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Our ref: PP\_2012\_CAMDE\_004\_00 (12/02221)

Your ref:

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

Dear Mr Wright,

**Re: Planning proposal to address housekeeping matters relating to the Oran Park and Turner Road Precincts in the South West Growth Centre**

I am writing in response to your Council's letter dated 18 January 2012 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 the SEPP (Sydney Region Growth Centres) 2006 to deal with housekeeping matters relating to the Oran Park and Turner Road Precincts in the South West Growth Centre.

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

Council is to ensure that all mapping supporting the planning proposal clearly identifies the relationship between the current SEPP (Sydney Region Growth Centres) 2006 maps and the proposed amendments being implemented through this planning proposal. Council should liaise with the Department's Regional Planning Team on this matter further, prior to proceeding to exhibition.

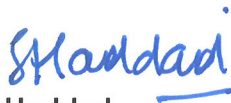
As part of the consultation for this planning proposal, Council is to consult with the Department of Primary Industries – Office of Water in relation to the proposed rectification of the boundary anomaly for the Riparian Protection Area in the Oran Park Precinct.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) 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 Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Terry Doran of the Regional Office of the Department on 02 9873 8557.

Yours sincerely,



**Sam Haddad**  
**Director-General**

17/2/2012.

## Gateway Determination

*Planning proposal (Department Ref: PP\_2012\_CAMDE\_004\_00): to deal with housekeeping matters relating to the Oran Park and Turner Road Precincts in the South West Growth Centre.*

I, the Director General, Department of Planning and Infrastructure have determined under section 56(2) of the EP&A Act that an amendment to the SEPP (Sydney Region Growth Centres) 2006 to deal with housekeeping matters relating to the Oran Park and Turner Road Precincts in the South West Growth Centre should proceed subject to the following conditions:

1. Council is to ensure that all mapping supporting the planning proposal clearly identifies the relationship between the current SEPP (Sydney Region Growth Centres) 2006 maps and the proposed amendments being implemented through this planning proposal. Council should liaise with the Department's Regional Planning Team on this matter further, prior to proceeding to exhibition.
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 is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **14 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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
3. Consultation is required with the following public authority under section 56(2)(d) of the EP&A Act:
  - Department of Primary Industries – Office of Water

This public authority is to be provided with a copy of the planning proposal and any relevant supporting material. The public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning 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 **6 months** from the week following the date of the Gateway determination.

Dated

17<sup>th</sup>

day of

February

2012.

  
Sam Haddad  
Director-General  
Delegate of the Minister for Planning and  
Infrastructure