



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

Attn: Alison Butler

Dear Mr Moore

Planning proposal [PP_2019_CAMDE_005_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) in respect of the planning proposal to ensure the Camden Local Environmental Plan 2010 aligns with the Western City District Plan and draft Camden Local Strategic Planning Statement. I note that this planning proposal is the first stage to giving effect to your Local Strategic Planning Statement.

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 including the removal of item 2 from the planning proposal.

I understand Council's desire to include an amendment to introduce a new flood risk management clause. While the Department appreciates Council's intent, the imposition of provisions that impose flood related development controls above the residential flood planning level for residential development, requires a council to submit a case for exceptional circumstances. This approach is in accordance with Planning Circular PS 07-003 (31 January 2007).

Removal of the item, and its consideration in a subsequent planning proposal, will allow for Council to progress the subject proposal to meet time frames. I am happy to discuss the manner in which Council should seek a case for exceptional circumstances.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Direction 3.1 Residential Zones and 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to the plan being made. As required by Direction 4.4 Planning for Bushfire Protection the Gateway includes a condition requiring that Council consult with the Rural Fire Service prior to exhibition of the Plan. Having regard to the timeframe for finalisation of the Plan please contact the Department if you require assistance with this consultation.

Council is required to submit the planning proposal to the Department for finalisation prior to 30 June 2020. 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 before the required 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 (02) 9860 1512.

Yours sincerely



28/02/20

Catherine Van Laeren
Acting Executive Director
Central River City and Western Parkland City

Encl: Gateway determination