



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

Dear Mr Moore

Planning proposal PP_2020_CAMDE_002_00 to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

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), and additional information provided by Council, in respect of the planning proposal to make an amendment to the zoning, height of building, minimum lot size and special areas maps, and to introduce a new additional permitted uses clause and map under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) to expand the existing Oran Park Employment 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.

In relation to section 9.1 Directions: 1.1 Business and Industrial Zones; 3.1 Residential Zones; and, 4.4 Planning for Bushfire Protection, further advice is required to determine if the proposal is consistent with the Directions. In this regard, conditions have been attached to the Gateway determination.

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 nine 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 9860 1512.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A. Hohenzollern', with a stylized flourish at the end.

30/11/2020

Adrian Hohenzollern
Acting Director Western
Central River City and Western Parkland

Encl: Gateway determination