



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2019_CAMPB_003_00)

I, Executive Director, Central River City & Western Parkland City at the Department of Planning, Industry and Environment, 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 17 January 2020 for the proposed amendment to the Campbelltown Local Environmental Plan 2015 as follows:

1. Change the description of the planning proposal

from

Planning proposal (Department Ref: PP_2019_CAMPB_003_00): to amend the development controls for land at 22-32 Queen Street, Campbelltown including applying a maximum building height for the land to 1.5m, 26m, 32m, 38.5m and 45m.

I, the Acting Executive Director, Central River City and Western Parkland City, at the Department of Planning, Industry and Environment, 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 (LEP) 2015 to amend the development controls for land at 22-32 Queen Street, Campbelltown including applying a maximum building height for the land to 1.5m, 26m, 32m, 38.5m and 45m; apply a floor space ratio (FSR) of 2.5:1 for residential apartment buildings and 1.7:1 for mixed use developments (it is noted that the FSR is subject to change following further testing); insert a new local clause; and insert a requirement for a site-specific development control plan (DCP) that requires the site to be master planned should proceed subject to the following conditions:

to

Planning proposal (Department Ref: PP_2019_CAMPB_003_00): to amend the development controls for land at 22-32 Queen Street, Campbelltown including applying a maximum building height for the land to 1.5m, 7m, 42m, 45m, 49m and 52m.

I, the Executive Director, Central River City and Western Parkland City, at the Department of Planning, Industry and Environment, 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 (LEP) 2015 to amend the development controls for land at 22-32 Queen Street, Campbelltown including applying a maximum building height for the land to 1.5m, 7m, 42m, 45m, 49m and 52m; apply a floor space ratio (FSR) of 2.5:1 for residential apartment buildings and 1.7:1 for mixed use developments; insert a new local clause; and insert a requirement for a

site-specific development control plan (DCP) that requires the site to be master planned should proceed subject to the following conditions:

Dated 31st day of August 2020



Catherine Van Laeren
Executive Director, Central River City &
Western Parkland City
Greater Sydney, Place and Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and
Public Spaces