

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

Attention: Martin Cooper

Dear Mr Moore

Planning proposal PP_2018_CAMDE_001_00 to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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 realign the boundaries of land zoned B1 Neighbourhood Centre and R1 General Residential for land at The Northern Road, Cobbitty.

As delegate of the Greater Sydney Commission, 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 Direction 1.1 Business and Industrial is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of relevant section 9.1 Directions 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to community consultation.

I have determined not to condition the Gateway for Council to be the local plan-making authority as the planning proposal seeks to amend a State Policy.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 8 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 Greater Sydney Commission 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 further enquiries about this matter, I have arranged for Ms Chantelle Chow to assist you. Ms Chow can be contacted on 9860 1548.

Yours sincerely



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

17/5/18

Encl: Gateway determination

Gateway Determination

Planning proposal (Department Ref: PP_2018_CAMDE_001_00): to realign the boundaries of land zoned B1 Neighbourhood Centre and R1 General Residential for land at The Northern Road, Cobbitty.

I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, 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 to realign the boundaries of land zoned B1 Neighbourhood Centre and R1 General Residential and amend the associated building height, lot size and special areas zone, for land at The Northern Road, Cobbitty should proceed subject to the following conditions:

1. Prior to public exhibition, in addition to the maps shown under the heading '4.2 Explanation of Provisions', Council is to amend the planning proposal to include the current and proposed land zoning map in Appendix 3.
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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the NSW Rural Fire Service under section 3.34(2)(d) of the Act. NSW Rural Fire Service 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 Council 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 **6 months** following the date of the Gateway determination.

Dated 17th day of May 2018.

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission