

Mr Ron Moore
General Manager
Camden Council
PO Box 183
Camden NSW 2570

Our ref: 545032

Attention: Nicole Aiken

Dear Mr Moore

Planning proposal PP-2022-159 to amend Camden Local Environmental Plan 2010

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) in respect of the planning proposal that seeks to amend the Camden Local Environmental Plan 2010 to amend the minimum lot size and rezone a portion of R5 Large Lot Residential and C2 Environmental Conservation land at Abercrombie Place, Harrington Park (Lots 1-12, DP 280059).

As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 6.1 Residential Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Council may still need to obtain agreement of the Secretary to comply with the requirements of Section 9.1 Direction 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to public exhibition.

I understand that an amendment is necessary to realign the boundary of the C2 Environmental Conservation Zone and Council has not provided any indication of the environmental significance of the land. To satisfy the terms of Direction 3.1 Conservation Zones, Council is requested to provide advice over the environmental significance of the land in question and obtain the agreement of the Secretary. In consulting with the Environmental Heritage Group of DPE, Council is also requested to provide that Group with relevant supporting information addressing the environmental significance.

Considering the nature of the planning proposal, I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 18 April 2023. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au.

The relevant Department of Planning and Environment team contact (refer below) should be copied into the request. The request must include the drafting instruction template, planning proposal, a copy of this letter and gateway determination.

Should you have any enquiries about this matter, I have arranged for Mr Murray Jay to assist you. Mr Jay can be contacted on 9860 1512.

Yours sincerely



15 July 2022

Naomi Moss
Acting Director Western, Metro West
Western Parkland City

Encl. (2):
Gateway determination
Plan-making reporting template