



Mr Bob Chambers  
Director  
BBC Consulting  
PO Box 438  
BROADWAY NSW 2007

IRF20/5457

Dear Mr Chambers

**Request for a rezoning review – RR\_2020\_CAMPB\_001\_00**

I refer to your request for a rezoning review lodged on 19 November 2020 for a proposal seeking to:

- amend Campbelltown Local Environmental Plan (CLEP) 2015 to remove the “Deferred Matter” status in relation to 2 Farrow Road, Campbelltown;
- rezone the site from 4(b) Industry B under CLEP (Urban) 2002 to B4 Mixed Use, and;
- amend the associated development controls.

Your request has been referred to the Sydney Western City Planning Panel for review. A copy of your request has also been provided to Campbelltown City Council (Council). Council has been given 21 days to provide comments to the panel in relation to your request.

Enclosed is a receipt for your payment of \$20,000.

As part of the review process, the panel may contact you for further information. You will be advised of the panel’s decision once its assessment has been completed. You can check the progress of your rezoning review at [pgrtracking.planning.nsw.gov.au](http://pgrtracking.planning.nsw.gov.au).

Should you have any further enquiries about this matter, I have arranged for Ms Neala Gautam of the Department of Planning, Industry and Environment to assist you. Ms Gautam can be contacted on 02 8289 6881.

Yours sincerely

25/11/2020

**Adrian Hohenzollern**  
**Director, Western District**

Encl. Receipt of payment



Ms Lindy Deitz  
General Manager  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

IRF20/5457

Attn: David Smith

Dear Ms Deitz

**Request for a rezoning review – RR\_2020\_CAMPB\_001\_00**

I am writing to notify Council that a request for a rezoning review, dated 19 November 2020 has been submitted for consideration by the Sydney Western City Planning Panel.

The rezoning review request made by BBC Consulting c/o Hyside Projects Subone Pty Ltd seeks to:

- amend Campbelltown Local Environmental Plan (CLEP) 2015 to remove the “Deferred Matter” status in relation to 2 Farrow Road, Campbelltown;
- rezone the site from 4(b) Industry B under CLEP (Urban) 2002 to B4 Mixed Use, and;
- amend the associated development controls.

The proponent is seeking a rezoning review because Council has notified the proponent that the request to prepare a planning proposal has not been supported. A copy of all information that was submitted with the rezoning review request can be accessed from [pgrtracking.planning.nsw.gov.au](http://pgrtracking.planning.nsw.gov.au).

Council is invited to comment on the proposal and/or provide a response detailing why the original request to Council was not progressed. It would be appreciated if Council could confirm that the proposal which has been submitted for a rezoning review is the same proposal that was considered by Council. Council’s comments will be considered by the panel when making a decision on whether the proposal should proceed to Gateway.

A response must be submitted to Sydney Region West at the Department of Planning, Industry and Environment within 21 days of the date of this letter. Council’s response may be made publicly available on the Department’s website.

As part of the assessment process, the panel may contact you for further information. You will be advised of the panel's decision once its assessment has been completed.

Should you have any further enquiries about this matter, I have arranged for Ms Neala Gautam of the Department of Planning, Industry and Environment to assist you. Ms Gautam can be contacted on 02 8289 6881.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Hohenzollern', with a stylized flourish at the end.

25/11/2020

**Adrian Hohenzollern**  
**Director, Western District**

Mr Justin Doyle, Chair  
Sydney Western City Planning Panel  
GPO Box 39  
Sydney NSW 2001

IRF20/5457

Dear Mr Doyle

**Request for a rezoning review – RR\_2020\_CAMPB\_001\_00**

I am writing to advise that a rezoning review request, dated 19 November, has been submitted to the Department of Planning, Industry and Environment and to request that the Sydney Western City Planning Panel review the proposal.

The rezoning review request seeks to:

- amend Campbelltown Local Environmental Plan (CLEP) 2015 to remove the “Deferred Matter” status in relation to 2 Farrow Road, Campbelltown;
- rezone the site from 4(b) Industry B under CLEP (Urban) 2002 to B4 Mixed Use, and;
- amend the associated development controls.

The proponent is seeking a rezoning review because Campbelltown City Council (Council) has notified the proponent that the request to prepare a planning proposal has not been supported.

A copy of the proponent’s request and all supporting information is provided at [pgtracking.planning.nsw.gov.au](http://pgtracking.planning.nsw.gov.au). Council has also been asked to provide comments detailing why the original request to Council was not progressed and to confirm that the current proposal is the same as what was considered by Council. Council’s comments will be provided to you from the Department within 21 days from the date of this letter. The panel will then be requested to review and determine the planning proposal’s suitability for being referred to the Department for a Gateway determination under section 3.33 of the *Environmental Planning and Assessment Act 1979*.

The panel is encouraged to meet with the Department, Council, the proponent and any relevant agency previously involved in the matter to clarify any issues before making its determination.

Should you have any further enquiries about this matter, I have arranged for Ms Neala Gautam of the Department of Planning, Industry and Environment to assist you. Ms Gautam can be contacted on 02 8289 6881.

Yours sincerely



25/11/2020

**Adrian Hohenzollern**  
**Director, Western District**

## Sydney Western City Planning Panel Rezoning Review – Determination Report

The Sydney Western City Planning Panel has considered the request for a review of the proposal as detailed below.

Declarations of interest:

<b>Date of review:</b>	
<b>Department ref. no:</b>	
<b>LGA:</b>	
<b>LEP to be amended</b>	
<b>Address:</b>	
<b>Panel Chair:</b>	
<b>Panel Members:</b>	

<b>Reason for review:</b>	<input checked="" type="checkbox"/>	Council has notified the proponent that the request to prepare a planning proposal has not been supported
	<input type="checkbox"/>	Council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

In considering the request, the panel has reviewed all relevant information provided by the proponent as well as the views and position of the relevant local government authority. Based on this review the panel determines the following:

<b>Determination:</b>	<input type="checkbox"/>	The proposal <b>should</b> be submitted for a Gateway determination, because the proposal has demonstrated strategic and site-specific merit.
	<input type="checkbox"/>	The proposal <b>should not</b> be submitted for a Gateway determination, because the proposal: <input type="checkbox"/> has not demonstrated strategic merit; or <input type="checkbox"/> has demonstrated strategic merit but not site-specific merit
<b>Composition of recommendation:</b>	<input type="checkbox"/> Unanimous <input type="checkbox"/> Not unanimous	<b>Comments:</b>

**Reasons for Determination:**

**Date of determination:**

Signed by:

**Chair**

**Members:**