

Gateway Determination

Planning proposal (Department Ref: PP-2023-1254): Amend Camden Local Environmental Plan 2010 by amending planning controls at 229 Macquarie Grove, Cobbitty.

I, the Director Western at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Camden Local Environmental Plan 2010 to amend Camden Local Environmental Plan 2010 to align land use zone zones with current uses on the subject site and to introduce new minimum lot size controls should proceed subject to the following conditions:

1. Prior to exhibition;
 - a. the planning proposal is to include a proposed land reservation acquisition map addressing the proposed special use and public recreation zones, with associated commentary within the proposal;
 - b. the supporting studies/reports are to be amended, where necessary, to refer to the proposed application of the RU2 Rural Landscape Zone, removing reference to the former proposed SP2 Educational Establishment Zone;
 - c. review the content of *Table 2 Proposed amendments to the Camden LEP 2010 Land Zone and Lot Size Maps*
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, August 2023).

Exhibition must commence within 3 months following the date of the gateway determination.

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:
 - NSW Rural Fire Service
 - Camden Airport (lessee and/or operator)
 - Heritage NSW
 - Environmental Heritage Group
 - Biodiversity Conservation Trust

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 28 days to comment on the proposal.

Note: consultation with the NSW Rural Fire Service is required prior to exhibition to satisfy the requirements of section 9.1 direction 4.3 *Planning for Bushfire Protection*.

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 EP&A 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. Given the nature of the planning proposal, Council is not authorised to be the local plan-making authority to make the plan.
6. The planning proposal must be reported to council for a final recommendation at least 6 months from the date of the Gateway determination.
7. The timeframe for completing the LEP is 12 months from the date of the Gateway determination.



30 August 2023

Adrian Hohenzollern
Director Western
Metro West
Department of Planning and Environment

Delegate of the Minister for Planning and
Public Spaces