



Mr Ron Moore
General Manager
Camden Council
70 Central Ave
ORAN PARK NSW 2570

Dear Mr Moore

Planning proposal PP_2019_CAMDE_007_00 to amend Camden Local Environmental Plan 2010 – Turner Road, Curran Hill

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal. The proposal seeks to rezone land at 187 & 191 Turner Road, Currans Hill, to facilitate approximately six additional residential allotments.

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

Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Direction 4.4 *Planning for Bushfire Protection*. While circumstances may have altered, I understand part of the land remains identified as bushfire prone land. In these circumstances it will be necessary for Council to consult with the NSW Rural Fire Service prior to exhibition and, if necessary, seek agreement in terms of the Direction.

I have also considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine months of 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 six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Alicia Hall to assist you. Ms Hall can be contacted on 9860 1587.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Terry Doran', with a stylized, cursive script.

24/2/20

Terry Doran
Acting Director Western
Central River City and Western Parkland

Encl: Gateway determination
Authorised plan-making reporting template