

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

Attn: Mr Bradley Colling

Dear Mr Moore

Planning proposal PP_2018_CAMDE_005_00 to amend Camden Local Environmental Plan 2010

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 rezone part of land at 182 Raby Road, Gledswood Hills from RU2 Rural Landscape to R5 Large Lot Residential and decreasing the minimum lot size from 2ha to 4,000m².

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, that the planning proposal's inconsistencies with section 9.1 Directions 1.2 Rural Zones, 3.1 Residential Zones, and 3.4 Integrating Land Use and Transport, are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

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 of the Department of Planning and Environment, Sydney Region West office, to assist you. Ms Chow can be contacted on 9860 1548.

Yours sincerely



6.11.18

Damien Pfeiffer
Director Regions, Western
Planning Services

Encl: Gateway determination
Local plan-making authority reporting template