while balancing the environmental impacts associated with a public recreation land use zone in the vicinity of the creek.
  - vii. Update the proposal to incorporate relevant findings of the Environmental Impact Assessment of Bow Bowling Creek.

b. Update the site-specific DCP to include:

- i. Controls for building form and use include reference to the Reimagining Campbelltown City Centre Master Plan.
- ii. Reference to 'Development Near Rail Corridors and Busy Roads – Interim Guideline' ISBN 978-0-7347-5504-9 (2008) to achieve appropriate acoustic amenity for any proposed development and to ensure the proposed development will not adversely impact the integrity of the rail infrastructure.
- iii. Appropriate stormwater management controls to implement a stormwater "treatment train" from the subject site.
- iv. Depict how the public domain area would support active transport and open space.
- v. Any relevant recommendations from the Environmental Impact assessment for Bow Bowing Creek.
- vi. Any relevant recommendations from the updated Traffic Management Report, including traffic management and parking rates for the proposed development.

c. Consultation with Transport for NSW.

Exhibition

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 standard 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).

The planning proposal is to be exhibited 3 months from the date of the Gateway determination.

3. Consultation is required with the following public authorities:

- Sydney Water
- NSW Police
- Telstra
- NSW Environment Protection Authority
- NSW Department of Climate Change, Energy, the Environment and Water
- Endeavour Energy

- NSW State Emergency Service
- Jemena Gas
- Land and Housing Corporation

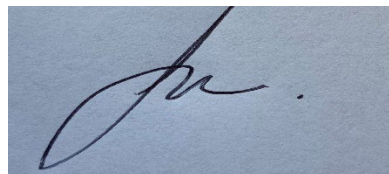
Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

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 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).

#### Post-Exhibition

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:
  - i. the planning proposal authority has satisfied all the conditions of the gateway determination;
  - ii. 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
  - iii. there are no outstanding written objections from public authorities.
7. The timeframe for completing the LEP is 12 months from the date of the Gateway determination.

Dated 15 April 2024



**Felicity No**  
**Director**  
**Local Planning and Council Support**  
**Department of Planning, Housing and**  
**Infrastructure**

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