

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

Our ref: IRF23/2061

Attention: Ms Nicole Aiken

Dear Mr Carfield

Planning proposal PP-2023-1254 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), to rezone, and amend other controls, for land located at 229 Macquarie Grove Road, Cobbitty.

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.

I note that the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act: 3.1 Conservation Zone; 3.2 Heritage Conservation; 4.3 Planning for Bushfire Protection; 5.2 Reserving Land for Public Purposes; and 5.3 Development Near Regulated Airports and Defence Airfields, require further consideration. Consequently, Council may still need to obtain the agreement of the Secretary to comply with the requirements of these directions. Council should ensure this occurs prior to the LEP being made.

I have determined not to authorise Council to be the local plan-making authority in view of the proposed dedication of land to Council.

The amending local environmental plan (LEP) is to be finalised within 12 months from 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 eight weeks in advance of the date the LEP is projected to be made.

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 Mr Matthew Black to assist you. Mr Black can be contacted on 9585 6463.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Hohenzollern', with a stylized flourish at the end.

30 August 2023

Adrian Hohenzollern
Director, Western
Metro West

Encl: Gateway determination