

## Gateway Determination

**Planning proposal (Department Ref: PP-2024-147):** Lot 2, DP 1298600, Lot 6 DP 1276275 and Lot 143 DP 1303450, 585, 593 Cobbitty Road & 110 Charles McIntosh Parkway, Cobbitty.

I, the Director, Central, West and South at the Department of Planning, Housing and Infrastructure, 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 Camden Local Environmental Plan 2010 to amend the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 to realign the zoning boundaries at Lot 2, DP 1298600, Lot 6 DP 1276275 and Lot 143 DP 1303450, 585, 593 Cobbitty Road & 110 Charles McIntosh Parkway, Cobbitty should proceed subject to the following

The LEP should be completed on or before 28 November 2025, with this forwarded to the Department within 8 weeks of this date for finalisation.

### Gateway Conditions

1. Prior to exhibition the planning proposal is to be amended to indicate that, where applicable, the proposal seeks to amend Camden Local Environmental Plan 2010 in amending State Environmental Planning Policy (Precincts – Western Parkland City) 2021.
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 Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working 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 Guideline* (Department of Planning and Environment, August 2023).
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 Act:
  - NSW Rural Fire Services
  - Heritage NSW
  - Schools Infrastructure

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 30 working days to comment on the proposal.

Dated 17 April 2025

A handwritten signature in black ink, appearing to read 'Tina Chappell', written in a cursive style.

**Tina Chappell**  
**Director, Central, West and South**  
**Local Planning and Council Support**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**