



Planning



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Department Generated Correspondence (Y)

Contact: Amar Saini
Phone: (02) 9873 8500
Fax: (02) 9873 8599
Email: Amar.Saini@planning.nsw.gov.au
Postal: Locked Bag 5020, Parramatta NSW 2124

Our ref: PP_2010_CAMDE_005_00 (10/15999)
Your ref: Chris Lalor

Mr Greg Wright
General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Dear Mr Wright,

Re: Planning Proposal in relation to various amendments to the Camden LEP 2010

I am writing in response to your Council's letter dated 2 July 2010 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 amend the Camden Local Environmental Plan 2010 to include various housekeeping amendments.

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.

Council should note that the proposed provisions which would establish either maximum or minimum dwelling yields in the Camden Lakeside, Spring Farm, or Elderslie release areas have been removed from the planning proposal. Provisions of this nature are best dealt with through Development Control Plans.

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 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 within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) 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 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 Amar Saini of the Regional Office of the Department on 02 9873 8500.

Yours sincerely,



25/8/10

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_CAMDE_005_00): to include various housekeeping amendments to the Camden LEP 2010.

I, the Deputy Director General, Plan Making & Urban Renewal 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 include various housekeeping amendments as follows:

- (a) Camden Lakeside Urban Release Area: amend Lot Size Map and insert a new clause which restricts the maximum number of dwellings to 380;
- (b) Spring Farm Urban Release Area: insert a new clause to ensure that not less than 3717 dwellings are produced in the Spring Farm Urban Release Area;
- (c) Elderslie Urban Release Area: insert a new clause to ensure that not less than 1978 dwellings are produced in the Elderslie Urban Release Area;
- (d) Monooka Valley Urban Release Area: amend lot size map to reflect minimum lot sizes for the Monooka Valley Urban Release Area;
- (e) B2 Zone at Mount Annan: permit multi dwelling housing on three lots at Mount Annan; and
- (f) Heritage Item "Hilsyde" - 56 Hilder Street Elderslie: amend the heritage map by reducing the heritage curtilage for this heritage item;

should proceed subject to the following conditions:

1. The planning proposal being amended to remove:
 - (a) Camden Lakeside Urban Release Area – restriction on the maximum number of dwellings to 380.
 - (b) Spring Farm Urban Release Area – restriction to ensure that not less than 3717 dwellings are produced.
 - (c) Elderslie Urban Release Area – restriction to ensure that not less than 1978 dwellings are produced.
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 2009)* and must be made publicly available for **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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
4. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.

5. The timeframe for completing the LEP is to be **3 months** from the week following the date of the Gateway determination.

Dated 25th day of August 2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning