

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

Attn: Alison Butler

Dear Mr Moore

Planning proposal PP_2018_CAMDE_004_00 to amend Camden Local Environmental Plan 2010

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) and additional information received on 10 September 2018 in respect of the planning proposal to reclassify land at 72A John Street, Camden from community to operational land.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, the inconsistency with this Direction is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

I have not included a condition in the determination for Council to be the local plan-making authority in view of Council's ownership of the land.

The amending Local Environmental Plan (LEP) is to be finalised within 6 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 for the Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

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 Greater Sydney Commission 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 further enquiries about this matter, I have arranged for Ms Chantelle Chow to assist you. Ms Chow can be contacted on 9860 1548.

Yours sincerely



8/10/18

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

Encl: Gateway determination

Gateway Determination

Planning proposal (Department Ref: PP_2018_CAMDE_004_00): to reclassify land at 72A John Street, Camden from community to operational land.

I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, 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 reclassify land at 72A John Street, Camden from community to operational land should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal as follows:
 - (a) provide a clear description of the site in relation to the adjoining land at 72 John Street, Camden and the John Street/Hill Street Carpark;
 - (b) identify the intention to retain the easement for sewerage purposes across the site in the explanation of provisions in Part 2 of the planning proposal and amend the schedule accordingly; and
 - (c) include the background information in Appendix 3 of the planning proposal in Section A – Need for the Planning Proposal, to provide context in relation to how the site was dedicated to Council and an explanation for the disposal of this land. Amend the list of appendices and other references to Appendix 3 accordingly.
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 must be made publicly available for a minimum of **28 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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act.
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.



5. The time frame for completing the LEP is to be **6 months** following the date of the Gateway determination.

Dated 8th day of October 2018.

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission