



## Gateway Determination

**Planning proposal (Department Ref: PP-2020-4107):** to make amendments to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP)* and *Camden Local Environmental Plan 2010* to rezone the subject site from RU1 Primary Production to R2 Low Density Residential and E2 Environmental Conservation that will facilitate the delivery of approximately 470 residential lots and riparian corridors, and associated facilities.

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 *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) to rezone the subject site from RU1 Primary Production to R2 Low Density Residential and E2 Environmental Conservation, should proceed subject to the following conditions:

1. Prior to exhibition, the planning proposal is to be amended, as follows:
  - (a) the key in the relevant figures is to include an item identifying the boundary of the subject land; and,
  - (b) the Project Timeline is to be amended showing 2021 dates.
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 must 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 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 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;
  - Environment, Energy and Science Group;
  - Endeavour Energy
  - Transport for NSW
  - Heritage NSW
  - Endeavour Energy
  - Telstra

- Jemena Gas
- Sydney Water
- Natural Resources Access Regulator (NRAR); and
- Environmental Protection Authority.

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. Council is to consult with the NSW Rural Fire Service prior to exhibition in accordance with Section 9.1 Direction 4.4 Planning for Bushfire Protection and address any comments made by that agency.
5. Council is to provide the relevant service providers with an infrastructure strategy that demonstrates how the subject land is to be serviced, including proposed arrangements for the wider Pondicherry Precinct. This will also ensure the relevant service providers have existing capacity, or have planned for, sufficient utility resources required.
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 **12 months** following the date of the Gateway determination.
8. The planning proposal must be exhibited 3 months from the date of the Gateway determination.
9. The planning proposal must be reported to Council for a final recommendation 9 months from the date of the Gateway determination.
10. Given the nature of the planning proposal, Council is not authorised to be the local plan-making authority to make the plan.

Dated                      8 day of February                      2021.



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

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