



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

Our ref: 16/07808
Your ref: SC 1689

Attention: Mr Ilyas Karaman

Dear Mr Moore

**Planning Proposal for Land at 347 Narellan Road, Currans Hill -
(PP_2016_CAMDE_001_00)**

I am writing in response to Council's letter dated 17 May, 2016 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 *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.

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.

I have also agreed that the planning proposal's inconsistency with s117 Direction 1.2 Rural Zones is of minor significance. No further approval is required in relation to this Direction.

The Greater Sydney Commission's 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 14 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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the department for administrative purposes.

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, action 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 Terry Doran, of the Sydney Region West Office of the Department of Planning and Environment on (02) 9860 1579.

Yours sincerely



09/06/16

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Encl.

Gateway Determination
Written Authorisation for Delegation
Delegated Plan Making Reporting Template