

Gateway Determination

Planning proposal (Department Ref: PP_2019_CAMDE_006_00): Housekeeping proposal to amend the zoning, height of building, minimum lot size and special area maps under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP) for lands interfacing with part of the Denbigh Transition Area.

I, the Acting Director Western at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Growth Centres SEPP to make amendments to the zoning, height of building, minimum lot size and special area maps to be aligned and consistent with the adopted Oran Park Part B Development Control Plan for the Denbigh Transition Area should proceed subject to the following conditions:

1. Prior to public exhibition, under *4.3 Justification* of the proposal, Council is to include a more detailed explanation of the planning grounds that support the proposal, including the relationship with the heritage curtilage area;
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Heritage Division at the Department of Premier and Cabinet; and,
 - NSW Rural Fire Service.

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.

4. In accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection, Council is to consult with the NSW Rural Fire Service prior to community consultation and, if necessary, amend the planning proposal accordingly.
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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 to be **12 months** following the date of the Gateway determination.

Dated 24th day of February 2020.

A handwritten signature in black ink, appearing to read 'Terry Doran', is positioned to the left of a vertical yellow line.

**Terry Doran
Acting Director Western
Central River City and Western
Parkland City
Greater Sydney, Place and
Infrastructure
Department of Planning, Industry and
Environment**

**Delegate of the Minister for Planning
and Public Spaces**