

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2024-522)

I, A/Director, Southern, Western and Macarthur Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 15 April 2024 (previously altered on 12 June 2024 and 4 September 2024) for the proposed amendment to the Campbelltown Local Environmental Plan 2015 as follows:

1. Change the description of the planning proposal

from '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.'

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 3.1:1, amend the maximum building height control from 15m to a range of maximum building heights from 5m to 43m and include an additional local clause that allow minor building height increases to accommodate roof structures such as elevator shafts and the like.'

2. Delete:

condition 5: "The planning proposal must be reported to Council for a final recommendation 9 months from the date of the Gateway determination."

3. Delete:

condition 7: "The timeframe for completing the LEP is 12 months from the date of the Gateway determination."

and replace with:

a new condition 7: "The timeframe for completing the LEP is by 27 June 2025."

Dated 6th day of December 2024.



Chantelle Chow
A/Director, Southern, Western and Macarthur Region
Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces