



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

Attention: Jema Samonte

Dear Mr Moore

Planning proposal PP-2020-4107 to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP)

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal 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.

This planning proposal is the result of a longstanding understanding discussed in the Camden Precinct Collaboration Group that Tranche 41 would be lodged as a standalone proposal.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Directions 1.2 Rural Zones and 4.1 Acid Sulfate Soils is justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

Council may still need to obtain agreement of the Secretary to comply with the requirements of Section 9.1 Directions 2.6 Remediation of Contaminated Land and 4.4 Planning for Bushfire Protection. Council is to ensure this occurs prior to the plan being made.

In addition, I have determined not to condition the Gateway determination for Council to be the local plan-making authority, as the proposal seeks to amend the Growth Centres SEPP.

The amending local environmental plan (LEP) is to be finalised within 12 months of

the date of the Gateway determination. The planning proposal must be exhibited 3 months from the date of the Gateway determination and reported to Council for a final recommendation 9 months from the date of the Gateway determination. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made at least eight weeks prior to the projected publication date.

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, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Terry Doran to assist you. Mr Doran can be contacted on 9860 1579.

Yours sincerely



8 February 2021

Adrian Hohenzollern
Director, Western
Central River City and Western Parkland City

Encl: Gateway determination