



New South Wales

# Camden Local Environmental Plan No 139

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (P06/00270/PC)

FRANK SARTOR, M.P.,  
Minister for Planning

## 2007 No 474

Clause 1 Camden Local Environmental Plan No 139

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### Camden Local Environmental Plan No 139

under the

Environmental Planning and Assessment Act 1979

#### 1 Name of plan

This plan is *Camden Local Environmental Plan No 139*.

#### 2 Aims of plan

The aims of this plan are:

- (a) to rezone part Lot 1, DP 217570 at Mater Dei (as shown edged heavy black on the map marked “Camden Local Environmental Plan No 139—Mater Dei” deposited in the office of Camden Council) to Zone No 5 (a) (Cultural Landscape), Zone No 7 (a) (Environmentally Sensitive Land) and Zone No 7 (d4) (Environmental Protection (Eco-Residential)) under *Camden Local Environmental Plan No 74—Harrington Park*, and
- (b) to promote the development of Mater Dei in a way that is environmentally sensitive and responds positively to the site’s heritage and scenic character while conserving regionally significant remnant bushland, and
- (c) to provide a viable regionally significant habitat corridor in an east-west direction across the site that retains the high value remnant Cumberland Plain Woodland and includes riparian corridors, and
- (d) to protect the scenic character of the area and significant views to and from the site, and
- (e) to provide appropriate curtilages in accordance with the conservation management plans around the areas of heritage significance, and
- (f) to facilitate the ongoing management and conservation of the natural and cultural heritage of the site, and
- (g) to avoid development in areas of potentially high salinity or excessively steep areas, and
- (h) to ensure that development is staged in a manner which is efficient in terms of infrastructure use and provision, and

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- (i) to require that, prior to the subdivision of land into lots of less than 40 hectares for residential uses, that satisfactory arrangements have been made for the provision of regional transport infrastructure and services, and
  - (j) to facilitate sustainable water management practices, and
  - (k) to provide opportunities for environmentally sensitive housing in a bushland setting.

**3 Land to which plan applies**

This plan applies to the land within the local government area of Camden as shown edged heavy black on the map marked “Camden Local Environmental Plan No 139—Mater Dei”, deposited in the office of Camden Council.

**4 Amendment of Camden Local Environmental Plan No 74—Harrington Park**

*Camden Local Environmental Plan No 74—Harrington Park* is amended as set out in Schedule 1.

## 2007 No 474

Camden Local Environmental Plan No 139

Schedule 1 Amendments

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### Schedule 1 Amendments

(Clause 4)

**[1] Clause 6 Definitions**

Insert in appropriate order in the definition of *the map* in clause 6 (1):

Camden Local Environmental Plan No 139—Mater Dei

**[2] Clause 9 Zone objectives and development control table**

Omit “and Orielton” from item 1 of the matter relating to Zone No 5 (a).

Insert instead “, Orielton and Wivenhoe”.

**[3] Clause 30 Development in the vicinity of Harrington Park, Orielton and Wivenhoe Homesteads**

Omit “or the Orielton Homestead”.

Insert instead “, the Orielton Homestead or the Wivenhoe Homestead”.

**[4] Part 5, heading**

Insert “and Mater Dei” after “Park 2”.

**[5] Clause 34 Application of Part**

Insert “and to land in Mater Dei as shown edged heavy black on the map marked ‘Camden Local Environmental Plan No 139—Mater Dei’” after “Park 2”.

**[6] Schedule 1 Heritage items**

Insert after the matter relating to Orielton:

Wivenhoe—the land shown as being within Zone No 5 (a) on the map marked “Camden Local Environmental Plan No 139—Mater Dei”.

BY AUTHORITY