

Gateway Determination

Planning proposal (Department Ref: PP_2019_CAMDE_007_00): to rezone land at 187 & 191 Turner Road, Currans Hill to facilitate approximately six additional residential allotments.

I, the Acting Director at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Camden Local Environmental Plan (LEP) 2010, to rezone land at 187 & 191 Turner Road, Currans Hill, to facilitate approximately six (6) additional residential allotments) should proceed subject to the following conditions:

1. Prior to public exhibition the proposal is to be updated to include advice on the following:
 - (a) the proposal's consistency with the Western City District Plan in respect of Planning Priority W14 *Protecting and enhancing bushland and biodiversity*;
 - (b) the proposal's consistency with the State Environmental Planning Policy No 19 – Bushland in Urban Areas;
 - (c) the sites bushfire prone status; and
 - (d) clarify, and amend, the reference to Figures 8 & 9 under the heading: *4.2 Explanation of Provisions*, on page 8 of the proposal.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and must be made publicly available for a minimum of **14** days; and
 - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Department of Planning, Industry and Environment – Environment, Energy and Science Group;
 - NSW Office of Water;
 - Transport for NSW/RMS; and
 - NSW Rural Fire Service.

Note: to satisfy the requirements of section 9.1 Direction 4.4 *Planning for Bushfire Protection*, consultation with the Rural Fire Service is to occur prior to public exhibition.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 24th day of February 2020.



Terry Doran
Acting Director Western
Central River City and Western
Parkland
Department of Planning, Industry
and Environment

Delegate of the Minister for Planning
and Public Spaces