

Mr Andrew Carfield
General Manager
Camden Council
PO Box 183
Camden NSW 2570

Our ref: IRF24/315

Attention: Mr Murray Wilson

Dear Mr Carfield

Planning proposal (PP-2023-1092) to amend Camden Local Environmental Plan 2010

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act), which seeks to amend the Camden LEP 2010 to permit a 'vehicle repair station' as an additional permitted use on a site located at 3 Emerald Hills Boulevard, Leppington.

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

Considering the nature of the planning proposal, I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised six months from the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal within 2 months. As this is a minor amendment, Council is to request Parliamentary Counsel's Office commence drafting as soon as practicable. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

Should you have any enquiries about this matter, I have arranged for Penny Kariyawasam to assist you. Mrs Kariyawasam can be contacted on (02) 9228 6340.

Yours sincerely



6 March 2024

Adrian Hohenzollern
Director Western
Metro West
Encl: Gateway determination