

## Gateway Determination

***Planning proposal (Department Ref: PP-2021-3247): to amend the Camden Local Environmental Plan 2010 to rezone land at 33 Morshead Road, Mount Annan, to facilitate medium density residential development.***

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 rezone land at 33 Morshead Road, Mount Annan, to facilitate medium density residential development should proceed subject to the following conditions:

1. The following minor amendments are to be made to the planning proposal prior to exhibition:
  - the cover page is amended to reflect adoption of the planning proposal;
  - under *4 Explanation of provisions (Part 2)*, thumbnail mapping is included to indicate existing and proposed zones and existing and proposed minimum lot size;
  - community consultation is to include, but not limited to, written notification being provided to occupiers of homes adjoining the subject land;
  - under *8 Project Timeline (Part 6)*, the timeline is amended to reflect projected target dates, include those in conditions 4 and 5 below;
  - supporting studies; section 9.1 Directions and State Environmental Planning Policy assessment, are to form separate appendices and, where appropriate, are to be referenced in the proposal document; and,
  - for the purpose of exhibition, extraneous documents are to be removed from appendices.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the proposal is to be made publicly available for a minimum of **28 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 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 Camden Council under section 3.34(2)(d) of the Act. Council 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. The planning proposal is to be exhibited 3 months from the date of the Gateway determination.
5. The planning proposal is to be reported to the Panel for a final recommendation 9 months from the date of the Gateway determination.
6. 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).
7. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 7<sup>th</sup> day of May 2021.



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

**Delegate of the Minister for Planning**  
**and Public Spaces**