

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

Our ref: PP_2016_CAMDE_002_00 (16/08578)
Your ref: SC 3452 16/163757

Dear Mr Moore

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

I am writing in response to your Council's letter dated 6 June 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend various maps within Appendix 9 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* for the Catherine Fields Precinct, and the insertion of an additional permitted use within the State Policy for Oran Park House.

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

In relation to S117 Direction 4.4 Planning for Bushfire Protection, consultation with NSW Rural Fire Service is required prior to the public exhibition of the proposal, and the Gateway determination is conditioned accordingly.

I note Council's intention to add the additional permitted use of a 'sales office' at Oran Park House. To enable appropriate and subsequent legal drafting of the instrument, I have conditioned the Gateway determination to reflect Council's intention, without identifying a specific term for this use at this time.

The planning proposal 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 of Planning and Environment to draft and finalise the Plan should be made 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 section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Mark Dennett of the Department's regional office to assist you. Mr Dennett can be contacted on (02) 9860 1534.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren', with a small dot at the end.

15/07/16

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Encl:
Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2016_CAMDE_002_00): to amend various maps within Appendix 9 of the SEPP (Sydney Region Growth Centres) 2006 at the Catherine Fields Precinct, and insert an additional permitted use for Oran Park House.

I, the Director, Sydney Region West, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to amend various maps at the Catherine Fields Precinct, and insert an additional permitted use for Oran Park House, should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal, as follows:
 - (a) the additional permitted use of 'sales office' is to be removed and replaced with the intent to use the building for a land sales office;
 - (b) references to amending Clause 4.1B(4) of the SEPP are to be removed;
 - (c) references to amending Land Zoning Map Sheets LZN_004 and LZN_009 are to be removed;
 - (d) the existing and proposed maps are to be grouped together in the proposal, and be consistent in format, so that effective comparisons can be made between the maps;
 - (e) the existing residential density map is to be included in the planning proposal;
 - (f) figure 4: zoning exact, should contain zones E2 Environmental Conservation and R2 Low Density Residential, in the legend; and
 - (g) figure 15 - additional permitted uses map, should correctly identify the subject site.
2. Community consultation is required under sections 56(2)(c) and 57 of the 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 and Infrastructure 2013)*.
3. Consultation with NSW Rural Fire Service is required prior to the commencement of community consultation in accordance with Section 117 Direction 4.4. Planning for Bushfire Protection. NSW Rural Fire Service 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. Any comments must be taken into account and the planning proposal amended if required.

4. Consultation is also required with the Office of Environment and Heritage, Heritage Division, under section 56(2)(d) of the Act. The Office of Environment and Heritage, Heritage Division, 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.
5. A public hearing is not required to be held into the matter by any person or body under section 56(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 timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 15th

day of July

2016



**Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and
Environment**

**Delegate of the Greater Sydney
Commission**