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Our ref: PP_2010_CAMDE_002_00 (10/02603)
Your ref: Mary-Anne Madden

Mr Greg Wright
General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Dear Mr Wright,

Re: Planning Proposal for Seniors Living in Precinct D of Mater Dei Residential Area

I am writing in response to your Council's letter dated 19 January 2010 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 amend Schedule 1 of the draft Camden Local Environmental Plan 2010 to include a seniors housing type development as a permissible development within Precinct D of the Mater Dei site (Lot 1 DP 217570).

As delegate of the Minister for Planning, I have now determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway Determination.

Although I am not in a position to deliver a positive Gateway Determination at this stage, I would be prepared to consider a Planning Proposal which proposed to allow the development of the site within an appropriate zone. It is not considered appropriate to allow seniors housing via an amendment to Schedule 1 of the draft Camden Local Environmental Plan 2010 on land that is proposed to be zoned E4 Environmental Living Zone. Any revised planning proposal should be discussed with both the Department Environment, Climate Change and Water and the Rural Fire Service prior to submission to the Department. Specifically, the Department would require further information concerning the potential risks associated with bush fire events and the development of a Seniors Living precinct.

Should you have any queries in regard to this matter, please contact Chris Browne of the Regional Office of the Department on 02 9873 8500.

Yours sincerely,


11/5/10

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_CAMDE_002_00): include a seniors housing type development as a permissible development within Precinct D of the Mater Dei site (Lot 1 DP 217570).

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act in respect of the planning proposal to amend Schedule 1 of the draft Camden Local Environmental Plan 2010 to include a seniors housing type development as a permissible development within Precinct D of the Mater Dei site (Lot 1 DP 217570) should not proceed for the following reasons:

1. It is inappropriate to allow Seniors Housing on land which is proposed to be zoned E4 Environmental Living.
2. A zone which reflects the future development of this site should be considered.

Dated 11th day of May 2010.



**Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning**