

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

Our ref: 14/11713
Your ref: SC2110

Dear Mr Moore

**Gateway Determination - Camden Local Environmental Plan 2010
Amendment No.32 – Lot 24 DP 1086823 Crase Place, Grasmere**

I am writing in response to Council's request of 19 June 2014 seeking a Gateway Determination for a planning proposal to rezone land at 32 Crase Place, Grasmere, from RU1 Primary Production and part R5 Large Lot Residential to R5 Large Lot Residential.

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

I have also agreed the planning proposal's inconsistency with section 117 Direction 1.2 Rural zones is of minor significance. No further approval is required in relation to this Direction.

The former Minister delegated his plan making powers to councils in October 2012. It is noted that Council intends to use its delegation pursuant to Section 23 of the Environmental Planning and Assessment Act 1979 as the matter is considered to be of local significance. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan. I have attached conditions of the determination.

The amending Local Environmental Plan (LEP) is to be finalised within 12 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 for the Department to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six (6) weeks prior to the projected publication date. A copy of the request should be forwarded to the Department for administrative purposes.

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 relation to this matter, please contact Mr Tai Ta on (02) 98601560.

Yours sincerely


15/8/2014

Rachel Cumming
**Director, Metropolitan Delivery (Parramatta)
Housing, Growth and Economics**



Gateway Determination

Planning proposal (Department Ref: PP_2014_CAMDE_001_00): to rezone land at 32 Crase Place, Grasmere (Lot 24 DP 1086823), from RU1 Primary Production and part R5 Large Lot Residential, to R5 Large Lot Residential.

I, the Director, Metropolitan Delivery (Parramatta), at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Camden Local Environmental Plan (LEP) 2010 to rezone Lot 24 DP 1086823, No. 32 Crase Place, Grasmere to R5 Large Lot residential, should proceed subject to the following conditions:

1. Prior to community consultation Council is to:
 - (a) consult with the Commissioner of the NSW Rural Fire Services and give consideration to the provisions of section 117 direction 4.4 Planning for Bushfire Services;
 - (b) arrange for the preparation of a Part 2 Land Capability Assessment and a visual landscape study; and
 - (c) remove the word "Draft" from the cover of the planning proposal.
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 a minimum of **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 5.5.2 of *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)*.
3. Consultation is required with Sydney Water and Origin Energy under section 56(2)(d) of the EP&A Act. Sydney Water and Origin Energy are 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 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).
5. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

R Cumming 15/8/2014

Rachel Cumming
Director
Metropolitan Delivery (Parramatta)
Housing, Growth and Economics
Delegate of the Minister for Planning

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Camden Council is authorised to exercise the functions of the Minister for Planning and Environment 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_2014_CAMDE_001_00	Planning proposal to rezone Lot 24 DP 1086823 Crase Place, Grasmere, from RU1 Primary Production and part R5 Large Lot Residential, to R5 Large Lot Residential.

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*".

R Cumming
15/8/2014

Rachel Cumming
Director, Metropolitan Delivery (Parramatta)
Housing, Growth and Economics

Delegate of the Minister for Planning

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP_2014_CAMDE_001_00
Date Sent to Department under s56	19/6/2014
Date considered at LEP Review Panel	N/A
Gateway determination date	

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&I requesting notification		

Table 3 – To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional relevant information: