



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

Your ref: SC3529

Attention: Mr Peter McKenna

Dear Mr Moore

Planning Proposal for boundary realignment- (PP_2015_CAMDE_003_00)

I am writing in response to Council's letter dated 4 December, 2015 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 relevant Camden Local Environmental Plan 2010 maps to ensure consistency with the realignment of the Local Government Area boundary between Camden and Campbelltown Council's and to change the zoning, height of building and minimum lot size controls that apply to certain land at Emerald Hills.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Plan making powers were delegated 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 Gateway determination requires that the planning proposal be made publicly available for a minimum period of 28 days. Under section 57(2) of the Act, I am satisfied that the planning proposal, as amended, is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 9 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 for the Department to draft and finalise the LEP 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 Greater Sydney Commission may take action under s54(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 Mr Tai Ta, of the Metropolitan (Parramatta) Office of the Department of Planning and Environment on 9860 1567.

Yours sincerely

R Cumming
5/2/2016

Rachel Cumming
Director Metropolitan (Parramatta)
Planning Services

Encl.:
Gateway Determination
Authorisation to Issue Delegation
Plan Making Reporting Template



Gateway Determination

Planning Proposal (Department Ref: PP_2015_CAMDE_003_00) to amend the relevant Camden Local Environmental Plan 2010 maps to ensure consistency with the realignment of the Local Government Area boundary between Camden and Campbelltown Council's and to change the zoning, height of building and minimum lot size controls that apply to certain land at Emerald Hills.

I, the Director, Metropolitan (Parramatta) as delegate of the Greater Sydney commission, have determined under section 56(2) of the EP&A Act that an amendment to the Parramatta Local Environmental Plan 2011 should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal as indicated below:
 - (a) all maps are to be numbered, labelled and identified on the contents page;
 - (b) all maps are to clearly indicate the boundaries of the land affected by the planning proposal;
 - (c) for each map to be amended, show an extract of the existing and proposed maps on the same page. The existing map extracts must include the current planning controls applied by Campbelltown Council to the land affected by the proposal; and
 - (d) the Statement of Objectives is to be amended to identify the existing planning controls that apply to land at Emerald Hills and the justification for any changes to existing land use zones, height limits and minimum lot size controls.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act (EP&A Act) 1979 as follows:
 - (a) the planning proposal must be 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 identified in section 5.5.2 of 'A Guide to Preparing LEPs' (Department of Planning and Infrastructure 2012).
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - NSW Office of Environment and Heritage;
 - NSW Office of Environment and Heritage (Heritage Branch);
 - Sydney Metropolitan Catchment Management Authority; and
 - Campbelltown Council.

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. 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 instance in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway Determination.

Dated 5th day of February 2016.

R Cumming

**Rachel Cumming
Director Metropolitan (Parramatta)
Planning Services
Delegate of the Greater Sydney
Commission**

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Camden Council is authorised to exercise the functions of the Greater Sydney Commission under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2015_CAMDE_003_00	Planning proposal to amend the relevant Camden Local Environmental Plan 2010 maps to ensure consistency with the realignment of the Local Government Area boundary between Camden and Campbelltown Council's and to change the zoning, height of building and minimum lot size controls that apply to certain land at Emerald Hills.

In exercising the Commission's functions under section 59, the Council must comply with the Department's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 5th day of February 2016.


5/2/2016

Rachel Cumming
Director Metropolitan (Parramatta)
Planning Services

Delegate of the Greater Sydney Commission

Attachment 5 – Delegated plan making reporting template

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP_2015_CAMDE_003_00
Date Sent to Department under s56	4 December, 2015
Date considered at LEP Review Panel	N/A
Gateway determination date	

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&I requesting notification		

Table 3 – To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional relevant information: