



Planning & Infrastructure

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

Our ref: PP_2012_CAMDE_011_00 (12/14367)
Your ref:

Dear Mr Wright,

Planning proposal to amend Camden Local Environmental Plan 2010

I am writing in response to your Council's letter dated 4 September 2012 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 Camden Local Environmental Plan (LEP) 2010 to correct minor rezoning anomalies at Spring Farm.

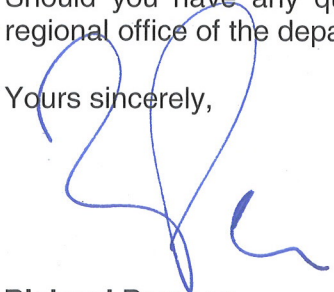
As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

The amending Local Environmental Plan (LEP) is to be finalised within 9 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 NSW 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 regional office of the department on 02 9860 1560.

Yours sincerely,


Richard Pearson
A/Director-General

28/9/12

Gateway Determination

Planning proposal (Department Ref: PP_2012_CAMDE_011_00): to amend Camden Local Environmental Plan 2010 to make minor rezoning amendments

I, the Director-General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to Camden Local Environmental Plan (LEP) 2010 to rezone land for residential and conservation purposes at Spring Farm should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to make the following amendments to the planning proposal:
 - (a) amend the 'explanation of provisions' to describe the proposed changes to the Lot Size and Height of Buildings Map,
 - (b) amend the 'explanation of provisions' to clarify that the Additional Permitted Uses Map will also be amended, with reference to the relevant map sheet,
 - (c) provide larger maps which clearly identify the proposed land use zoning and prepare and include maps which clearly indicate changes to the minimum lot size and maximum building heights, and
 - (d) amend the area calculations on page 5 to accurately relate to the total area figure on page 6, or adjust accordingly.

Council is to undertake the above amendments prior to the commencement of public exhibition.

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 must be made publicly available for **28 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. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Endeavour Energy
 - Department of Primary Industries – Minerals and Petroleum
 - Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. Further to Condition 3 above, Council is to consult with the Commissioner of the NSW Rural Fire Service as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection. Council is to amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.

5. Further to Condition 3 above, Council is to consult with the Mine Subsidence Board in relation to the requirements of 4.2 Mine Subsidence and Unstable Land. Council is to demonstrate consistency with Local Planning Direction prior to finalisation of the LEP.
6. Further to Condition 3 above, Council is to consult the Office of Environment and Heritage in relation to S117 Direction 2.1 Environmental Protection Zones. Council is to demonstrate consistency with Local Planning Direction prior to finalisation of the LEP.
7. 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).
8. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated

28

day of

September

2012.



Richard Pearson
A/Director-General
Delegate of the Minister for Planning and
Infrastructure