



**Planning &
Environment**

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

Our Ref: 15/11863

Dear Mr Moore

**Gateway Determination – Planning Proposal PP_2015_CAMDE_002_00
Camden Local Environmental Plan 2010 (Amendment No.38 – Mapping Anomaly)**

I am writing in response to Council's request dated 1 July 2015 for a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 in respect of a planning proposal to correct a mapping anomaly for land at Caulfield Close, Manooka Valley.

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

I have agreed that the planning proposal's inconsistency with Section 117 Direction 2.1 Environmental Zones is of minor significance. No further approval is required in relation to this Direction.

The Minister's plan making powers were delegated to Councils in October 2012. It is noted that Council has now accepted this delegation. 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 Gateway determination requires that the planning proposal be made publicly available for a period of 14 days. Under section 57(2) of the Act, I am satisfied that the planning proposal, when amended as required by the Gateway determination, is in a form that can be made available for community consultation.

The planning proposal is to be finalised within 6 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 Environmental Planning and Assessment Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Tai Ta, of the Metropolitan (Parramatta) Office of the Department of Planning and Environment on (02) 9860 1560.

Yours sincerely

R Cumming 13/8/15

Rachel Cumming
Director Metropolitan (Parramatta)
Planning Services

As delegate of the Minister for Planning



Gateway Determination

Planning Proposal (Department Ref: PP_2015_CAMDE_002_00) to amend Camden Local Environmental Plan 2010 to correct a mapping anomaly by rezoning land from part E2 Environmental Conservation to R1 General Residential and apply height of buildings and lot size controls to land at Caulfield Close, Manooka Valley.

I, Director, Metropolitan (Parramatta), as delegate of the Minister for Planning, have determined under section 56(2) of the Environmental Planning and Assessment Act that an amendment to *Camden Local Environmental Plan 2010* should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal to ensure that all maps include a legend.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979, as follows:
 - (a) the planning proposal must be made available for a minimum of 14 days; and
 - (b) the relevant planning authority must comply with notice requirements for public exhibition of planning proposals and the specifications for material that must be available along with planning proposals identified in section 5.5.2 of "A Guide to preparing local environmental plans" (April 2013).
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Environmental Planning & Assessment 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).
4. The time frame for completing the LEP is 6 months from the week following the date of the Gateway determination.

Dated 13th day of August 2015.

R Cumming

13/8/15

**Rachel Cumming
Director Metropolitan (Parramatta)
Planning Services**

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_2015_CAMDE_002_00	Planning proposal to correct a mapping anomaly to seven (7) allotments at Caulfield Close, Manooka Valley.

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".

Dated 13th day of August 2015.

R Cumming
13/8/15

Rachel Cumming
Director Metropolitan (Parramatta)
Planning Services

As delegate of the Minister for Planning

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP_2015_CAMDE_002_00
Date Sent to Department under s56	26/06/2015
Date considered at LEP Review Panel	N/A
Gateway determination date	13 th August 2015

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&I requesting notification		

Table 3 – To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional relevant information: No