



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

Attn: Jema Samonte

Dear Mr Moore

Planning proposal [PP_2019_CAMDE_006_00] to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP)*

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 make an amendment to the zoning, height of building, minimum lot size and special area maps under the Growth Centres SEPP to be aligned and consistent with the adopted Oran Park Part B Development Control Plan for the Denbigh Transition Area.

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.

I have included a condition for Council to provide some clarity within the proposal over the planning grounds that support the proposal. While I appreciate the proposal seeks to align the zones and controls with the DCP, some further explanation of the supporting planning grounds is desirable for transparency.

I have also agreed, as delegate of the Secretary, that the planning proposal's inconsistency with section 9.1 Direction 2.1 Environmental Protection Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

In addition, I have determined not to condition the Gateway determination for Council to be the local plan-making authority, as the proposal is for an amendment to the Growth Centres SEPP.

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 (02) 9860 1512.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Terry Doran', with a stylized, cursive script.

24 February 2022

Terry Doran
Acting Director Western
Central River City and Western Parkland City
Greater Sydney, Place and Infrastructure

Encl: Gateway determination