

Gateway Determination

Planning Proposal (Department Ref: PP_2016_CAMDE_001_00) to amend *Camden Local Environmental Plan 2010* to reduce the minimum lot size of 40 ha to part 2 ha and part 10 ha for land at 347 Narellan Road, Currans Hill.

I, the Director, Sydney Region West as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to *Camden Local Environmental Plan 2010* should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal, as indicated below:
 - (a) include an extract of Council's Bushfire Prone Land map; and
 - (b) enlarge the legend of the proposed lot size map.
2. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **14 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 Environment 2013).
3. Prior to exhibition Council must consult with the NSW Rural Fire Service in accordance with Section 117 Direction 4.4 Planning for Bushfire Protection.
4. No other consultation is required with public authorities under section 56(2)(d) of the Act.
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 9th day of June 2016.



Catherine Van Laeren
Director, Sydney Region West
Planning Services

**Delegate of the Greater Sydney
Commission**

