



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

Our ref: PP_2013_CAMDE_016_00

Dear Mr Moore,

Planning Proposal to amend Camden Local Environmental Plan (LEP) 2010

I am writing in response to Council's letter dated 30 July, 2013 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 insert an "Exception to minimum lot size" clause in Camden LEP 2010 for the R2 Private Recreation and SP3 Tourist zones within the urban release area known as El Caballo Blanco, Gledswood.

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

Given the nature of the proposal, I have decided to issue an authorisation for Council to exercise delegation to make the Plan.

The amending Local Environmental Plan (LEP) 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 at least 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department for administrative purposes at planmaking.monitoring@planning.nsw.gov.au

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 section 54(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 of the Sydney West Regional Office of the Department on 02 9860 1101.

Yours sincerely,

22/8/2013

Rachel Cumming
Acting Regional Director
Sydney Region West
Planning Operations and Regional Delivery

Gateway Determination

Planning Proposal (Department Ref: PP_2013_CAMDE_016_00): to insert an "Exception to minimum lot size" clause in Camden LEP 2010 for the R2 Private Recreation and SP3 Tourist zones within the urban release area known as El Caballo Blanco, Gledswood.

I, the Acting Regional Director, Sydney West, at the 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 the Camden Local Environmental Plan 2010 to insert an "Exception to minimum lot size" clause in Camden LEP 2010 for the R2 Private Recreation and SP3 Tourist zones within the urban release area known as El Caballo Blanco, Gledswood, should proceed subject to the following conditions:

1. 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 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 2013).
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Office of Environment and Heritage; and
 - Sydney Catchment Authority
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 EP&A Act.
4. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Dated 22 day of August 2013.



Rachel Cumming
Acting Regional Director
Sydney Region West
Planning Operations and Regional Delivery
Department of Planning and Infrastructure

Delegate of the Minister for Planning and Infrastructure

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_2013_CAMDE_016_00	Planning proposal to insert an "Exception to minimum lot size" clause in Camden LEP 2010 for the R2 Private Recreation and SP3 Tourist zones within the urban release area known as El Caballo Blanco, Gledswood.

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 22/8/2013



Rachel Cumming
Acting Regional Director
Sydney West
Department of Planning and Infrastructure