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Our ref: PP_2011_CAMDE_003_00 (11/21253)

Mr Greg Wright
General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

Dear Mr Wright,

Re: Planning Proposal to make various amendments to zone boundaries and minimum lot sizes across the Harrington Grove development

I am writing in response to your Council's letter requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Camden Local Environmental Plan LEP 2010 to make various amendments to zone boundaries and minimum lot sizes across the Harrington Grove development.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The Director General's delegate has also agreed that the planning proposal's inconsistencies with S117 Direction 1.2 Rural Zones are of minor significance. No further approval is required in relation to these Directions.

It is noted that Section 117 Direction 2.1 Environment Protection Zones and 2.3 Heritage Conservation applies to the planning proposal, which proposes to amend Environmental Conservation boundaries to better protect Cumberland Plain Woodland Vegetation and to reduce the minimum lot size of land that contains a State Heritage Register listed item. Despite the consistency of the proposal with these Directions, Council is to consult the Office of Environment and Heritage on these matters specifically and take into consideration any comments as a result of consultation.

In regards to the planning proposal's inconsistencies with the requirements of S117 Direction 6.2 Reserving Land for Public Purposes, the Director General's delegate has agreed with the reservation of land for the purposes of this planning proposal. No further approval is required in relation to this Direction.

Council is to review the mapping included with the planning proposal and ensure that the land subject to the planning proposal is clearly identified and the changes to the LEP are evident. Mapping is to clearly identify existing and proposed zoning and minimum lot sizes to ensure clarity to the community for the purposes of public exhibition.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Mato Prskalo of the Regional Office of the Department on 02 9873 8500.

Yours sincerely,



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_CAMDE_003_00): to make various amendments to zone boundaries and minimum lot sizes across the Harrington Grove development.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Camden Local Environmental Plan LEP 2010 to make various amendments to zone boundaries and minimum lot sizes across the Harrington Grove development should proceed subject to the following conditions:

1. The Director General's delegate has agreed with the reservation of land for the purposes of this planning proposal. No further approval is required in relation to the inconsistencies of the planning proposal with S117 Direction 6.2 Reserving Land for Public Purposes.
2. Council is to review the mapping included in the planning proposal and ensure the changes proposed are evident through the provision of existing and proposed zoning and minimum lot size maps. Council is to ensure that amendments proposed to Council's maps are prepared in accordance with the Department's Standard Technical Requirements for LEP maps prior to the finalisation of the amending LEP.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for **28 days**; and
 - (b) the relevant planning 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 section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Office of Environment and Heritage
 - Department of Transport - Roads and Traffic Authority
 - Sydney Water

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 56(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).
6. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.



**Planning &
Infrastructure**

Dated

15th day of December 2011.

A handwritten signature in blue ink, appearing to read "Tom Gellibrand", followed by a long horizontal line and a final vertical stroke.

**Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and
Infrastructure**