



Department of Planning, Housing and Infrastructure

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

Our ref: IRD25/9142

Dear Mr Carfield

Planning proposal PP- 2024-147 to amend State Environmental Planning Policy (Precincts – Western Parkland City) 2021

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) on 19 March 2025 in respect of the planning proposal to rezone Lot 2, DP 1298600, Lot 6, DP 1276275 and Lot 143 DP 1303450 – 585, 593 Cobbitty Road and 110 Charles McIntosh Parkway, 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. Considering the nature of the planning proposal, I have determined not to authorise Council to be the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised on or before 28 November 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure 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.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Chris Kennedy to assist you. Chris can be contacted on 02 8275 1372 or Christopher.kennedy@planning.nsw.gov.au.

Yours sincerely

Tina Chapell
Director, Central, West and South
Local Planning and Council Support
Encl: Gateway determination