



## Gateway Determination

**Planning proposal (Department Ref: PP\_2020\_CAMDE\_002\_00):** to make an amendment to the zoning, height of building, minimum lot size, special areas maps and 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.

I, the Director Western 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 Growth Centres SEPP to make an amendment to the zoning, height of building, minimum lot size, special areas maps and 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, should proceed subject to the following conditions:

1. Prior to exhibition, a note is to be included in the planning proposal that indicates the proposed clause under Schedule 1 will be subject to legal drafting and the wording may alter under this process.
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;
  - Transport for NSW; and,
  - relevant service providers.

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. In accordance with Section 9.1 Direction 4.4 Planning for Bushfire Protection, consultation with the NSW Rural Fire Service is to occur prior to public exhibition.
5. Prior to the finalisation of the proposed amendments, Council is to:
  - provide supporting information to demonstrate that the rezoning will not impact on the viability of centres, to allow further consideration to be given to section 9.1 direction 1.1 Business and Industrial Zones; and
  - demonstrate that the manner in which the loss of the potential dwellings will be satisfactorily addressed in other precincts, to allow the delegate to further consider the consistency of the proposal with section 9.1 direction 3.1 Residential Zones.
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 Council 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 **9 months** following the date of the Gateway determination.

Dated 30 November 2020.



**Adrian Hohenzollern**  
**Director Western**  
**Central River City and Western**  
**Parkland**  
**Department of Planning, Industry and**  
**Environment**

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