



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

Attn: Deaelle Kandasamy

Dear Mr Moore

Planning proposal PP_2019_CAMDE_003_00 to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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 8 October 2019 in respect of the planning proposal to realign the western boundary of the Oran Park Town Centre and increase the maximum building height to enable an apartment tower development.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

The planning proposal indicates that the proponent has offered to dedicate land currently being used for temporary open space purposes to Council as a permanent recreational area. This land is located outside the boundaries of the land subject to the planning proposal. Should this land be dedicated to Council, I would recommend that Council consider applying a RE1 Public Recreation zone to the land. This would allow the intended use of this land to be consistent with that zone. While this is a matter for Council's consideration, should Council wish to proceed on this basis, I would be pleased to receive a request for an altered Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 1.1 Business and Industrial Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 3.5 Development Near Regulated Airports and Defence Airfields. Council should ensure this occurs prior to public exhibition.

I have determined not to condition the Gateway for Council to be the local plan-making authority given that the planning proposal seeks to amend a state policy.

The amending local environmental plan (LEP) is to be finalised within 12 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, Industry and Environment to draft and finalise the LEP should be made eight 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 section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Murray Jay to assist you. Mr Jay can be contacted on 9860 1512.

Yours sincerely



Catherine Van Laeren 26/11/10
Acting Executive Director
Central River City and Western Parkland City

Encl: Gateway determination