



Mr Ron Moore
General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Your ref: SC 1389
Our ref: 14/13511

Dear Mr Moore,

Planning proposal to amend Camden Local Environmental Plan 2010

I am writing in response to Council's letter dated 28 July, 2014 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to:

- correct mapping anomalies;
- permit 'vehicle sales or hire premises' with consent in the B5 Business Development zone;
- permit 'health consulting rooms' with consent in the R2 Low Density Residential zone; and
- correct property descriptions in Schedule 5 – Environmental Heritage.

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

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 3 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the department for administrative purposes.

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 s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Lillian Charlesworth, Senior Planner on 02 9860 1101.

Yours sincerely

22/8/2014

Rachel Cumming
Director
Metropolitan Delivery (Parramatta)
Housing, Growth and Economics

Department of Planning & Environment

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Gateway Determination

Planning proposal (Department Ref: PP_2014_CAMDE_003_00): to correct mapping anomalies, permit 'vehicle sales or hire premises' with consent in the B5 Business Development zone; permit 'health consulting rooms' with consent in the R2 Low Density Residential zone and correct property descriptions in Schedule 5 – Environmental Heritage.

I, the Director, Metropolitan Delivery (Parramatta) at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Camden Local Environmental Plan 2010 to correct mapping anomalies, permit 'vehicle sales or hire premises' with consent in the B5 Business Development zone; permit 'health consulting rooms' with consent in the R2 Low Density Residential zone and correct property descriptions in Schedule 5 – Environmental Heritage, should proceed subject to the following conditions:

1. Prior to exhibition, the planning proposal is to be amended by including an explanation on the comparison maps (Appendix A) for each item.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012)* and must be made publicly available for a minimum of 14 days; and
 - (b) the relevant planning 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 LEPs (Department of Planning & Infrastructure 2012)*.
3. No consultation is required with the public authorities under section 56(2)(d) of the EP&A Act.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
5. The timeframe for completing the LEP is to be 3 months from the week following the date of the Gateway determination.



22/8/2014

Rachel Cumming
Director
Metropolitan Delivery (Parramatta)
Housing, Growth and Economics
Department of Planning and Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Camden Council is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_CAMDE_003_00	Planning proposal to: correct mapping anomalies; permit 'vehicle sales or hire premises' with consent in the B5 Business Development zone; permit 'health consulting rooms' with consent in the R2 Low Density Residential zone; and correct property descriptions in Schedule 5 – Environmental Heritage.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

R Cumming
22/8/2014

Rachel Cumming
Director, Metropolitan Delivery (Parramatta)
Housing, Growth and Economics
Department of Planning and Environment