



qB179873

11/19424

Department Generated Correspondence (Y)

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

Our ref: PP_2011_CAMDE_003_00 (11/18687-1)

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

Dear Mr Wright,

Re: Planning proposal to amend Schedule 1 of Camden LEP 2010 to permit 'recreation facilities (indoor)' as a permissible land use on land at 363 Welling Drive, Mount Annan

I am writing in response to your Council's letter dated 14 October 2011 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 (LEP) 2010 to permit 'recreation facilities (indoor)' as a permissible land use on land at 363 Welling Drive, Mount Annan.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to variations as required by conditions in the attached Gateway Determination.

It is noted that Council has proposed to use Schedule 1 Additional permitted uses as the mechanism to make the Mount Annan Leisure Centre a permissible use on the subject land whilst also limiting the range of potential future uses on the site. However, the Department does not support the use of Schedule 1 as the means of achieving the required outcome. Council is to amend the planning proposal to rezone the subject land to RE1 Public Recreation. This zone appropriately reflects the current use of the land and will ensure consistency with s117 Direction 6.3 Site Specific Provisions. As part of the amended planning proposal, Council is to prepare draft maps for the subject land in accordance with the Department's Standard Technical Requirements for LEP Maps.

The Director General's delegate has determined that the planning proposal's inconsistency with s117 Direction 3.1 Residential Zones is of minor significance. The Director General's delegate has also agreed that the planning proposal is consistent with s117 Direction 7.1 Implementation of the Metropolitan Plan for Sydney 2036 and that the amended planning proposal will be consistent with s117 Directions 6.3 Site Specific Provisions and. No further approval is required in relation these Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 3 months of the week following the date of the Gateway Determination. As it has been determined that this is a minor amendment, Council is to amend the planning proposal and forward the amended version to the Department who will commence drafting the instrument immediately. The Regional Planning Team will remain your principal contact on this matter and will be able to advise on the progress of the draft LEP.

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 Mato Prskalo of the Sydney Region West Office of the Department on 02 9873 8500.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tom Gellibrand', with a date '2/11/11' written below it.

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_CAMDE_003_00): to amend Schedule 1 of Camden LEP 2010 to permit 'recreation facilities (indoor)' as a permissible land use on land at 363 Welling Drive, Mount Annan

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Camden Local Environmental Plan (LEP) 2010 to permit 'recreation facilities (indoor)' as a permissible land use on land at 363 Welling Drive, Mount Annan should proceed subject to variations as required by the following conditions:

1. The use of Schedule 1 Additional Permitted Uses is not supported. Council is to amend the planning proposal to rezone the subject land to RE1 Public Recreation and to prepare draft maps for the subject land in accordance with the Department's Standard Technical Requirements for LEP Maps.
2. No community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act").
3. No consultation is required with 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, 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.

Dated 2nd day of November 2011.



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