

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-159):** 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, DP280059).

I, the Acting Director, Western at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to 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, DP280059) should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to review the boundaries in the relevant Land Zoning, Lot Size and Height of Buildings Maps and determine whether an amendment is necessary to accommodate the proposal. Should an amendment be necessary, Council is to amend the planning proposal accordingly prior to exhibition and consultation, including the inclusion of relevant existing and proposed mapping within the proposal.
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 Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 28 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 Guidelines* (Department of Planning and Environment, 2021).

Exhibition must commence within 3 months following the date of the gateway determination.

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:
  - NSW Rural Fire Service;
  - Environment and Heritage Group of DPE; and
  - Heritage NSW

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 28 days to comment on the proposal.

4. Council is to consult with the NSW Rural Fire Service prior to exhibition in accordance with Section 9.1 Direction 4.4 Planning for Bushfire Protection and address any comments made by that agency.
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(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 Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
  - (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the EP&A Act, or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
7. The LEP should be completed on or before 18 April 2023.



15 July 2022

**Naomi Moss**  
**Acting Director Western, Metro West**  
**Western Parkland City**  
  
**Department of Planning and Environment**  
  
**Delegate of the Minister for Planning**