



Planning & Infrastructure

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

Our reference: 11/17109

Attention: Ms Kate Speare

Dear Mr Wright

Re: Planning Proposal in relation to Amendment No. 1 to Camden Local Environmental Plan 2010

I refer to planning proposal PP_2010_CAMDE_005_00 submitted on 2 July 2010.

On 25 August 2010, the Minister's delegate determined that the planning proposal, to amend the Camden Local Environmental Plan (LEP) 2010, which included various housekeeping amendments as follows:

- (a) Camden Lakeside Urban Release Area: amend Lot Size Map and insert a new clause which restricts the maximum number of dwellings to 380;
- (b) Spring Farm Urban Release Area: insert a new clause to ensure that not less than 3717 dwellings are produced in the Spring Farm Urban Release Area;
- (c) Elderslie Urban Release Area: insert a new clause to ensure that not less than 1978 dwellings are produced in the Elderslie Urban Release Area;
- (d) Monooka Valley Urban Release Area: amend lot size map to reflect minimum lot sizes for the Monooka Valley Urban Release Area;
- (e) B2 Zone at Mount Annan: permit multi dwelling housing on three lots at Mount Annan; and
- (f) Heritage Item "Hilsyde" - 56 Hilder Street Elderslie: amend the heritage map by reducing the heritage curtilage for this heritage item;

proceed subject to conditions.

On 25 May 2011, I instructed Parliamentary Counsel to insert a clause in the draft written instrument to provide exemptions to minimum lot sizes for certain residential development. In addition, I have formed the opinion that an amended clarifying clause be inserted in the draft amending plan to avoid ambiguity over the operation of the model satisfactory arrangements clause in Camden LEP 2010, and have provided for these amendments in the attached revised gateway determination.

I note that Council has also made a number of modifications to the planning proposal, namely:

- (a) clarification of the minimum allotment size for land zoned E2 and RE2 within the Camden Lakeside Urban Release Area; and

- (b) the introduction of certain minimum allotment sizes for land within the Manooka Valley Urban Release Area, as well as, the amendment of clause 4.1A of Camden LEP 2010 so that the clause does not apply to certain areas within the release area and consequential written instrument drafting and mapping changes.

Having regard to the terms of the planning proposal, as delegate of the Minister for Planning and Infrastructure, I have now altered my determination of 25 August 2010 under section 56(7) of the *Environmental Planning & Assessment Act 1979*.

I have revised the timeframe required to complete the LEP to 3 months from the week following the date of the revised determination to enable Council to undertake additional consultation on the proposed modifications.

If you have any questions in relation to this matter, please contact Mr Terry Doran of the Departments Sydney West Regional Office on (02) 9873 8557

Yours sincerely


Neil McGaffin 6.10.11
A/Deputy Director General
Plan Making and Urban Renewal



Planning & Infrastructure

Revised Gateway Determination

Revised Planning Proposal (Department ref: PP_2010_CAMDE_005_00): to include various housekeeping amendments to the Camden LEP 2010.

I, the Deputy Director, Plan Making & Urban Renewal, as delegate of the Minister for Planning and Infrastructure, have now revised the determination dated 25 August 2010 for planning proposal (PP_2010_CAMDE_005_00), as follows:

1. The planning proposal be amended by:
 - amending the Lot Size Map for the Camden Lakeside Urban Release Area to include a 40ha minimum lot size for land zoned E2 and RE2, where the planning proposal previously indicated a 'nil' allotment size for these zones;
 - amending the Lot Size Map for certain land within the Manooka Valley Urban Release Area to:
 - a) Introduce a revised minimum lot size for:
 - Map legend B from 250sq.m to 220sq.m; and
 - Map legend U from 1000sq.m to 1500sq.m;
 - b) Insert a minimum lot size of 900sq.m as 'T' in the Map legend
 - c) Amend the Minimum Lot Size Map set as follows:
 - Amend the title on each map sheet from 'Minimum Lot Size Map' to 'Lot Size Map'; and
 - Amend the legend of the 'Lot Size Map' set by introducing a new value to map legend 'B' and 'U' and inserting 'T' as a new value.
 - inserting a clause that clarifies the operation of the State satisfactory arrangements clause within Camden Local Environmental Plan 2010 in respect of the Camden Lakeside Urban Release Area, as set out at Tag A; and
 - inserting a clause that permits subdivision below the minimum lot size, as set out by Clause 4.1 at Tag B, for land zoned E2 Environmental Conservation and RE2 Private Recreation provided the proposed subdivision facilitates development of land zoned R1 within the Lakeside Urban Release Area.
2. The revised planning proposal is not required to be resubmitted for purposes of section 56(2);
3. The revised planning proposal must be made publicly available for a further 14 days. 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. No further consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
5. A public hearing is not required to be held into the matter by any person or body; and