

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

Dear Mr Moore

Planning proposal PP_2018_CAMDE_002_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) and additional information received on 29 May 2018 in respect of the planning proposal to facilitate a hotel development at 50E Raby Road, Gledswood Hills by increasing the maximum building height from 9.5m to 22m, and altering the existing additional permitted use clause to limit the building footprint within a designated area.

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. These conditions include the need to address the pipelines in the vicinity of the proposal. Should Council require assistance in this regard, the Department's Hazard Team will be able to assist and can be contacted on telephone no. (02) 9274 6344.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 6.3 Site Specific Provisions is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

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 6 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 to assist you. Ms Chow can be contacted on (02) 9860 1548.

Yours sincerely



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

22/6/18

Encl: Gateway determination
Local plan-making authority reporting template