

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

Attn: Ante Zekanovic

Dear Ms Deitz

**Planning proposal PP\_2018\_CAMPB\_006\_00 to amend Campbelltown Local Environmental Plan 2015**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received during October and November 2018 in respect of the planning proposal to increase the building height for land at 158-168 Queen Street, 1 Carberry Lane and 3 & 11 Cordeaux Street, Campbelltown from 32m to 45m and 85m.

As delegate of the Minister, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

In taking this decision, I have considered the views of the Campbelltown Local Planning Panel and agree that these matters will be adequately addressed. In particular, I understand that Council is undertaking the second phase of the Reimagining Campbelltown CBD Project, which will incorporate a masterplan and economic analysis to ensure the long-term future viability of the CBD. Consideration should be given to aligning this planning proposal with the CBD Project to ensure that the site is consistent with the vision for the CBD.

I have also taken into consideration the need for Council to review the proposed height and floor space ratio controls as additional studies are prepared. I have added a condition to the determination to provide Council with this opportunity.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority as the proposal is located within a potential Special Infrastructure Contributions area.

The amending Local Environmental Plan (LEP) is to be finalised within 18 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Chantelle Chow to assist you. Ms Chow can be contacted on (02) 9860 1548.

Yours sincerely



**Ann-Maree Carruthers**  
**Director, Sydney Region West**  
**Planning Services**

29/1/19

Encl: Gateway determination

## Gateway Determination

**Planning proposal (Department Ref: PP\_2018\_CAMPB\_006\_00):** to increase the maximum building height for land at 158-168 Queen Street, 1 Carberry Lane and 3 & 11 Cordeaux Street, Campbelltown from 32m to 45m and 85m.

I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Minister, 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 (LEP) 2015 to increase the maximum building height for land at 158-168 Queen Street, 1 Carberry Lane and 3 & 11 Cordeaux Street, Campbelltown from 32m to 45m and 85m should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal as follows:
  - (a) under the Introduction section of the proposal, identify the number of additional dwellings, jobs and commercial floor space generated by the proposal;
  - (b) under Part 2 – Explanation of Provisions, include the following:
    - i. amend the proposed building height for the site based on the findings of any additional studies;
    - ii. apply a maximum floor space ratio (FSR) control to the site based on the findings of any additional studies;
    - iii. apply a minimum FSR for the employment components (i.e. hotel and registered club) of the proposed development to the site; and
    - iv. indicate that satisfactory arrangements for the site may apply to ensure contributions for State infrastructure is provided as the site is located within the Glenfield to Macarthur Urban Renewal Precinct;
  - (c) under Part 4 – Mapping, update the proposed maps in accordance with condition 1(b) and include a legend for the current and proposed maps;
  - (d) address the consistency of the proposal with Council's local strategy Re-imagining Campbelltown CBD;
  - (e) prepare the draft DCP and concurrently exhibit this plan with the planning proposal, including a standard building setback from the Queen Street interface for solar and visual purposes be developed
  - (f) prepare a public domain plan to inform appropriate DCP controls for outdoor plaza, streetscape enhancements and pedestrian linkages;
  - (g) prepare a traffic impact study to ensure the proposed density increase does not have any adverse impacts on the surrounding road network;

- (h) prepare a visual impact assessment report and detailed shadow analysis to address the following:
        - i. the impacts on the surrounding area, in both the current low-scale environment and the transition to a high-density centre; and
        - ii. the impacts on the adjacent heritage items;
      - (i) prepare a heritage impact study to determine the impacts of the proposed development on the three heritage items and to inform development controls that should apply to the site.
  2. The revised planning proposal is to be updated in accordance with condition 1 and forwarded to the Department for review and approval prior to exhibition.
  3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
    - (a) the planning proposal must be made publicly available for a minimum of **28 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 section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
  4. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
    - Roads and Maritime Services;
    - Transport for NSW;
    - Office of Environment and Heritage; and,
    - relevant servicing authorities including:
      - Sydney Water;
      - Telstra;
      - Jemena Gas; and
      - Endeavour Energy.
- Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
5. 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).



6. The time frame for completing the LEP is to be **18 months** following the date of the Gateway determination.

Dated 29<sup>th</sup> day of January 2019.

A handwritten signature in black ink, appearing to read "Ann-Maree Carruthers".

**Ann-Maree Carruthers**  
**Director, Sydney Region West**  
**Planning Services**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning**