



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

Our Ref: 15/11795

Dear Mr Moore

Gateway Determination – Amendment to Maps under Appendix 1 State Environmental Planning Policy (Sydney Region Growth Centres) 2006. Eastern and southern tributaries of South Creek – Gregory Hills.

I am writing in response to Council's request for a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 in respect of a planning proposal to vary the width of the riparian corridors of the eastern and southern tributaries of South Creek at Gregory Hills, to rezone certain riparian land, apply lot size and height of building controls and amend the Special Areas and Riparian Protection Area Maps.

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

The Gateway determination requires that the planning proposal be made publicly available for a period of 28 days. Under section 57(2) of the Act, I am satisfied that the planning proposal, when amended as required by the Gateway determination, is in a form that can be made available for community consultation.

The planning proposal 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 within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the Plan 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 Environmental Planning and Assessment Act 1979 if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Tai Ta, of the Metropolitan (Parramatta) Office of the Department of Planning and Environment on (02) 9860 1560.

Yours sincerely

R Cumming

13/8/2015

**Rachel Cumming
Director Metropolitan (Parramatta)
Planning Services**

Encls (1):

1. Gateway determination



Gateway Determination

Planning Proposal (Department Ref: PP_2015_CAMDE_001_00) to amend mapping under Appendix 1 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to vary the width of riparian corridors of the eastern and southern tributaries of South Creek at Gregory Hills, and to rezone the former riparian land from E4 Environmental Living to R1 General Residential and RE1 Public Recreation, apply a minimum lot size of 125 sq.m and a maximum height of buildings of 9.5 metres and amend the Special Areas Map and Riparian Protection Area Map.

I, the Director, Metropolitan (Parramatta), as delegate of the Minister for Planning, have determined under section 56(2) of the Environmental Planning and Assessment Act that an amendment to maps under Appendix 1 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, as described above should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal as follows:
 - (a) include a copy of the existing maps that will be amended by the proposal, with the subject site identified;
 - (b) show the development zoning controls for surrounding land on all maps of proposed amendments; and
 - (c) include the lot and DP numbers of all land to which the proposal applies.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979, as follows:
 - (a) the planning proposal must be made available for a minimum of 28 days; and
 - (b) the relevant planning authority must comply with notice requirements for public exhibition of planning proposals and the specifications for material that must be available along with planning proposals as identified in section 5.5.2 of "A Guide to Preparing Local Environmental Plans" (April 2013) .
3. Consultation with the NSW Rural Fire Service is required prior to the commencement of community consultation in accordance with Section 117 Direction 4.4 Planning for Bushfire Protection. Any comments must be taken into account and the planning proposal amended if required.
4. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning & Assessment Act:
 - Office of Environment and Heritage;
 - Rural Fire Services ;
 - Sydney Water; and
 - Endeavour Energy.

Each public authority is 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.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Environmental Planning & Assessment 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).
6. The time frame for completing the LEP is 12 months from the week following the date of the Gateway determination.

Dated 13th day of August 2015.

RJCumming

**Rachel Cumming
Director Metropolitan (Parramatta)
Planning Services**

As delegate of the Minister for Planning