

## Gateway Determination

***Planning proposal (Department Ref: PP-2026-850): draft LEP Review Planning Proposal – Housekeeping Amendment***

I, the Director, Central, West and South at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the Environmental Planning and Assessment Act 1979 (the Act) that amendments to the Camden Local Environmental Plan 2010 and *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* (Precincts SEPP), seeking to improving the legibility and accuracy of these environmental planning instruments, should proceed subject to the following.

The LEP should be completed on or before 15 March 2027.

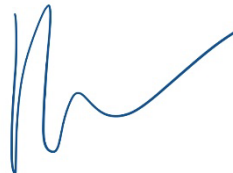
### Gateway Conditions

1. Prior to exhibition and agency consultation, the Planning Proposal is to be updated to:
  - Remove consideration of the section 9.1 Direction: 9.2 Rural lands from the planning proposal as this direction is not applicable to the Camden Local Government Area.
  - Under matter 3.6.3a: alter 'RE2 Private Residential Zone' to 'RE2 Private Recreation Zone'.
  - Under matter 3.10:
    - review the application of the RE1 zone and amend to SP2 should this be considered appropriate to Council in respect of 121 (Lot 3, DP 1214634) and 121B (Lot 6, DP 1214634) The Northern Road; and,
    - remove the references to prescribed zones, where appearing, and clarify the justification for the proposed rezoning accordingly.
  - Under matter 4: for clarity, provide an explanation of the intention to reclassify the site described as 3A Fairwater Drive, Harrington Park (Lot 46 DP 1115480).
  - Under Appendix 2: Consistency with applicable State Environmental Planning Policies - correct the item number reference under the assessment of consistency with reference to *State Environmental Planning Policy (Transport and Infrastructure) 2021*.
  - Revise the number of proposed amendments in Table 1 to reflect actual numbers.
  - Ensure all relevant thumbnail maps are included in the proposal and amend accordingly.
  - Clearly indicate that under the headings of Executive Summary and Part 1 - Objectives and intended outcomes - *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* is being amended by the preparation of an amending local environmental plan
2. The planning proposal must comply with the requirements for public exhibition of planning proposals identified in LEP Practice Note PN 16-001.
3. 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 principal as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment,

August 2023) and must be made publicly available for a minimum of 28 working 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 Guideline* (Department of Planning and Environment, August 2023).
4. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act (or any other part of the Act) and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
- Sydney Water
  - Transport for NSW (TfNSW)
  - NSW Department of Climate Change, Energy, the Environment and Water
  - 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 30 working days to comment on the proposal.
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 Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing.
6. A public hearing is required to be held in accordance with the section 29 of the Local Government Act 1993 and the Department's Practice Note 16-001 Classification and reclassification of public land through a local environmental plan.

Dated 15 July 2026



**Mitchell Noble**  
**Director Central, West and South**  
**Local Planning and Council Support**

**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**