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Postal:

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

Our ref: PP_2013_CAMDE_019_00 (13/20301)
Your ref: SC606

Dear Mr Moore

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

I am writing in response to Council's letter dated 2 December 2013 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 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone an area of approximately 1 hectare at Oran Park Town Centre from R3 Medium Density Residential to B2 Local Centre.

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

I have also agreed the planning proposal's inconsistencies with S117 Directions 1.1 Business and Industrial Zones and 3.1 Residential Zones are of minor significance. No further approval is required in relation to these Directions.

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has now accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

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 as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the department for administrative purposes.

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 54(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 Shane Nugent of the Metropolitan Delivery Office of the department on 02 9860 1173.

Yours sincerely,

RCumming 10/1/2014

Rachel Cumming
Director, Metropolitan Delivery (Parramatta)
Growth Planning and Delivery

Gateway Determination

Planning proposal (Department Ref: PP_2013_CAMDE_019_00): to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone an area of approximately 1 hectare at Oran Park Town Centre from R3 Medium Density Residential to B2 Local Centre.

I, the Director, Metropolitan Delivery (Parramatta) at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone an area of approximately 1 hectare at Oran Park Town Centre from R3 Medium Density Residential to B2 Local Centre should proceed subject to the following conditions:

1. 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 must be made publicly available for a minimum of **28 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 5.5.2 of *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)*.
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
3. 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).
4. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.
5. Prior to public exhibition, page 10 of the planning proposal is to be amended to show the correct reference to the Attachments containing the maps i.e. "Attachments 2 to 5" rather than "Attachments 3 to 6".

Dated 10th day of January 2014.

R Cumming

Rachel Cumming
Director, Metropolitan Delivery (Parramatta)
Growth Planning and Delivery
Department of Planning and Infrastructure

Delegate of the Minister for Planning and Infrastructure