

Gateway Determination

Planning proposal (Department Ref: PP-2021-3233): to amend the lot size development standard applying to A Saddle Close at Currans Hill from 1,500m² to 900m².

I, the Executive Director, Central River City and Western Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Camden Local Environmental Plan (LEP) 2010, to amend the lot size standard applying to A Saddle Close at Currans Hill, from 1,500m² to 900m², should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be amended, as follows:
 - the cover is to be amended to reflect the adoption of the proposal by the Sydney Western City Planning Panel; and
 - the Project Timeline is to be completed.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and must be made publicly available for a minimum of **14 days**; and
 - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - NSW Rural Fire Service;
 - Office of Environment and Heritage;
 - Environment, Energy and Science Group of DPIE
 - Sydney Water;
 - Endeavour Energy; and
 - Transgrid.

Consultation with the NSW Rural Fire Service is to occur prior to exhibition in terms of section 9.1 Direction 4.4 Planning for Bushfire Protection.

Each public authority/organisation 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 3.34(2)(e) of the Act. This does not discharge the Sydney Western City Planning Panel from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.
6. The Planning Proposal is to be exhibited within **3 months** from the date of the Gateway determination.
7. The Planning Proposal is to be reported by the Panel for a final recommendation **9 months** from the date of the Gateway determination.

Dated 18th day of August 2021.



Catherine Van Laeren
Executive Director
Central River City and
Western Parkland City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces