



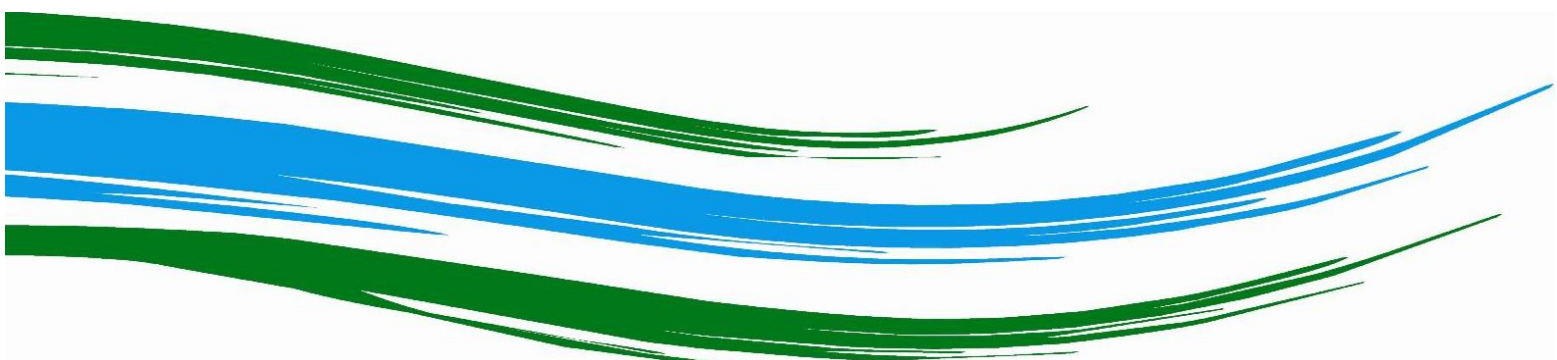
# Camden Council

## Attachments

**Ordinary Council Meeting**  
**10 April 2018**

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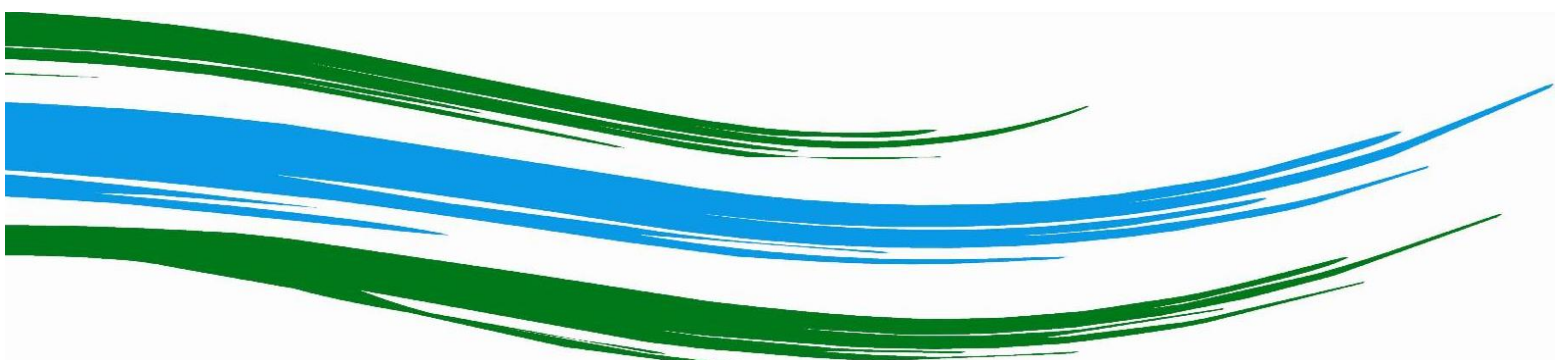
**Camden Council**  
**Administration Centre**  
**70 Central Avenue**  
**Oran Park**



# ORDINARY COUNCIL

## ATTACHMENTS - ORDINARY COUNCIL

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## Submission to the Department of Planning and Environment

**Application for a Site Compatibility Certificate (SCC) under the SEPP (Housing for Seniors and People with a Disability) 2004 for Part Lot 50 DP 1221870 at 50E Raby Road, Gledswood Hills.**

Council officers have undertaken a review of the SCC information as provided by the Department of Planning and Environment and consider the SCC application has not demonstrated compliance with the SEPP Seniors Housing and has not demonstrated planning merit.

A summary of the planning issues identified by Council are provided below.

### **Consistency with the SEPP Seniors Housing**

Council officers have assessed the SCC application against the SEPP Seniors Housing and identified the SCC application has not demonstrated compliance with the SEPP as outlined below.

***Clause 4(1) Land to which Policy applies that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if: (b) the land is being used for the purposes of an existing registered club.***

Clause 4(1)(b) requires that the subject land is adjoining land zoned primarily for urban purposes and that the subject land is being used for the purposes of an existing registered club.

The subject land is located approximately 330m in a direct line from the existing clubhouse. Council officers consider the proposed seniors housing would be isolated from the existing clubhouse.

Additional information is required to confirm the relationship between the existing club and the proposed development to satisfy the requirements of this clause. This is because land for a registered club may be restricted to the clubhouse only and not apply to other land on the golf course.

### ***Clause 4(5)(b) Application of Policy to land zoned for special uses and existing registered clubs***

Clause 4(5)(b) further requires that the consent authority must consider and be satisfied that most of the land that it adjoins is land zoned for urban purposes.

While there is some land zoned R1 General Residential adjoining the subject land, the majority of the land that adjoins the subject site is zoned RE2 Private Recreation under Camden LEP 2010 and forms part of the golf course. The intention is for this land to be used for private open space and recreational purposes. This means the SCC application has not demonstrated compliance with the SEPP Seniors Housing because the site is not adjoining land zoned for urban purposes.

### ***Clause 24(2)(a) - The site of the proposed development is suitable for more intensive development.***

The SCC application for the seniors housing is prepared on the basis that the subject land adjoins land zoned primarily for urban purposes and that the land is being used for the purposes of an existing registered club.

The site is considered to be unsuitable for more intensive development because:

- the site is zoned RE2 Private Recreation and is within an existing golf course;
- the proposal may have unacceptable visual impacts on a key viewpoint from the state heritage listed Gledswood Estate;
- the site has no existing road and pathway for access as required under the SEPP.

Council is not satisfied that the site meets the criteria that the Director General must consider in terms of its suitability for more intensive development.

**Clause 24(2)(b) - The site of the proposed development is development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding environment having regard to (at least) the criteria specified in clause 25 (5) (b).**

- i) the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development,**

**Existing Uses:**

- The seniors housing is proposed on land zoned RE2 Private Recreation in the golf course.
- There is some land outside the subject site zoned E2 Environmental Conservation with the aim to protect remnant native vegetation on the site.
- There is an existing clubhouse and ancillary maintenance shed.

**Approved Uses:**

- Other land within Camden Lakeside is zoned R1 General Residential. Development consent to enable its development is yet to be obtained.
- Camden LEP 2010 includes an Additional Permitted Use (APU) for a potential hotel site.

**Natural Environment:**

- Modified open space for use as a golf course and other protected areas for remnant native vegetation on the site.
- 4 Lakes/dams.
- European Heritage in the vicinity:
  - Gledswood Estate (State listed item)
  - SCA Upper Canal (State listed item)
  - Raby House (State listed item)
- Transmission Easement.
- Information regarding any potential contamination has not been provided.
- Portions of the site are identified as bushfire prone land.

**Approved uses of land in the vicinity of the proposed development:**

The surrounding lands in the vicinity include a mix of zones for the various purposes, which include rural, private recreation and new urban development. New urban development has commenced at Emerald Hills, whilst other areas for urban development are in the early stages of development.

- ii) the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land,**

The subject site for the proposed seniors housing is zoned RE2 Private Recreation and is intended to remain for the use of the existing golf course.

The proposed future use of the subject site as a golf course is consistent with the RE2 zone objectives to enable land to be used for private open space or recreational purposes and other compatible land uses and to ensure the protection and enhancement of the natural environment for recreational purposes.

There is land already zoned R1 General Residential within Camden Lakeside for the purpose of providing a mix of housing, which can accommodate the proposed seniors housing.

It is considered the future use of the land will remain predominantly for use as a golf course with only the residential zones to be developed and with the remnant vegetation on the site to be protected.

- iii) *the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision,***

In terms of transport the SCC application relies heavily on the new road, Golf Course Drive being completed in time to provide a connection through Camden Lakeside development to Raby Road.

The time frame for the delivery of Golf Course Drive is unclear and no Development Application has been submitted to Council for the road and related residential precincts. As a result there is no certainty that the required road network will be delivered within the 2 year time frame that a SCC is valid for, if issued.

Council officers recommend until the road network is completed, a SCC should not be issued.

The site's distance from services and facilities will require a reliable and adequate transport service. However, the SCC has identified that bus services are limited during the weekend.

The Emerald Hills neighbourhood centre located on the northern side of Raby Road is identified as the nearest centre to the site. DA approval has been issued for the centre, however, the timeframe for the commencement of works and its completion is unknown at this stage. The SCC application has not demonstrated that all services and facilities will be available and completed in this centre to support the seniors housing.

Refer to the separate discussion with regard to the location and access requirements set out in clause 26.

The SCC application does not demonstrate that there is existing infrastructure readily available to service the seniors housing at the subject site.

- iv) *in the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development.***

Whilst the land is not zoned RE1 Public Open Space, the land is zoned for recreation purposes as RE2 Private Recreation.

The proposal would impact upon the existing golf course requiring modifications to recreational areas to allow for the seniors housing development, including new roads and a pathway to meet requirements for access under the SEPP.

- v) ***without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,***

### **Visual & Heritage Impacts**

Camden Lakeside has important visual qualities. The Camden LEP 2010 and Camden Development Control Plan 2011 (Camden DCP 2011) seek to protect important visual elements within the landscape including distant views, vegetation, water bodies and cultural elements. Camden DCP 2011 also seeks to ensure that new urban form is subservient to the landscape.

Camden's Lakeside's residential precincts are intentionally irregular in their shape and size and have been specifically planned and located to maintain the landscape's visual importance and protect identified view corridors.

There are 3 state heritage items in the vicinity of the site - the Gledswood Estate, Raby Homestead and the Sydney Water Upper Canal.

Camden DCP 2011 emphasises the Gledswood Estate is the most visually and culturally significant built form adjacent to Camden Lakeside. Maintenance of views from the golf course to Gledswood Estate, particularly the views to the north, is a key outcome sought by Camden DCP 2011.

The Gledswood Estate Conservation Management Plan (Gledswood CMP) identifies a number of key viewpoints from the Estate. Refer to the **Figure 1** at the end of this submission, which provides a map of key viewpoints from Gledswood Estate. No assessment against the Gledswood CMP has been made. It is unclear if part of the proposed development would encroach into a key viewpoint from Gledswood Estate to the east towards the Sydney Water Upper Canal. The SCC application should be required to address this matter prior to the determination of the SCC.

The Gledswood CMP recommends the key viewpoints should be conserved, maintained and enhanced. It also recommends that vegetation and plantings should be managed to prevent obscuring significant views.

Council officers agree with the LVI's assessment that the proposed development will change the existing character of the view from Gledswood Estate from a more pastoral managed landscape to a suburban character. The LVI's recommended mitigation measure of a vegetated landscape buffer to reduce visual impact is inconsistent with the Gledswood CMP's recommendation that vegetation and plantings should be managed to prevent obscuring significant views. The proposal would also limit the existing views from Gledswood Estate to the north through Camden Lakeside. Should the SCC be issued, a suitable mechanism would need to be in place to ensure the recommended visual impact mitigation measures will be undertaken.

The proposal may have an unacceptable visual impact on a key viewpoint from the Gledswood Estate.

The SCC application has not provided a heritage impact assessment to assess the impact of the

proposal on the state heritage items in the vicinity.

It is recommended that Sydney Water and the Office of Environment and Heritage (OEH) be consulted prior to determination of the SCC application for the reasons outlined in this report. This assessment is significant and should not be left to the consideration of a DA on the site.

### **Proposed Location, Bulk and Scale of Seniors Housing**

Residential precinct 1 is located in the northern part of Camden Lakeside adjacent to Raby Road as shown in the master plan for Camden Lakeside in **Figure 2** at the end of this submission. Camden DCP 2011 identifies precinct 1 will contain a mix of housing, which includes detached dwellings, town houses, residential flat buildings and seniors housing.

Precinct 1 is located near the clubhouse which currently offers meals and holds functions. The DCP requires that all recreational facilities be located adjacent to the clubhouse to provide residents with social interaction opportunities. Precinct 1 will offer better transport options and access to services when compared to the proposed location in the SCC.

It is considered the location of the proposed seniors housing would be more suitable in precinct 1 and the scale of the proposed seniors housing would be reduced in precinct 1 as the development could utilise the existing services offered by the clubhouse.

If the proposed development was to be located in precinct 1, it would have less visual impact on the Gledswood Estate, view corridors and the visual qualities of the landscape.

When compared to the proposed development site, precinct 1 is a more suitable location for the proposed development.

### **Unplanned Additional Residential Development**

Camden Lakeside Development will comprise of a mix of housing set amongst a golf course and clubhouse facilities. Camden DCP 2011 states the entire Camden Lakeside development has a capacity of 380 dwellings, which is spread over 5 residential precincts.

The proposed seniors housing would be located outside of the approved residential precincts. The proposed 99 dwellings represent approximately 26% of the planned residential capacity for Camden Lakeside. Should the SCC proceed, the bulk and scale of the proposal should be subject to further consideration.

- vi) if the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003—the impact that the proposed development is likely to have on the conservation and management of native vegetation***

The seniors housing is proposed to be located in the RE2 Private Recreation zone and is clear of the protected native vegetation found in the E2 Environmental Conservation zone.

### **Clause 26 Location and access to facilities**

#### ***Location and access to facilities***

***(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:***

***(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and***

***(b) community services and recreation facilities, and***

***(c) the practice of a general medical practitioner.***

**Council Response**

No, does not comply.

- The site is located approximately 550m from Raby Road and approximately 570m from Camden Valley Way.
- There is no existing road or accessible pathway from the site to either Raby Road or Camden Valley Way.
- Bus stops located on Raby Road and Camden Valley Way have limited services on weekends. No information has been provided with the SCC to demonstrate compliance.
- The nearest existing shop, banks and medical centres are located are in Gregory Hills approximately 2.8km away and the Emerald Hills neighbourhood centre is not constructed.

***(2) Access complies with this clause if:***

***(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, or alternative gradients on the pathway are also acceptable as per the clause***

**Council Response**

No, does not comply.

- The facilities and services are located further than 400m away and no pathway has been provided.

***(b) in the case of a proposed development on land in a local government area within the Greater Sydney (Greater Capital City Statistical Area)—there is a public transport service available to the residents who will occupy the proposed development:***

- (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and***

**Council Response**

No, does not comply.

A future bus route will utilise the internal road network and bus stops are located on Raby Road and Camden Valley Way (approximately 550m to the north east and 570m to the northwest of the development area respectively). This will provide access to nearby town centres, however the services are limited during the weekend.



There is no existing pathway from the site to either Raby Road or Camden Valley Way.

- (ii) *that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1),*

**Council Response**

No, does not comply.

Additional transport such as a mini-bus service is proposed to be provided to and from a bus stop on Golf Course Drive. However, Golf Course Drive is yet to be constructed.

- (iii) *that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive).*

**Council Response**

Bus services on Camden Valley Way and Raby Road comply.

## **Further information required**

Prior to the DPE determining the SCC application, the following is required to be addressed:

- Demonstrate compliance with Clauses 4(1)(b), 4(5)(b), 24(2)(a)(b), 26 of the SEPP Seniors Housing;
- Referral to Sydney Water and NSW Office of Environment and Heritage (OEH);
- European Heritage Impact Assessment;
- Access Report;
- Bush Fire Assessment; and
- An assessment of potential contamination.

### **1. Additional Permissible uses**

Determination of the SCC should be limited to seniors housing use. The proposed café will need to demonstrate that it is ancillary to the seniors housing at any future development application stage.

## **Conclusion**

The application for a site compatibility certificate to permit a serviced self-care retirement village, comprising of 99 dwellings with ancillary buildings and a separate café under the SEPP Seniors Housing has not demonstrated compliance with the SEPP Seniors Housing and has not demonstrated planning merit for the reasons as outlined in this submission.

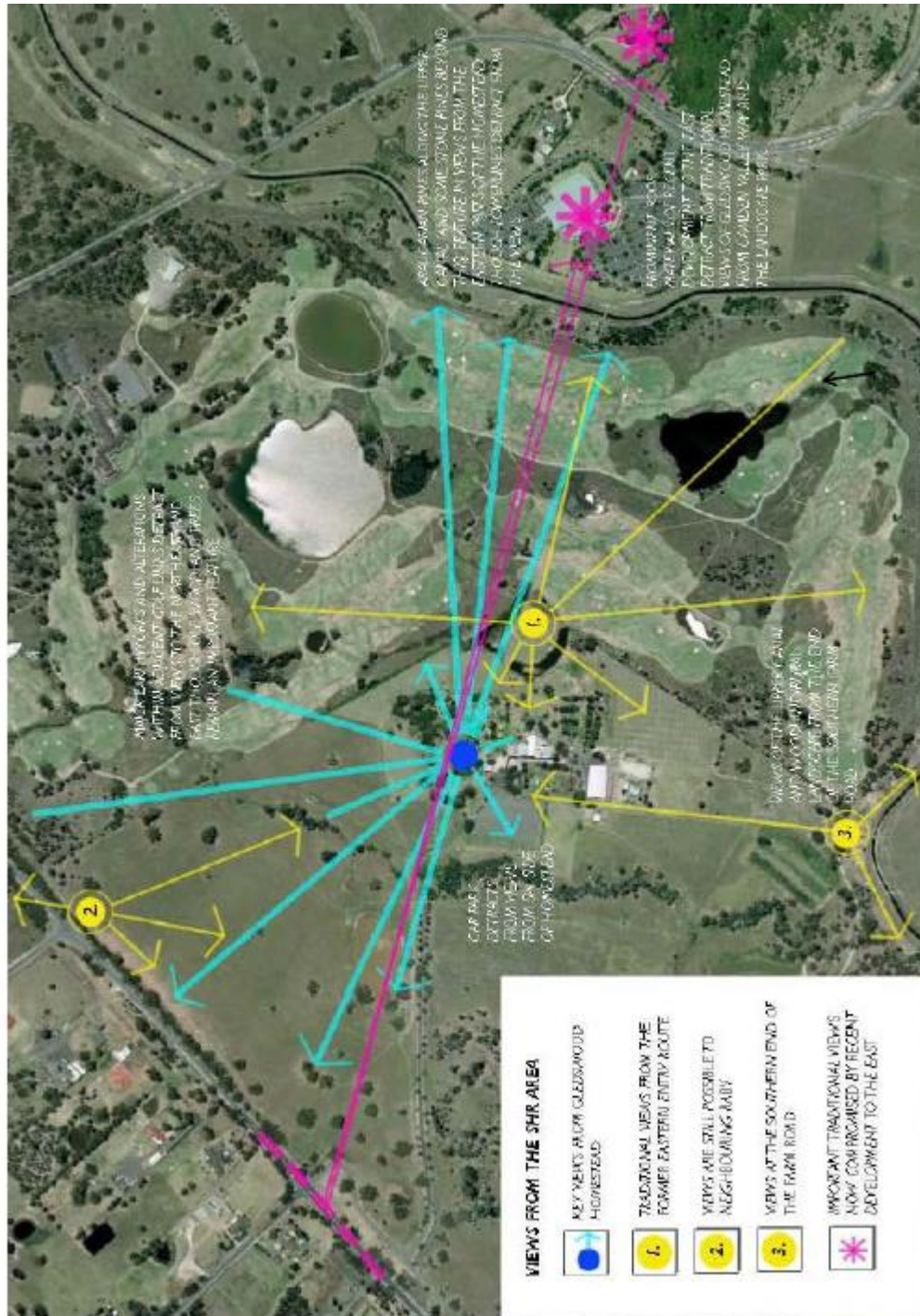
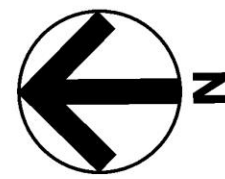
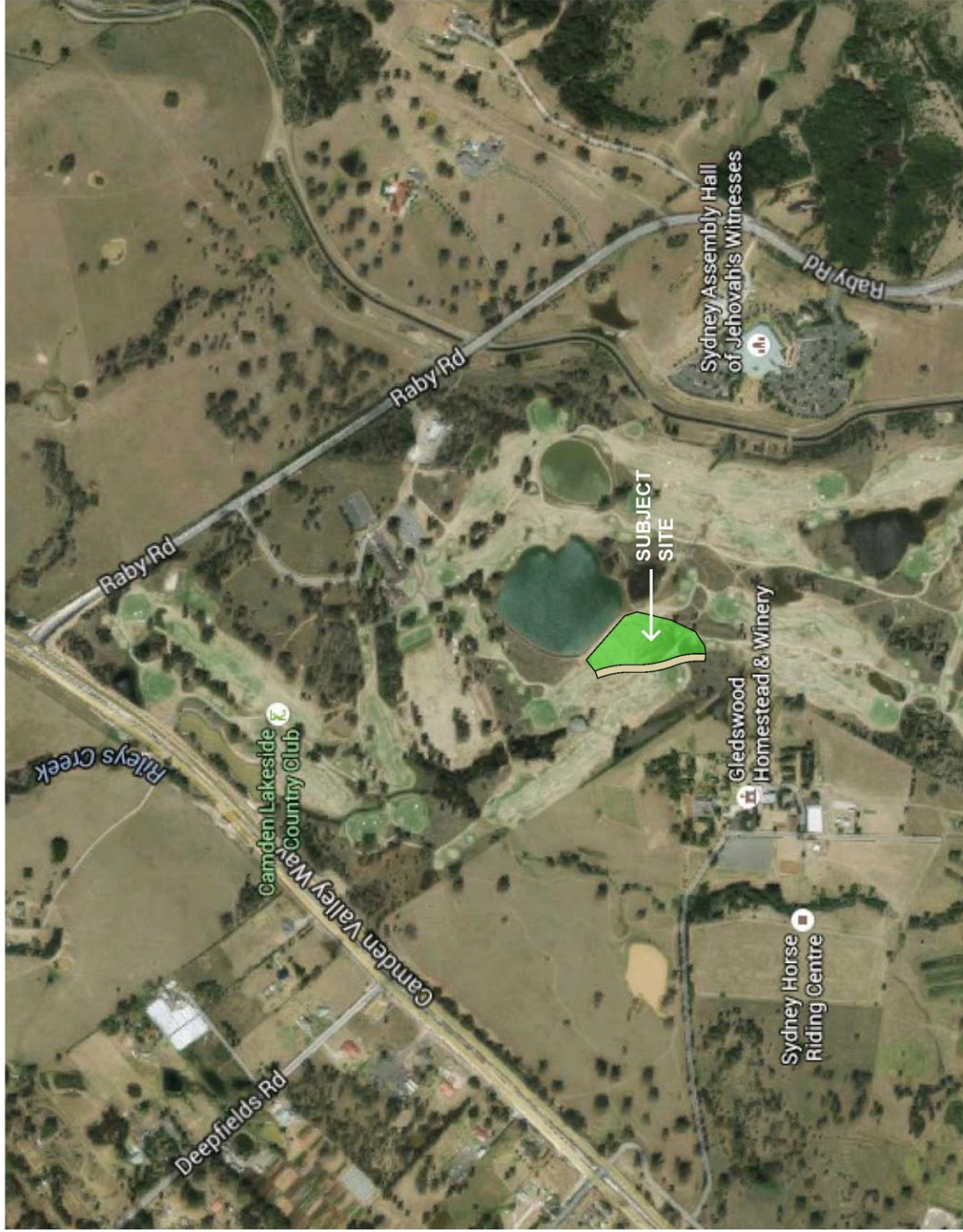


Figure 1 - key viewpoints from the Gledswood Estate Conservation Management Plan (Gledswood CMP)



Figure 2 - shows Camden Lakeside Master Plan and the 6 residential precincts (Source: Camden DCP 2011)



LOCATION PLAN  
SCALE 1 : 10000 @ A3

**LAKESIDE RETIREMENT VILLAGE**  
50 RABY RD, CATHERINE FIELDS, NEW SOUTH WALES  
A-000 11/01/2018

**thomson  
adsett**



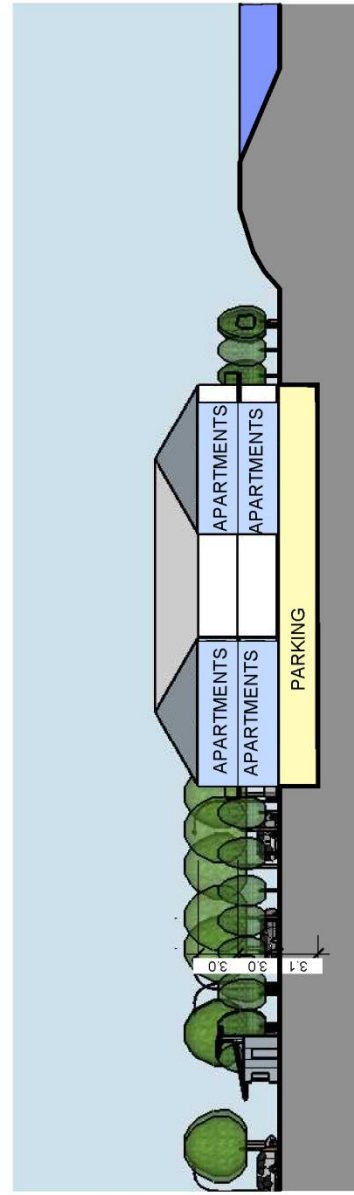
24	APARTMENTS
24	APARTMENTS
24	APARTMENTS
27	VILAS
99	TOTAL



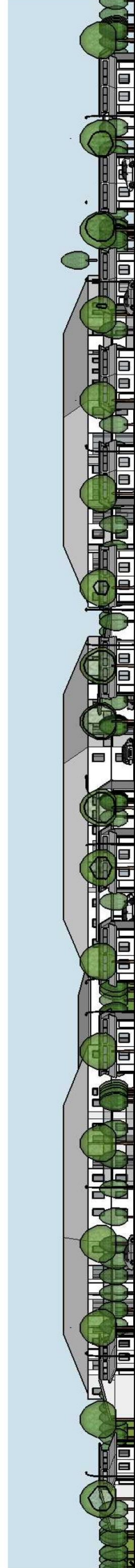
**SITE PLAN**  
 SCALE 1 : 1000 @ A3  
 0 5 10 15 20 50 M

**thomson  
adsett**

**LAKESIDE RETIREMENT VILLAGE**  
 50 RABY RD, CATHERINE FIELDS, NEW SOUTH WALES  
 A-001 11/01/2018



○ SITE SECTION  
SCALE 1 : 500 @ A3



○ STREET ELEVATION  
SCALE 1 : 500 @ A3

**LAKESIDE RETIREMENT VILLAGE**  
50 RABY RD, CATHERINE FIELDS, NEW SOUTH WALES  
A-002 11/01/2018

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**LAKESIDE RETIREMENT VILLAGE**  
 50 RABY RD, CATHERINE FIELDS, NEW SOUTH WALES  
 A-003 11/01/2018

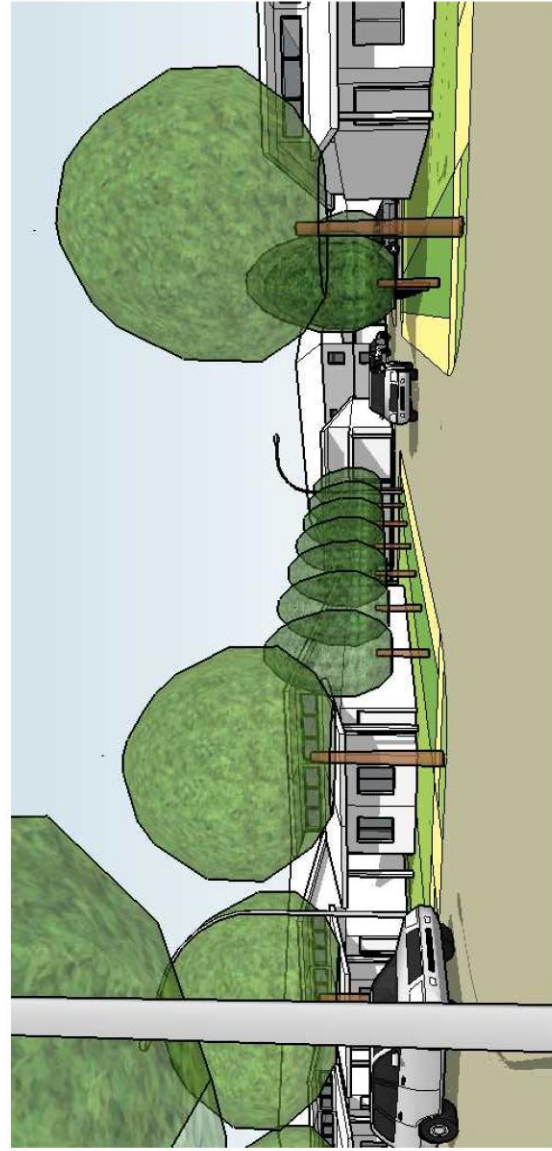
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**LAKESIDE RETIREMENT VILLAGE**  
50 RABY RD, CATHERINE FIELDS, NEW SOUTH WALES  
A-004 11/01/2018

**thomson  
adsett**





**LAKESIDE RETIREMENT VILLAGE**  
 50 RABY RD, CATHERINE FIELDS, NEW SOUTH WALES  
 A-005 11/01/2018

**thomson  
adsett**



# **CAMDEN COUNCIL PLANNING PROPOSAL**

**Comprehensive LEP Review Phase 1 – Minor  
Amendments – Draft Final**

April 2018

## Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

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Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

## Background

Camden Local Environmental Plan 2010 (Camden LEP 2010) was gazetted on 3 September 2010 and applies to all land within the Camden Local Government Area (LGA), with the exception of land which falls under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

In 2010, Camden prepared a new LEP to comply with the Standard Instrument (SI) LEP, as required by the State Government. At that time, the previous LEPs were translated to fit into the new SI framework zones and clauses. Camden LEP 2010 was therefore a “like for like” translation, as far as possible.

Since 2010 there have been a number of amendments to the Camden LEP, however there has never been a comprehensive strategic review. A comprehensive and strategic review of the LEP is necessary to ensure that planning controls continue to be relevant and responsive to local development trends. This amendment forms the first phase of the comprehensive LEP review.

The comprehensive LEP Review Program has been separated into three phases:

- Phase 1 - Minor Amendments;
- Phase 2 - Higher level investigations; and
- Phase 3 - Significant investigations.

Phase 2 will commence following the finalisation of the Western City District Plan

## PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The aim of this Planning Proposal is to make minor amendments to the Camden LEP 2010. The amendments seek to address matters which are of an administrative or low-impact nature, with the aim to improve the overall operation and accuracy of the LEP, including:

- Administrative review of heritage listings (Schedule 5);
- Review of LEP Mapping;
- Review of LEP clauses;
- Review of the land use table; and
- Review of additional permitted uses.

The administrative review of heritage listings includes updating the property description or the address of a heritage item that has changed since Camden LEP 2010 was made and to correct any disparity between LEP maps and the heritage schedule.

A review of Camden LEP 2010 maps has been undertaken to ensure that LEP maps are accurate, aligned with cadastral boundaries, consistent with strategic intent and in line with the current DPE technical mapping standards.

A review of LEP clauses in Camden LEP 2010 has been undertaken to ensure that local clauses continue to be relevant and responsive to local development trends and updated to reflect changes in public authorities.

Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

A review of the Land Use Table (permissible and prohibited uses) in Camden LEP 2010 has been undertaken to ensure relevance against the objectives of each zone.

Schedule 1 of the Camden LEP 2010 (Additional Permitted Uses) provides a list of uses permitted on identified sites which are in addition to those uses identified in the LEP Land Use Table or other planning instruments. An administrative review of Schedule 1 has been undertaken to correct property descriptions and reflect instances where the property description or the address may have changed since Camden LEP 2010 was made or remove the Additional Permitted Use where it is no longer relevant.

**PART 2 – EXPLANATION OF PROVISIONS**

To achieve the proposed objective of improving the overall operation and accuracy of the Camden LEP 2010, the Planning Proposal amends the provisions of the LEP as shown in Table 1. A detailed explanation, justification and drafting instruction for amendment is provided in **Appendix A**.

**Table 1 – List of amendments**

Amendment	Name of item	Proposal	Changes
1.	Administrative Review of Heritage Listings	This item seeks to update Schedule 5 to reflect instances where the property description and/or address of heritage items have changed since the LEP was made, and to correct typographical errors, an error of name, and the extent of the mapped heritage listing.	Items: 3, 12, 13, 17, 19, 25, 28, 29, 38, 39, 42, 43, 44, 63, 74, 77, 78, 79, 81*, 82, 84, 97, 98, 107, 114, 119, 123, 127, 128, 131, 135, 137, 145.  * New local heritage listing I81A to be added
2.	LEP Mapping	This item seeks to make minor amendments to correct anomalies on various Camden LEP 2010 maps. Some amendments are to bring the LEP maps in line with DPE's Standard Technical Requirements.	<u>Land Application Map</u> LAP_001  <u>Land Zoning Maps</u> LZN_002, LZN_003, LZN_007, LZN_013, LZN_015, LZN_016, LZN_017  <u>Lot Size Maps</u> LSZ_003, LSZ_007, LSZ_009, LSZ_011, LSZ_013, LSZ_015, LSZ_016  <u>Height of Building Maps</u> HOB_003, HOB_007, HOB_013, HOB_015, HOB_017  <u>FSR Maps</u> FSR_017  <u>Heritage Maps</u> HER_008, HER_009, HER_012, HER_015, HER_016  <u>Additional Permitted Uses Maps</u> All
3.	Review of Clause 7.1 – Flood Planning	The definition for "flood planning level" is proposed to be changed	<u>Proposed definition</u>

Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

Amendment	Name of item	Proposal	Changes
		to bring this local provision in line with the South West Priority Growth Area, best practice and recent Flood Studies/Floodplain Risk Management Studies in the LGA	Flood Planning Level means the level of 1% Annual Exceedance Probability (AEP) flood event plus a Freeboard. Freeboard: For Freeboard refer to Council's Flood Risk Management Policy.
4.	Review of Clause 7.2 - Airspace Operations	This item seeks to provide clarity with regard to development application referrals that penetrate the 'OLS' and 'PAN-OPS' shown on the Obstacle Limitation Surface Map and the procedures for air navigation services – Aircraft Operations Map.	A new clause to provide clarity on when development applications must be referred and to which Commonwealth body.
5.	Amend Clause 7.3 - Development in areas subject to airport noise	This item seeks to remove the link to the Noise Exposure Forecast Contour Map in Clause 7.3.	The link is non-functioning and the map does not sit within the Camden LEP. It is proposed to remove the link to avoid confusion.
6.	Remove Clause 7.5 - Child care centres	This item seeks to remove Clause 7.5.	Clause 7.5 is proposed to be repealed. The provisions of this clause are no longer enforceable due to the gazettal of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (known as the Education and Child Care SEPP) on 1 September 2017. Refer to Amendment 6 for further details.
7.	Review list of acquisition authorities	This item seeks to update Clause 5.1	Clause 5.1 still refers to the 'Roads and Traffic Authority' instead of 'Roads and Maritime Services' as the Authority of the State for land zoned SP2 Infrastructure marked "Future Classified Road Widening".
8.	'Community events clause'	This item seeks to add a new clause to Schedule 2 Exempt Development, 'Special events and temporary uses of land'.	The new clause will only apply to Council land or the Australian Botanic Garden, subject to certain criteria being met, enabling greater ease in facilitating community and fundraising events.
9.	Review of Land Use Table	This item seeks to amend permissible uses across all zones in the LEP.	Council conducted a comprehensive review of the Land Use Table in Part 2 of the LEP, assessing all uses against the objectives of each zone. There are changes proposed across all zones.
10.	Remove Clause 7.8	This item seeks to remove Clause	Clause 7.8 addresses the Road Widening of Camden Valley Way,

Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

Amendment	Name of item	Proposal	Changes
	Road widening of Camden Valley Way, Catherine Field	7.8.	Catherine Field. This road widening is complete, and as such the clause is no longer necessary.
11.	Review of Schedule 1 – Additional Permitted Uses	This item seeks to update Schedule 1.	Several additional permitted uses will have their property descriptions updated to reflect subdivision, while three will be removed as they are no longer needed. Furthermore, as a result of the mapping amendments proposed in Amendment 2 several clauses will be updated with regard to the manner in which they refer to the applicable maps.
<del>12.</del>	<del>Include a minimum lot size for secondary dwellings.</del>	<del>This item seeks to introduce a minimum lot size for secondary dwellings.</del>	<del>Further Council officer review of the Planning Proposal identified a need to introduce a minimum lot size for secondary dwellings in the Camden LEP.</del>
13.	Include bus shelter advertising as exempt development.	This item seeks to include bus shelter advertising as exempt development.	Further Council offer review of the Planning Proposal identified a need to nominate bus shelter advertising as Exempt Development in the Camden LEP.



Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

## PART 3 – JUSTIFICATION

### Section A – Need for the Planning Proposal

**1. Is the Planning Proposal a result of any strategic study or report?**

No. The Planning Proposal is not a result of any strategic study or report. The Planning Proposal is the result of the first stage of a comprehensive review that is being undertaken by Council staff to identify any necessary corrections to the Camden LEP 2010. These corrections will ensure consistency, clarity and usability within the LEP.

The Planning Proposal does not generate any significant implications in terms of findings and recommendations of major strategic planning studies. The undertaking of the amendments to Camden LEP 2010 is primarily an administrative and mapping exercise.

**2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes. It is considered that the Planning Proposal provides the best means of achieving the intended outcomes, as it seeks to correct identified errors and anomalies in a relatively prompt and efficient manner that will ensure clarity in the LEP.

All the matters covered by the Planning Proposal relate to statutory issues under Part 3 of the Environmental Planning and Assessment Act 1979. In this regard, the Planning Proposal is the only mechanism for achieving the objectives or intended outcomes relating to the properties and provisions covered by the Planning Proposal.

### Section B – Relationship to strategic planning framework.

**3. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including A Plan for Growing Sydney and the exhibited draft strategies)?**

The Planning Proposal is consistent with the relevant goals, directions and actions of A Plan for Growing Sydney, the **Draft** Western City District Plan and the **Draft** Greater Sydney Region Plan.

**4. Is the Planning Proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?**

The Planning Proposal is consistent with Camden Council's Strategic Plan, 'Camden Community Strategic Plan'.

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## 5. Is the Planning Proposal consistent with applicable state environmental planning policies?

State Environmental Planning Policy	Applicable to this Proposal?	Comment	Consistent
Standard Instrument (Local Environmental Plans) Order 2006	Yes	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument.	Yes
Standard Instrument—Principal Local Environmental Plan	Yes	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument.	Yes
State Environmental Planning Policy No 1—Development Standards	Yes	The rezoning proposal will not alter the application of this SEPP.	Yes
State Environmental Planning Policy No 14—Coastal Wetlands	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 19—Bushland in Urban Areas	No	Not applicable as this is a housekeeping amendment only.	N/A
State Environmental Planning Policy No 21—Caravan Parks	No	This SEPP is relevant to specific development not permitted under this Planning Proposal.	N/A
State Environmental Planning Policy No 26—Littoral Rainforests	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 30—Intensive Agriculture	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy No 33—Hazardous and Offensive Development	Yes	This SEPP applies to the state, however, the proposal is not hazardous or offensive. This Planning Proposal is not inconsistent with the SEPP.	Yes
State Environmental Planning Policy No 36—Manufactured Home Estates	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 44—Koala Habitat Protection	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 47—Moore Park Showground	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 50—Canal Estate Development	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy No 55—Remediation of Land	Yes	Changes proposed in this Planning Proposal are of a minor nature.	Yes

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State Environmental Planning Policy	Applicable to this Proposal?	Comment	Consistent
State Environmental Planning Policy No 62—Sustainable Aquaculture	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy No 64—Advertising and Signage	Yes	Whilst no signage is proposed as part of this Planning Proposal (i.e. subject to a DA), the planning controls proposed to be implemented are consistent with the applications of this SEPP.	Yes
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy No 71—Coastal Protection	N/A	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Affordable Rental Housing) 2009	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	Yes	Clause 7.5 is proposed to be repealed. The provisions of this clause are no longer enforceable due to the gazettal of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (known as the Education and Child Care SEPP) on 1 September 2017. Refer to Amendment 6 for further details.	Yes
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	This Planning Proposal is not inconsistent with the applications of this SEPP.	Yes
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Infrastructure) 2007	Yes	This Planning Proposal is not inconsistent with the applications of this SEPP.	Yes
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy (Integration and Repeals) 2016	No	Not applicable to this Planning Proposal.	N/A

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State Environmental Planning Policy	Applicable to this Proposal?	Comment	Consistent
State Environmental Planning Policy (Kurnell Peninsula) 1989	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy (State Significant Development) 2005	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy (Rural Lands) 2008	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (State and Regional Development) 2011	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Three Ports) 2013	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy (Urban Renewal) 2010	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Western Sydney Employment Area) 2009	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy (Western Sydney Parklands) 2009	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)	No	Not applicable to this Planning Proposal.	N/A
Sydney Regional Environmental Plan No 16—Walsh Bay	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 18—Public Transport Corridors	No	Not applicable to this Planning Proposal.	N/A

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State Environmental Planning Policy	Applicable to this Proposal?	Comment	Consistent
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	No	Not applicable to this Planning Proposal.	N/A
Sydney Regional Environmental Plan No 24—Homebush Bay Area	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 26—City West	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 30—St Marys	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 33—Cooks Cove	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	This policy does not apply to the Camden LGA.	N/A

**6. Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?**

The following table identifies which Section 117 Local Planning Directions are relevant to the Planning Proposal, and provides an assessment of the proposal's consistency with those directions.

No.	Title	Comment
1 – Employment and Resources		
1.1	Business and Industrial Zones	<p>Inconsistencies are of minor significance.</p> <p>This Planning Proposal seeks to permit (with consent): kiosks and rural supplies in the IN2 Light Industrial Zones; and prohibit exhibition villages in these zones. Further the proposal seeks to permit (with consent) 'landscaping material supplies' in the IN1 General Industrial Zone.</p> <p>The Direction is relevant as it particularly specifies that a planning proposal must not reduce the total potential floor space for industrial uses in industrial zones.</p> <p>'Rural supplies is a similar use to the mandated uses of 'garden centres' and 'hardware and building supplies'.</p> <p>The floor area for 'Kiosks' is currently limited in Camden LEP.</p>

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No.	Title	Comment
1.2	Rural Zones	This Planning Proposal seeks to amend the zoning of Lot 1001, DP 734435 from RU1 Primary Production to SP1 Special Activities.  The purpose of this amendment is to correct a mapping anomaly. The amendment is therefore of minor significance and is supported.
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable
1.5	Rural Lands	Consistent
<b>2 – Environment and Heritage</b>		
2.1	Environment Protection Zones	Consistent
2.2	Coastal Protection	Not applicable
2.3	Heritage Conservation	Consistent
2.4	Recreation Vehicle Areas	Not applicable
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable
<b>3 – Housing Infrastructure and Urban Development</b>		
3.1	Residential Zones	This Planning Proposal seeks to amend the zoning of the following parcels from R2 Low Density Residential to SP1 Special Activities:  <ul style="list-style-type: none"> <li>• Lot 132, DP 825469</li> <li>• Lot 2601, DP 882676</li> </ul> <p>The purpose of these amendments is to correct mapping anomalies. The amendments are therefore of minor significance and are supported.</p>
3.2	Caravan Parks and Manufactured Home Estates	Consistent
3.3	Home Occupations	Consistent

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No.	Title	Comment
3.4	Integrating Land Use and Transport	Any inconsistency with this Direction is considered to be of minor significance.
3.5	Development Near Licensed Aerodromes	<p>The planning proposal seeks to amend Clause 7.2 Airspace operations to provide clearer controls for proposed development that requires referral to the relevant commonwealth body.</p> <p>It is noted that the proposed clause is consistent with information provided by Sydney Metro Airports and views of the Commonwealth which were sought prior to public exhibition.</p>
3.6	Shooting Ranges	Not applicable
4 – Hazard and Risk		
4.1	Acid Sulfate Soils	<p>Not applicable as Council is unaware of any land likely of containing acid sulfate soils.</p> <p>Any inconsistencies with this Direction are of a minor nature.</p>
4.2	Mine Subsidence and Unstable Land	Consistent
4.3	Flood Prone Land	<p>Consistent</p> <p>This Direction applies as the planning proposal seeks to amend clause 7.1 Flood planning including the definition in the clause.</p> <p>As the proposed change to the definition had the potential to raise policy issues, Council consulted with the Office of Environment and Heritage prior to public exhibition.</p>
4.4	Planning for Bushfire Protection	<p>Consistent</p> <p>In accordance with the Gateway Determination, Council consulted with the Commissioner of the NSW Rural Fire Services prior to public exhibition.</p>
5 – Regional Planning		
5.2	Sydney Drinking Water Catchments	Not applicable

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No.	Title	Comment
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.8	Second Sydney Airport, Badgerys Creek	Not applicable
5.9	North West Rail Link Corridor Strategy	Not applicable
5.10	Implementation of Regional Plans	The Planning Proposal is consistent with the relevant goals, directions and actions of A Plan for Growing Sydney, the <b>Draft</b> Western City District Plan and the <b>Draft</b> Greater Sydney Region Plan.
<b>6 – Local Plan Making</b>		
6.1	Approval and Referral Requirements	Consistent
6.2	Reserving Land for Public Purposes	By mapping amendment, the proposal seeks to amend the boundaries of the RE1 zone to follow the cadastre. The aerial photography demonstrates that the land in question already serves a public recreation purpose.  In this regard, any inconsistency with this Direction is of minor significance.  Council will seek agreement of the Secretary to comply with the requirements of this direction prior to the plan being made.
6.3	Site Specific Provisions	Amendments are proposed to Schedule 1 (Additional permitted uses) of the Plan. These amendments are of an administrative/technical nature and any inconsistency with the Direction is of minor significance.
<b>7 – Metropolitan Planning</b>		
7.1	Implementation of the Metropolitan Plan for Sydney 2036	Consistent



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No.	Title	Comment
7.2	Implementation of A Plan for Growing Sydney	Consistent.  Further, this Planning Proposal will not affect the finalisation of the <b>Draft</b> Western City District Plan and the <b>Draft</b> Greater Sydney Region Plan.
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable

**Section C – Environmental, social and economic impact.**

7. **Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

There is no likelihood of any adverse effect on any critical habitat or threatened species, populations or ecological communities, or their habitats, as a result of this proposal.

8. **Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

There are no likely environmental effects as a result of this Planning Proposal.

9. **How has the Planning Proposal adequately addressed any social and economic affects?**

Not applicable.

**Section D – State and Commonwealth interests.**

10. **Is there adequate public infrastructure for the Planning Proposal?**

Not applicable.

11. **What are the views of state and Commonwealth public authorities consulted in accordance with the gateway determination?**

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In accordance with the Gateway Determination, Council has consulted with the relevant public authorities prior to public exhibition. The views of these authorities are outlined in the table below.

Public authority	Amendment	Views / Issue	Response
Sydney Metro Airports	Amendment 4 – Clause 7.2	Recommends changes be made to the suggested wording of draft Clause 7.2 (Airspace operations).	These changes have been considered and are reflected in the revised draft clause.
	Amendment 1 - Review of Schedule 5 (Environmental Heritage) – Item 98	Camden Airport Limited advises that Camden Airport presently has 3 titles, namely Folio Identifiers 3/217570 (the road lot), 102/1121442 (the main airport title) and 3/791287 (the small parcel at 64 Ellis Lane) and not just Folio Identifier 102/1121442.	These lots do not form part of the heritage listing.
Department of Infrastructure and Regional Development	Amendment 4 – Clause 7.2	Supports changes suggested by Sydney Metro Airports, particularly changes regarding PANS-OPS penetrations.  Council should take into account the proposed Western Sydney Airport (WSA) in finalising its review.	Changes have been considered and are reflected in the revised draft clause.  Council officers consulted with the Department of Infrastructure and Regional Development (the public authority responsible for the WSA) during the exhibition period.
Civil Aviation Safety Authority	Amendment 4 – Clause 7.2	Recommends changes be made to the suggested wording of draft Clause 7.2 (Airspace operations).	Changes have been considered and are reflected in the revised draft clause.
NSW Rural Fire Service (RFS)	Amendment 9 – Review of Land Use Table (Secondary Dwellings)	Council to note that future proposals for secondary dwellings will only be supported by the NSW RFS where they comply with the requirements of <i>Planning for Bush</i>	No further action required.

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Public authority	Amendment	Views / Issue	Response
		<i>Fire Protection 2006 and NSW RFS Fast Fact No. 4/12 Increased Density on a Single Parcel of Land.</i>	
	Amendment 8 – Add a community events clause to make some events exempt development.	Comments were received from the RFS outlining additional restrictions that should be considered with regards to bushfire. Refer to Part 5 – Community Consultation for further details of the restrictions proposed.	The draft clause has been amended in consultation with the RFS to specify limitations that apply to land which is bushfire prone.
Office of Environment and Heritage (OEH)	Amendment 1 – Review of Schedule 5 (Environmental Heritage).	OEH (Heritage Council) supports the administrative review of heritage items and the review of heritage maps as part of the draft Planning Proposal and requests that Council supply its heritage mapping database to OEH.	The heritage mapping database will be supplied to OEH.
	Amendment 3 – Review of Clause 7.1 – Flood Planning	OEH (Water) notes the suggested amendment to LEP Clause 7.1 (Flood planning) is consistent with recent flood studies undertaken for the Camden Local Government Area and supports the proposed change.	

Note: Council has not received comment from Roads & Maritime Services.

#### PART 4 – MAPS

The Camden LEP 2010 maps identified in **Table 1** are proposed to be amended.

#### PART 5 – COMMUNITY CONSULTATION

The draft Planning Proposal was exhibited from 29 November 2016 to 27 January 2017.

During the exhibition period, notifications were placed in the local newspaper with exhibition material made available at:

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- Council Administration Centre (Hard Copy)
- Narellan Library, Queen Street, Narellan (Hard Copy);
- Camden Library, John Street, Camden (Hard Copy); and
- Camden Council website (Electronic Copy).

In addition, a letter was sent to all landowners who were directly impacted by the proposed changes.

Upon further review, Council officers identified additional matters to be included in the draft Planning Proposal as follows:

- Nominate bus shelter advertising as exempt development; and
- ~~Include a minimum lot size for secondary dwellings (450m<sup>2</sup>).~~

As a result, an amended draft Planning Proposal, incorporating the additional changes, was exhibited from 9 May to 9 June 2017.

Council received 7 submissions including 3 public authority submissions and 4 community submissions. In addition, a late submission was received on 11 December 2017. A summary of the issues raised in the submissions is provided below.

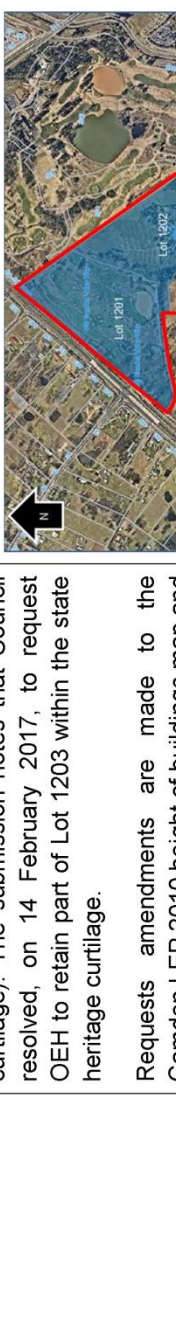
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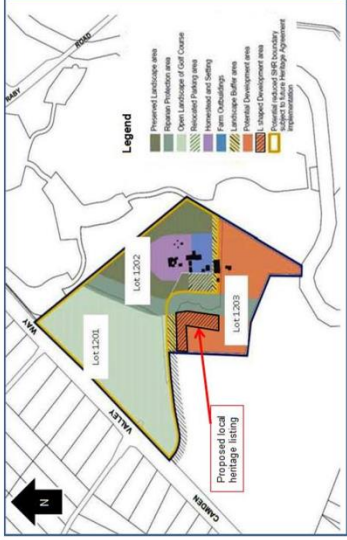
Ref #	Amendment	Issue	Response
1	Amendment 4  Clause 7.2	<p><b>Airspace procedures</b></p> <p>Airservices Australia agrees with the revised wording of Clause 7.2, points 4 and 5. Camden Council should seek confirmation from the Civil Aviation Safety Authority (CASA) on procedures regarding the <i>Manual of Standards 139 – Obstacle Limitation Surface (OLS)</i> as Airservices Australia does not provide advice or comment on this aspect of airspace.</p> <p><b>Communications/Navigations/Surveillance (CNS) Facilities</b></p> <p>Clause 7.2 (Airspace operations) makes no reference to the protection of Communications, Navigations and Surveillance facilities owned by Airservices Australia in Camden. Airservices Australia would welcome the opportunity to work with Council on receiving referrals for development applications that may have an impact on any CNS facilities.</p>	<p>Noted.</p> <p>CASA was contacted for comment as advised. CASA recommended changes be made to the suggested wording of draft Clause 7.2 (Airspace operations). These changes have been considered and are reflected in the revised draft clause.</p>
2	Amendment 2 – Mapping	<p><b>Mapping anomaly</b></p> <p>Lot size category “F” is not represented in the respective Key or Legend on Camden LEP 2010 – Lot Size Map No. 16. This mapping anomaly should be included in Phase 1 of the</p>	<p>Airservices Australia has advised that there is no requirement under legislation for CNS facilities to be considered as part of the development application process. Airservices Australia has confirmed that potential impacts of development on CNS facilities can be considered at the development application referral stage where the OLS and PANS-OPS is penetrated.</p> <p>As part of the Phase 1 Review, Council will be amending all legends and scale bars to ensure consistency with the new <i>Standard Technical Requirements for Spatial Datasets and Maps</i>. This</p>

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Ref #	Amendment	Issue	Response
		LEP Review.	is stated in Clause 2.1 of the Planning Proposal under Amendment 2 – Mapping. Nevertheless, the anomaly identified in LSZ_016 has been added as an item for resolution under Amendment 2.
3	Amendment 8	<p><b>Draft clause for special events and temporary uses of land</b></p> <p>The Rural Fire Service (RFS) has requested the draft clause for special events and temporary uses of land be revised to address the following matters:</p> <ul style="list-style-type: none"> <li>• a bushfire emergency management and evacuation plan be prepared in accordance with RFS guidelines and consider the need for appropriate bush fire protection measures;</li> <li>• events not be held on days with an extreme or catastrophic bush fire danger rating for the local area; and</li> <li>• no camping be allowed.</li> </ul>	<p>The draft clause has been amended in consultation with the RFS to specify limitations that apply to land which is bushfire prone.</p>
		<p>The Australian Botanic Garden (ABG) has requested its site be included in the draft 'community events clause' to enable community events (such as concerts, exhibitions, open-air cinema, markets, festivals</p>	<p>Council officers have considered the request and support the inclusion of the ABG within the draft community events clause, subject to a number of restrictions being placed on an event (a maximum of 2 days per calendar year and operating</p>

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Ref #	Amendment	Issue	Response
		<p>and the like) to be carried out at the ABG as exempt development (without the need for development consent).</p>	<p>between 7.00am and 10.00pm with the exception of the ANZAC day dawn service).  The suggested revised draft LEP clause is included at <b>Amendment 8</b>.</p>
4	<p>Amendment 1  Amendment 2 – Mapping</p>	<p><b>Amendment to heritage curtilage</b>  Requests the local heritage curtilage that applies to Gledswood under Camden LEP 2010 be amended to apply to part of Lot 1203 (currently all of Lot 1203 is included in the curtilage). The submission notes that Council resolved, on 14 February 2017, to request OEH to retain part of Lot 1203 within the state heritage curtilage.  Requests amendments are made to the Camden LEP 2010 height of buildings map and lot size map to make these consistent with the suggested amendments to the heritage map.  Requests amendments are made to the Camden LEP 2010 height of buildings map and lot size map to make these consistent with the suggested amendments to the heritage map.  Requests the LEP Schedule 5 be amended to reflect 'local' heritage significance, as opposed</p>	<p>The image below provides a comparison of the local heritage curtilage that applies to Gledswood under Camden LEP 2010 and the OEH state heritage curtilage.</p>  <p>On 14 February 2017, Council resolved to make a submission to OEH requesting that part of Lot 1203 be retained in the state heritage curtilage. This was not supported by OEH and the amended</p>

Ref #	Amendment	Issue	Response
		<p>to state heritage significance.</p>	<p>state heritage curtilage was gazetted on 30 August 2017.</p> <p>The amendments sought to the local heritage curtilage would be consistent with Council's previous resolution and the Gledswood Conservation Management Plan (CMP) shown below. This would prevent complying development under the State Environmental Planning Policy (Exempt and Complying Codes) 2008 (known as the Codes SEPP) from occurring on the 'L shaped development area' shown below.</p>  <p>Under the Codes SEPP, development with a height of buildings of 8.5m is permissible. The 'L shaped development area' is intended to have a</p>



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Ref #	Amendment	Issue	Response
			<p>maximum height of buildings of 7m. Also under the Codes SEPP, there is no requirement to use specific materials and colours, which is a requirement of the CMP.</p> <p>Amendments would also be required to the Camden LEP height of buildings map and lot size map to make these maps consistent with the revised heritage curtilage map and the CMP.</p> <p>Officers support the further amendment of LEP Schedule 5 to list the state heritage curtilage and local heritage curtilage that would apply to Gledswood. The current and proposed heritage curtilage maps are shown in Amendment 2.</p>
Ref #	Amendment	Issue	Response
5	Amendment 1 Item No. 182	<p>No objection to amendment of property description</p> <p>Supports the proposed amendment to Raby's property description in LEP Schedule 5 Heritage Listings.</p> <p>Amendment to heritage curtilage</p>	Noted.

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Ref #	Amendment	Issue	Response
		<p>Requests the heritage curtilage for Raby be reduced in size . This would serve to protect and preserve the heritage significance of Raby whilst at the same time allow for the residential development planned as part of the South West Priority Growth Area (SWPGA).</p>	<p>Raby is listed as a heritage item on the state heritage register (in addition to being listed as a local item in Camden LEP 2010) and is located in the Catherine Field Precinct of the SWPGA. Consideration of additional residential development potential and the heritage curtilage extent will be addressed as part of any future precinct planning process.</p>
6	<p>Amendments 25, 26 and 27 – Mapping.</p>	<p><b>Australian Botanic Garden (ABG)</b>                  2 lots that form part of the ABG site are zoned R2 Low Density Residential and should be rezoned to SP1 Special Activities, consistent with the remainder of the ABG site.</p> <p>A lot that forms part of the southern extent of the ABG site (nearby to the Glenlee coal washery site) should be rezoned from RU1 Primary Production to SP1 Special Activities.</p>	<p>Council officers have reviewed the request. The subject lots have been zoned R2 in error and their rezoning to SP1 is consistent with the remainder of the ABG site. Amendments are also required to the height of buildings and lot size maps.</p> <p>The Rural Lands Strategy applies to land zoned rural within the Camden LGA (excluding the SWPGA). The intent of the Strategy is to protect Camden’s remaining rural land and to protect the quality of scenic landscapes, vistas, ridgelines or heritage values.</p> <p>The suggested rezoning of the subject lot from RU1 to SP1 is supported on the basis that the rural character of the land will be retained as part</p>

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Ref #	Amendment	Issue	Response
7	Amendment 12	<p><del>Minimum lot size for secondary dwellings</del></p> <p>The draft Planning Proposal intends to make secondary dwellings permissible with consent in the R2 Low Density Residential zone. Secondary dwellings are already permissible via the Affordable Rental Housing State Environmental Planning Policy (Affordable Rental Housing SEPP). In addition to making secondary dwellings a permissible use, there is a need for the Camden LEP 2010 to include a control that addresses the minimum lot size for secondary dwellings.</p> <p><u>Late Submission</u></p> <p>Concern about introducing a minimum lot size for secondary dwellings in the R1 General Residential zone. In particular, there are concerns that the minimum lot size of 450m2 would restrict the ability to build a diverse range of housing product in the R1 zone and would impact on planned and existing</p>	<p>of the ABG site. It is not considered that there will be any impact on the quality of scenic landscape or heritage values. Amendments are also required to the height of buildings and lot size maps.</p> <p><del>The Planning Proposal is proposed to be amended to include a minimum lot size for secondary dwellings of 450m<sup>2</sup>. Refer to Amendment 12 for further details.</del></p> <p>It is recommended that Council defer this matter including:</p> <ul style="list-style-type: none"> <li>- Insertion of secondary dwellings into the R2 residential zone as a permissible use;</li> <li>- Insertion of a 450m2 minimum lot size provision.</li> </ul>

Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

Ref #	Amendment	Issue	Response
8	Amendment 13	<p>developments where rear lanes had been constructed to facilitate secondary dwellings (including dwellings positioned on top garages).</p> <p><b>Bus shelter advertising</b></p> <p>Bus shelter advertising is proposed to be nominated as exempt development in the LEP. Bus shelters are located within the road reserve which means their approval requires Council agreement.</p>	<p>The Planning Proposal is proposed to be amended to nominate advertising signage on bus shelters (and taxi rank shelter signs) as exempt development, subject to compliance with various development standards. Refer to <b>Amendment 13</b> for further details.</p>

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Following the initial public exhibition period, Council amended the item description of Heritage Item No. 163 – St John’s Church in the ‘Justification for change’ table. The phrase ‘lynch gates’ was removed from the description of the item belonging to Lot 550, DP 737448. The lynch gates are in fact erected within the property of the Church that belongs to Lot 1, DP 1024949. Lot 550 contains only the rectory and stables.

Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

**PART 6 – PROJECT TIMELINE**

	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	
Anticipated commencement date (date of Gateway determination)																							
Anticipated timeframe for the completion of required technical information																							
Timeframe for government authority consultation (pre and post exhibition as required by Gateway determination)																							
Commencement and completion dates for initial public exhibition period																							
Dates for public hearing (if required)																							
Timeframe for consideration of submissions																							
Timeframe for the consideration of																							

Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	
a proposal post exhibition																							
Commencement and completion dates for re-exhibition of Planning Proposal																							
Dates for further public hearing (if required) post re-exhibition																							
Timeframe for consideration of further submissions post re-exhibition																							
Timeframe for consideration of a proposal post re-exhibition																							
Date of submission to the department to finalise the LEP																							
Anticipated date RPA will make the plan (if delegated)																							
Anticipated date RPA will forward to the department for notification																							

Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

**Attachments**

*Attachment A – Proposed Changes*

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Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

## **ATTACHMENT A – MINOR AMENDMENTS**

Attachment A of this document outlines in detail the minor amendments that are proposed to Camden LEP 2010. It should be noted the changes proposed in this Attachment are not yet endorsed by Council.

Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

# Attachment A

## Comprehensive LEP Review 2017 – Phase 1 Minor Amendments

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Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

**Amendment 1. Administrative Review of Heritage Listings**

Council officers have undertaken a comprehensive review of each item in Schedule 5 of the Camden Local Environmental Plan 2010 (the LEP) which lists items of heritage significance in the Camden Local Government Area. It is proposed that several amendments are made to update Schedule 5 to reflect instances where the property description or the address of a heritage item has changed since the LEP was made. These amendments are listed in the sixth column in the table below.

Item No.	Item name	Address	Current description	Property	Significance	Proposed change	Justification for change
I3	Old Dairy Farmers Co-op Depot	11 Argyle Street, Camden	Lot 1, DP 219757		Local	Amend the property description to: Lot 100, DP 1147682; Lot 101, DP 1147682	The property description needs to be updated to reflect a subdivision that occurred in 2010.
I12	Bank	125 Argyle Street, Camden	Lot 2, DP 986203		Local	Amend the property description to: Lot 1, DP 1173785	The property description needs to be updated to reflect the consolidation of lots which occurred in 2012.
I13	Post Office	135 Argyle Street, Camden	Lot 2, Section 3, DP 193308		Local	Amend the property description to: Lot 15, DP 751265	The property description needs to be updated to reflect the correct deposited plan for the Post Office.
I17	Bungalow	10 Bardsen Street, Camden	Lot 1, DP 111208		Local	Amend the property description to: Lot 101, DP 1176185; Lot 102, DP 1176185.	The property description needs to be updated to reflect a subdivision that occurred in 2013.
I19	Camden Showground (including grounds, obelisk, pavilion, fencing,	10A Cawdor Road	Lot 1, DP 205158		Local	Amend to: Lot 1, DP 1170259	The Schedule needs to be updated to reflect the LEP maps.

Camden Council – Comprehensive LEP Review Phase 1 – Minor Amendments

Item No.	Item name	Address	Current description	Property	Significance	Proposed change	Justification for change
125	tiered seating and memorial gates) and Onslow Park "Nant Gwylan" (including house and garden)	33A Exeter Street, Camden	Lots 15 and 16, DP193308	State		Amend the address to: 33A & 33B Exeter Street  Amend the property description to:  Lots 15 and 16, Section 9, DP 193308	The house covers two lots which are referred to as two separate addresses. The property description needs to be updated to rectify a minor error in the property title. The listing is consistent with the State Heritage Listing.
128	House	14 Hill Street, Camden	Lot 4, DP 1104886	Local		Amend the property description to:  Lot 4, Section 3, DP 193308	The property description needs to be updated to reflect the correct deposited plan.
129	House	18 Hill Street, Camden	Lot 6, Section 3, DP 193308	Local		Amend the property description to:  Lot 6, DP 1104886	The property description needs to be updated to reflect the correct deposited plan.
138	"Brookfield House"	30 Hill Street, Camden	Lot 90, DP 1077100	Local		Amend item name to: House	Research by Council Officers has shown that Brookfield House is a name that was given to the house by a previous owner in the 1980s. Given that the name 'Brookfield' holds no heritage significance it is proposed that the name should be removed. As per 138.
139	"Brookfield House"	32 Hill Street, Camden	Lot 10, DP 731597	Local		Amend item name to: House	

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Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

Item No.	Item name	Address	Current description	Property	Significance	Proposed change	Justification for change
142	St Paul's Church	26-36 John Street, Camden	Lot 50, DP 1153049	Local	Local	Amend the property description to: Part of Lot 50, DP 1112695	The property description needs to be updated to reflect the correct deposited plan, in line with the boundary shown on the current LEP heritage map (HER_010).
143	Court House	33 John Street, Camden	Lot 1, DP 826795	Local	Local	Amend the property description to: Lot 1 DP 634060	The property description needs to be updated to reflect the correct deposited plan. Deposited plan 826795 was created for acquisition purposes only, and was never registered with Land & Property Information.
144	Police Station and Residence	35 John Street, Camden	Lot 2, DP 826795	Local	Local	Amend the property description to: Lot 1 DP 634060	The property description needs to be updated to reflect the correct deposited plan. Deposited plan 826795 was created for acquisition purposes only, and was never registered with Land & Property Information.
163	St John's Church (including church grounds, rectory, stables, lynch gates, grassed slopes and cemetery)	6-22 Menangle Road	Lot 1, DP 1024949; Lot 56, DP 2399467	Local	Local	<ul style="list-style-type: none"> <li>Retain Lot 1, DP 1024949</li> <li>Amend Lot 56, DP 2399467 to: Lot 56, DP 239467</li> <li>Add: Lot 550, DP 737448</li> </ul>	The property description needs to be updated to reflect the full extent of the heritage item and to correct minor typographical errors. Lot 550 contains the rectory and stables.
174	"Mitchell House"	29-31 Mitchell Street, Camden	Lots 1 and 2, DP 782058	Local	Local	Amend the property description to: Lots 10 and 11, DP	The property description needs to be updated to reflect a subdivision that occurred in 2010.

Camden Council – Comprehensive LEP Review Phase 1 – Minor Amendments

Item No.	Item name	Address	Current description	Property	Significance	Proposed change	Justification for change
177	View Street Worker's Cottages	5–13 View Street, Camden	Lot 17, DP 1068640; Lot 16, DP 735998; Lot 15, DP 742232, Part Lot 14, DP 193308; Lot 13, DP 827061	Local	1155881 Amend the Property Description as follows: <ul style="list-style-type: none"> <li>Amend 'Lot 17, DP 1068640' to 'Lot 171, DP 1068640'</li> <li>Amend 'Part Lot 14, DP 193308' to 'Lot 140, DP 1165650'</li> <li>Retain all other lots as listed</li> </ul>	The proposed change will rectify a minor typographical error (should be Lot 171 instead of Lot 17). The property description also needs to be updated to reflect the correct deposited plan registered for 11 View Street (DP1165650).	
178	View Street Worker's cottages	6–20 View Street, Camden	Lot 2, DP 797645; Lot 1, DP 995935; Lot 1, DP 1009303; Lot 11, DP 1064302; Lot 14, DP 1105471	Local	Amend the property description to include: <ul style="list-style-type: none"> <li>Lot 1, DP 1027246</li> <li>Lot 13, DP 997926</li> </ul>	The property description needs to be updated to reflect the correct and current Lot and DPs depicted on the map (i.e. shown in Camden LEP 2010) heritage maps but missing from the LEP schedule).	
179	"Belgenny Farm" (including colonial homestead, weatherboard cottage, octagonal shed, granary and grounds)	100 Elizabeth Macarthur Avenue, Camden South	Lot 11, DP 658458	State	Amend the property description to: Lot 2, DP 1050479	The property description needs to be updated. The lot and deposited plan listed is incorrect.	
181	"Gledswood" (including homestead, storeroom,	900 Camden Valley Way, Catherine Field	Lot 12, DP 748303	State	Amend the property description to: Lots 1201 and 1202, DP 1201, 1202, and 1203 on DP	The property description needs to be updated. Lot 12, DP 748303 was subdivided in 2013 to produce Lots 1201, 1202, and 1203 on DP	

Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

Item No.	Item name	Address	Current description	Property	Significance	Proposed change	Justification for change
	shearing shed, shearing quarters, garden and grounds)				Local	1187381 Add local heritage listing I81A: Part of Lot 1203, DP 1187381	1187381. Also, since this Planning Proposal was exhibited, the State Heritage Register (SHR) has been updated to remove Lot 1203 from the SHR. Part of this lot is proposed to be retained as a local heritage item. See discussion under Part 5 – Community Consultation.
182	"Raby" (including homestead, garden, outbuildings, grounds and gateway)	1025 Camden Valley Way, Catherine Field	Lot F, DP 401548		State	Amend the property description to: Part of Lot 1, DP 1176655	The property description needs to be updated. The deposited plan referred to in the property description is no longer registered. DP 1176655 was registered in 2012 resulting from the widening of Camden Valley Way.
184	Camden District Cemetery	201 Cawdor Road, Cawdor	Lot 7006, DP 1055375		Local	Amend the property description to: Lot 7006, DP 1143075	The property description needs to be updated. A new deposited plan was registered for the Cemetery in 2010.
197	"Macquarie Grove"	107 Macquarie Grove Road, Cobbitty	Lot 101, DP 1121442		State	Amend the property description to: Part of Lot 101, DP 1121442	The property description needs to be updated, to reflect part lot.
198	Camden Airport (including airfield, airport, hangers, cottages,	109 Macquarie Grove Road, Cobbitty	Lot 7, DP 791307		Local	Amend the property description to: Lot 102, DP 1121442	A new deposited plan (i.e. DP 1121442) was registered for Camden Airport in 2009. Schedule 5 should be amended as the current property

Camden Council – Comprehensive LEP Review Phase 1 – Minor Amendments

Item No.	Item name	Address	Current description	Property	Significance	Proposed change	Justification for change
	outbuildings and grounds)						description is inaccurate.
I107	House	49 Hilder Street, Elderslie	Lot 1, DP 558686		Local	Amend the property description to: Lot 1, DP 518913	The property description needs to be updated to rectify an error. DP 518913 has been registered to 49 Hilder Street since 1965. DP 558686 applies to the lot next door.
I114	Cottage	72 Macarthur Road, Elderslie	Lot 2, DP 83695		Local	Amend the property description to: Lot 2, DP 154497	The property description needs to be updated to rectify an error. Lot 2, DP 83695 refers to the neighbouring lot, which has no heritage significance.
I119	"Harrington Park" (including colonial homestead, garden studio, grounds and outbuildings)	1 Hickson Circuit, Harrington Park	Lot 2001, DP 1035209	DP	State	Amend the property description to: Lots 1 – 3, DP 1175207, Part of Lot 101, DP 1108610, and Part of Lot 100, DP 1048741	The property description needs to be updated. Lot 2001, DP 1035209 has been subdivided into Lots 1 – 3, DP 1175207. As Harrington Park is a State-significant heritage item, the listing should follow that identified by the NSW Office of Environment and Heritage. The inclusion of Part of Lot 101, DP 1108610 and Part of Lot 100, DP 1048741 under the property description column brings Schedule 5 in line with the OEH curtilage.
I123	Kirkham Stables (including setting)	130 Kirkham Lane, Kirkham	Lot 5, DP 882365		State	Amend the property description to:	The property description needs to be updated. As Kirkham Stables is a State-


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Item No.	Item name	Address	Current description	Property	Significance	Proposed change	Justification for change
1127	Cottage	267 Valley Narellan	Lot 101, DP 739343	Local		Part of Lot 5, DP 882365  Remove 1127 from Schedule and combine with 1128	significant heritage item, the curtilage should follow that identified by the NSW Office of Environment and Heritage. Lot 5, DP 882365 is a very large lot. Only the north-western corner of this lot is included in the NSW Office of Environment and Heritage curtilage map. This amendment to Schedule 5 will bring our listing in line with the NSW OEH listing which only includes "Part Lot 5, DP 882365".  The rear dwelling that is mapped as a heritage item is a modern dwelling (it is shown as '3' on the image below). It is at 269 Camden Valley Way, on Lot 1021, DP 1021756. The listing was meant to be of the separate cottage adjoining the shop that both front Camden Valley Way (to be corrected in 1128). The rear dwelling was mapped in error and has no heritage significance. The item should therefore be removed to correct the error.

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Item No.	Item name	Address	Current description	Property	Significance	Proposed change	Justification for change
I128	Shop	269 Valley Way, Narellan	Lot 1021, 1021756	DP	Local	Amend item name to: Cottage and Shop Amend property description to: Lot 101, DP 739343	 <p>The cottage and the adjacent shop that front onto Camden Valley Way are heritage items. The aerial image below shows the shop at '1' and the cottage at '2'. They are located at 267 Camden Valley Way, on Lot 101, DP 739343 outlined in blue on the image. The mapping and the schedule have incorrectly described these. The shop and cottage should be amended in the schedule and on the heritage map to reflect that they are both on Lot 101, DP 739343.</p>

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Item No.	Item name	Address	Current Property description	Significance	Proposed change	Justification for change
I131	"Ben Linden"	311 Camden Valley Way, Narellan	Part Lot A, DP 419829	Local	<p>► Aerial image of site</p> <p>▼ LEP map (HER_008) (further explanation provided in Section 2.2, Change No. 13)</p> 	<p>The property description needs to be updated to rectify a typographical error to correct the last digit in the DP number.</p>
I135	"Orielton" (including homestead, grounds and outbuildings including stables, stockyards and silos)	179 The Northern Road, Narellan	Lot 7, DP 270613	State	<p>Amend the property description to: Part Lot A, DP 419828</p> <p>Amend the address to: 181-183 The Northern Road</p> <p>Amend the property description to: Lot 41, DP 270613</p>	<p>The current address in the schedule refers to the property on the other side of Narellan Creek. Further subdivision has resulted in the property being given a new lot number under the same DP.</p>
I137	"Oran Park" (including homestead, grounds,	931 Cobbitty Road, Oran Park	Lot 27, DP 213330	Local	<p>Remove from Schedule 5.</p>	<p>Oran Park House is part of the Catherine Fields (part) Precinct recently gazetted under the South West Priority Growth Area.</p>

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Item No.	Item name	Address	Current description	Property	Significance	Proposed change	Justification for change
	outbuildings, old cottage, silo, stable building, carriage house, drive and circular carriage drive)						The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and associated maps now apply to the site instead of the LEP. Therefore, this item should be removed from Schedule 5, as the Camden LEP no longer applies to this land.
1145	Mural and Wishing Well	Corner Broughton Street and Menangle Road, Camden	Lot 2, DP 530480	Local		Remove Lot and DP from property description.  Include in property description: "Within road reserve".	The mural and wishing well do not lie on Lot 2 in DP 530480, but rather are located in the road reserve. As such there is no property description for the land that this item occupies and the Schedule should be updated accordingly.

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**Amendment 2. LEP Mapping**

**2.2 Technical Requirements**

All maps are to be updated in line with the new *Standard Technical Requirements for Spatial Datasets and Maps* (Version 1.0 dated 30 November 2015). This includes amending all legends and scale bars to ensure consistency, updating the cadastre in areas where new lots have been released, and updating borders to align with cadastre boundaries.



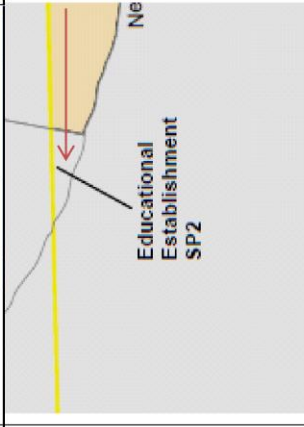

Changes also include bringing Camden’s approach to the mapping of ‘Additional Permitted Uses’ in line with the requirements. That is, land which holds an additional permitted use will be shaded mauve (HEX code: D69DBC) and labelled with the appropriate clause number, not bordered with a bold blue line as is current practise. Various clauses of Schedule 1 will also be amended to reflect this (see Item 11.3 of this document).

**2.2 Mapping Anomalies**

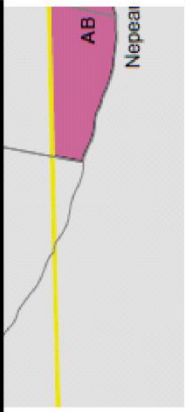
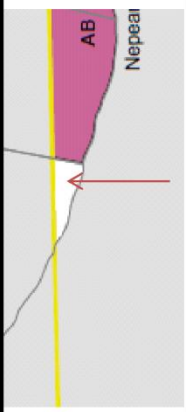

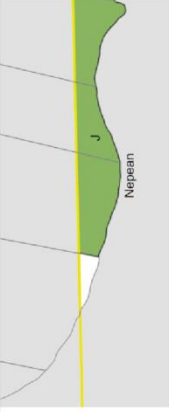


As part of Council’s comprehensive review of the LEP, the following anomalies have been identified and are proposed to be rectified as set out in the table below.

No.	LEP Map	Current	Proposed	Explanation of change
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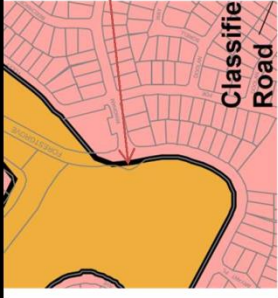
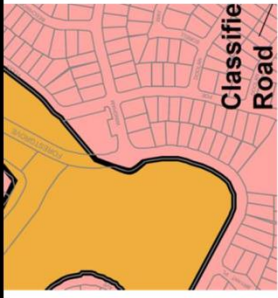
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No.	LEP Map	Current	Proposed	Explanation of change
1.	LZN_002			<p><b>Location: Cobbitty</b></p> <p>The labelling of the Nepean River needs to be corrected in both instances.</p>
2.	LZN_003			<p><b>Location: Cobbitty</b></p> <p>On the zoning map, the SP2 Zone at the north is not coloured. It should be coloured yellow.</p>

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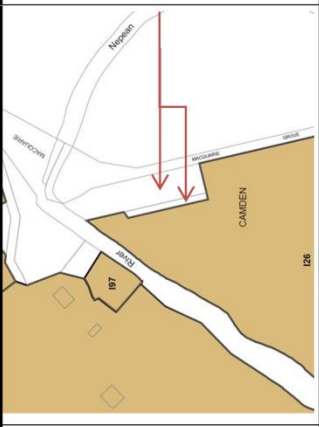
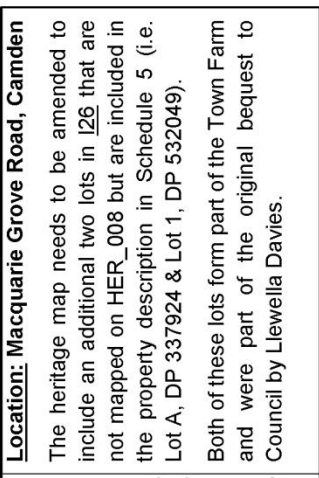

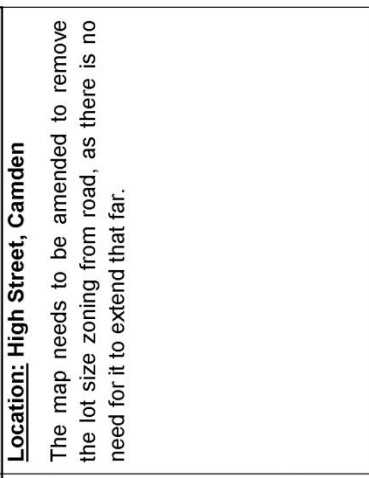
No.	LEP Map	Current	Proposed	Explanation of change
3.	LSZ_003			<b>Location: Cobbitty</b> On the lot size map, the same lot should be white to indicate no minimum lot size.
4.	HOB_003			<b>Location: Cobbitty</b> The same lot, again, must be coloured white to indicate that no height controls apply on the height of buildings map.
5.	LZN_003			<b>Location: Grasmere</b> The labelling of the Nepean River must be corrected to follow the rivers alignment.
6.	LZN_007 HOB_007	From LZN_007:		<b>Location: Intersection of Forestgrove Dr and Wingham Ave, Harrington Park</b> The zone boundary at the roundabout must be amended to match the cadastre. <b>Note:</b> This error also occurs on HOB_007, which shall be amended correspondingly.

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No.	LEP Map	Current	Proposed	Explanation of change
7.	LSZ_007			<p><b>Location: Oran Park Precinct (West), Cobbitty</b></p> <p>There is an inconsistency between the lot size border and cadastre. The lot size border should be amended to match the cadastre as per this location on other maps.</p>



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No.	LEP Map	Current	Proposed	Explanation of change
8.	HER_008			<p><b>Location:</b> Macquarie Grove Road, Camden</p> <p>The heritage map needs to be amended to include an additional two lots in 126 that are not mapped on HER_008 but are included in the property description in Schedule 5 (i.e. Lot A, DP 337924 &amp; Lot 1, DP 532049).</p> <p>Both of these lots form part of the Town Farm and were part of the original bequest to Council by Llewella Davies.</p>
9.	LSZ_009			<p><b>Location:</b> High Street, Camden</p> <p>The map needs to be amended to remove the lot size zoning from road, as there is no need for it to extend that far.</p>

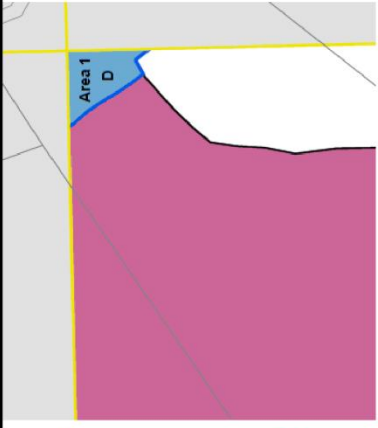
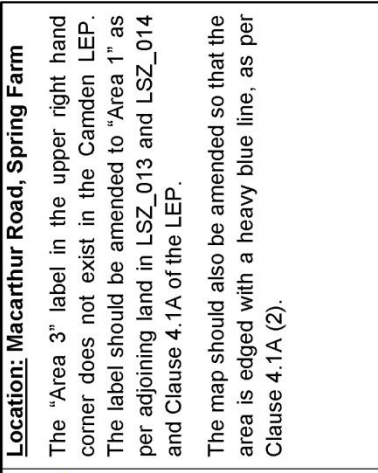
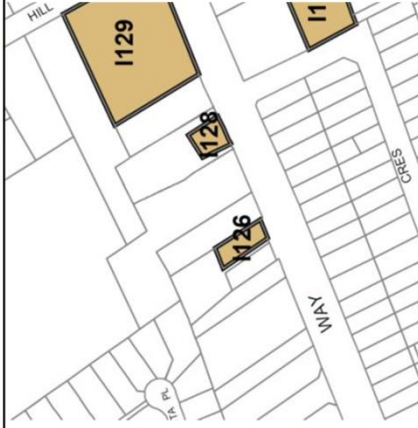
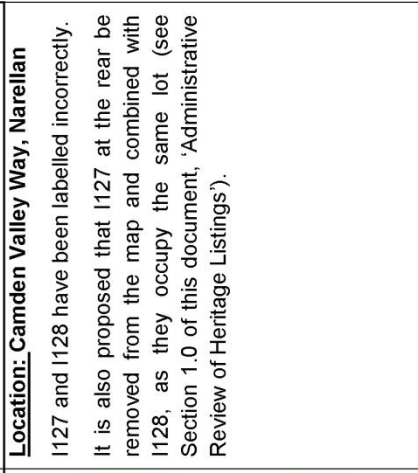
Camden Council - Comprehensive LEP Review Phase 1 - Minor Amendments

No.	LEP Map	Current	Proposed	Explanation of change
10.	LSZ_009	 <p>The current map shows a pink area labeled 'SPRING FARM' and 'AB' at the bottom. Above it is a blue area labeled 'Area 3' and 'D'. A road labeled 'SPRING' runs diagonally through the blue area. The top boundary is grey.</p>	 <p>The proposed map shows the pink area labeled 'SPRING FARM' and 'AB' at the bottom. Above it is a blue area labeled 'Area 1' and 'D'. The road 'SPRING' is still present. The top boundary is grey.</p>	<p><b>Location: Macarthur Road, Spring Farm</b></p> <p>The "Area 3" label in the lower right hand corner does not exist in the Camden LEP. The label should be amended to "Area 1" as per adjoining land in LSZ_013 and LSZ_014, and Clause 4.1A of the LEP.</p> <p>The map should also be amended so that the area is edged with a heavy blue line, as per Clause 4.1A (2).</p>


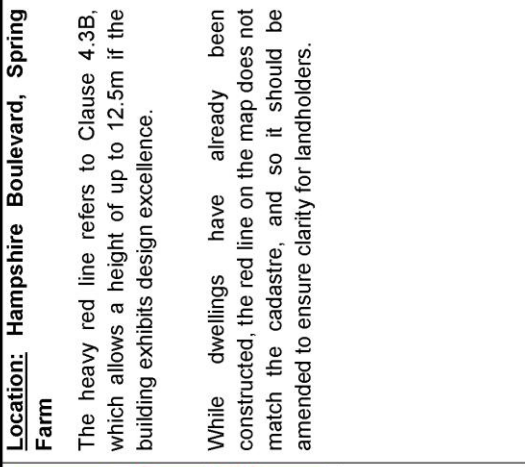
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No.	LEP Map	Current	Proposed	Explanation of change
11.	HER_009			<p><b>Location:</b> Corner of Broughton Street and Menangle Road, Camden</p> <p>1145 'Mural and Wishing Well' is located in the road reserve on the aforementioned corner. The map should be amended to reflect this.</p>

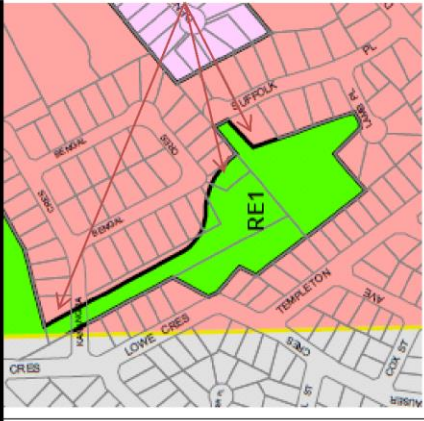
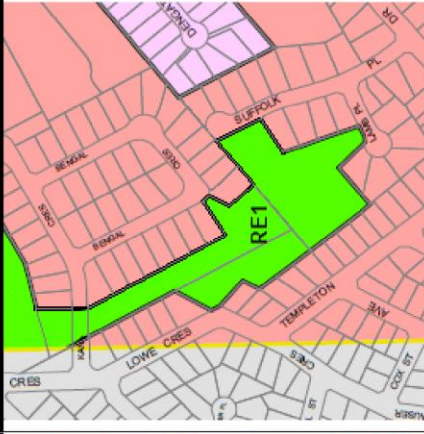
Camden Council – Comprehensive LEP Review Phase 1 – Minor Amendments

No.	LEP Map	Current	Proposed	Explanation of change
12.	LSZ_011			<p><b>Location:</b> Macarthur Road, Spring Farm</p> <p>The "Area 3" label in the upper right hand corner does not exist in the Camden LEP. The label should be amended to "Area 1" as per adjoining land in LSZ_013 and LSZ_014 and Clause 4.1A of the LEP.</p> <p>The map should also be amended so that the area is edged with a heavy blue line, as per Clause 4.1A (2).</p>
13.	HER_012			<p><b>Location:</b> Camden Valley Way, Narellan</p> <p>1127 and 1128 have been labelled incorrectly. It is also proposed that 1127 at the rear be removed from the map and combined with 1128, as they occupy the same lot (see Section 1.0 of this document, 'Administrative Review of Heritage Listings').</p>

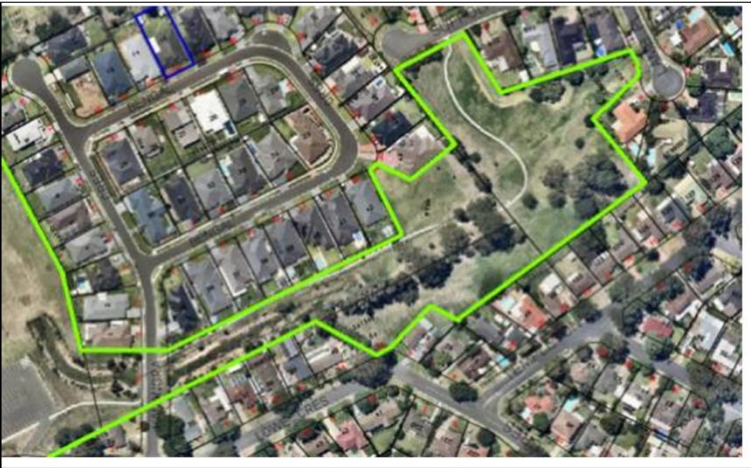
Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

No.	LEP Map	Current	Proposed	Explanation of change
14.	HOB_013			<p><b>Location: Hampshire Boulevard, Spring Farm</b></p> <p>The heavy red line refers to Clause 4.3B, which allows a height of up to 12.5m if the building exhibits design excellence.</p> <p>While dwellings have already been constructed, the red line on the map does not match the cadastre, and so it should be amended to ensure clarity for landholders.</p>

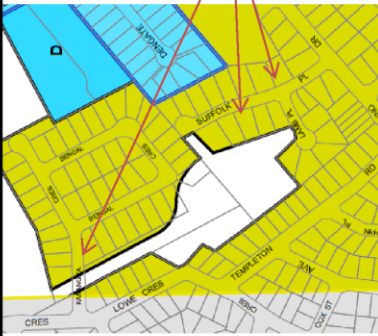
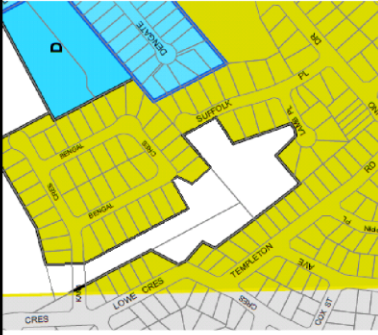
Camden Council – Comprehensive LEP Review Phase 1 – Minor Amendments

No.	LEP Map	Current	Proposed	Explanation of change
15.	LZN_013			<p><b>Location: Bengal Crescent, Elderslie</b></p> <p>The boundaries of the RE1 zone should be amended to follow the cadastre.</p> <p>The aerial image below demonstrates that the land in question already serves a public recreation purpose</p>

Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments



No.	LEP Map	Current	Proposed	Explanation of change
				

Camden Council – Comprehensive LEP Review Phase 1 – Minor Amendments

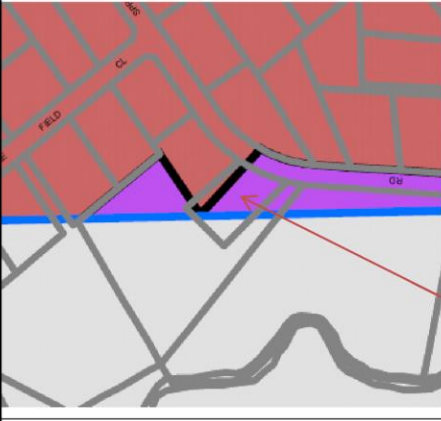
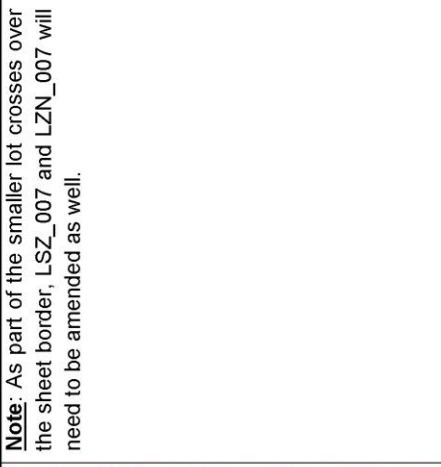
No.	LEP Map	Current	Proposed	Explanation of change
16.	LSZ_013			<p><b>Location: Bengal Crescent, Elderslie</b></p> <p>The previous error from LZN_013 has translated to the lot size map as well.</p> <p>The lot size border should be amended to match the cadastre.</p>
17.	LZN_015 HOB_015 LSZ_015 APU_015 LAP_015 HER_015	From LZN_015:		<p><b>Location: Stage 1 Leppington Precinct</b></p> <p>Remove Stage 1 from <b>all relevant 015 LEP maps</b> and mark 'SRGC', as this area now falls under SEPP (Sydney Region Growth Centres) 2006.</p> <p>Gazetted on 13 November 2015.</p>




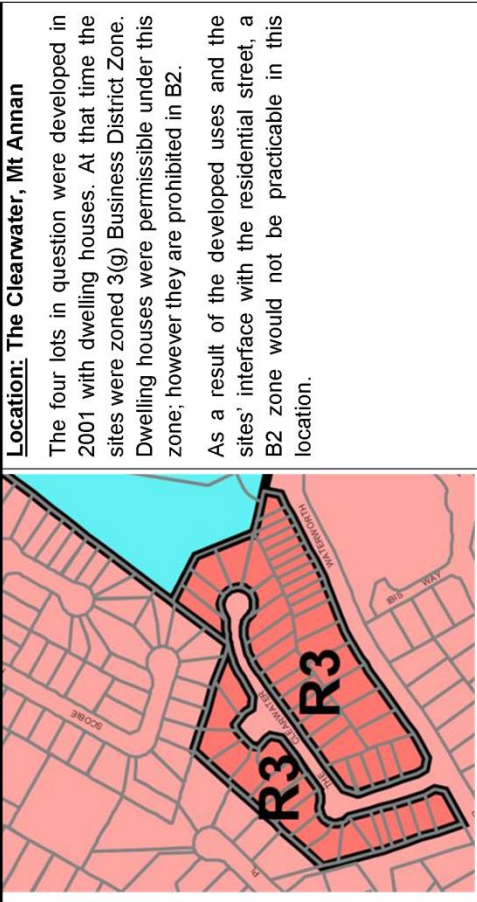
Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

No.	LEP Map	Current	Proposed	Explanation of change
18.	LSZ_016 LZN_016 LSZ_007 LZN_007			<p><b>Location:</b> Springfield Road, Catherine Field</p> <p>The lot size boundary follows old property boundaries from Lot 10, DP 610181 and Lot 2, DP 718806, which were subdivided together into the current landform (i.e. DP1163060) in 2011.</p> <p>The map should be amended so that the lot size boundary follows the new subdivision.</p> <p><b>Note:</b> This anomaly also translates to LZN_016</p>

Camden Council - Comprehensive LEP Review Phase 1 - Minor Amendments

No.	LEP Map	Current	Proposed	Explanation of change
				<p><b>Note:</b> As part of the smaller lot crosses over the sheet border, LSZ_007 and LZN_007 will need to be amended as well.</p>

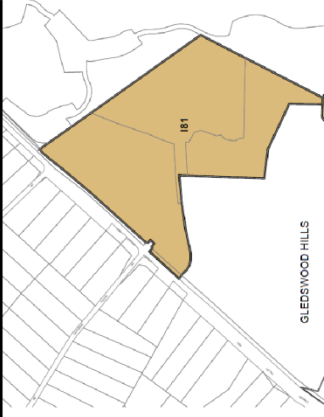
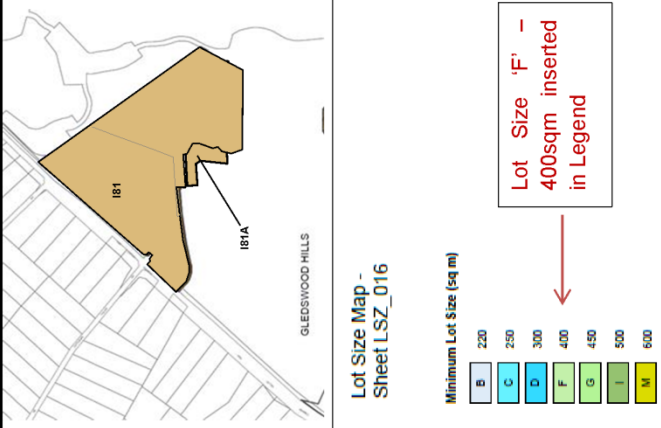
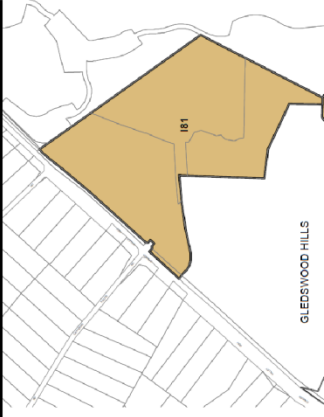
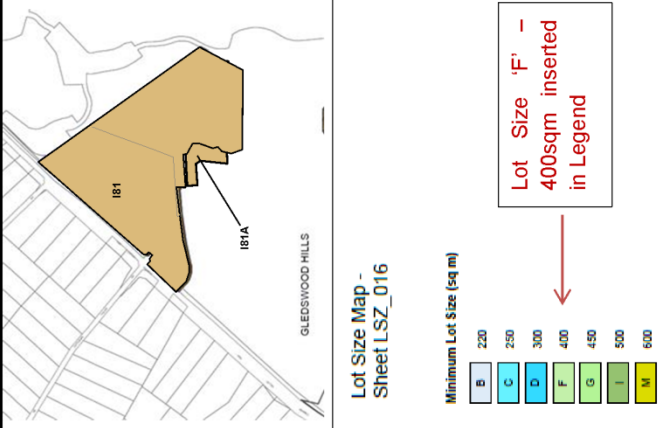
Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

No.	LEP Map	Current	Proposed	Explanation of change
19.	LZN_017			<p><b>Location:</b> The Clearwater, Mt Annan</p> <p>The four lots in question were developed in 2001 with dwelling houses. At that time the sites were zoned 3(g) Business District Zone. Dwelling houses were permissible under this zone; however they are prohibited in B2.</p> <p>As a result of the developed uses and the sites' interface with the residential street, a B2 zone would not be practicable in this location.</p>
20.	HOB_017 FSR_017 LZN_017	From HOB_017:		<p><b>Location:</b> Hartley Road, Smeaton Grange</p> <p>The boundary between the 11m and 9.5m zones does not match the cadastre. The map should be amended to ensure clarity for landholders.</p> <p><b>Note:</b> This anomaly also translates to FSR_017 and LZN_017.</p>



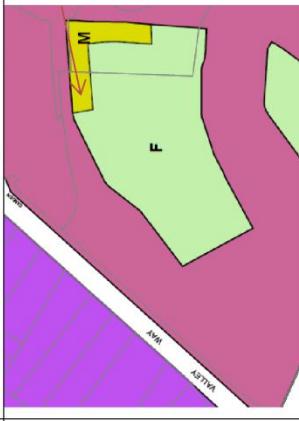
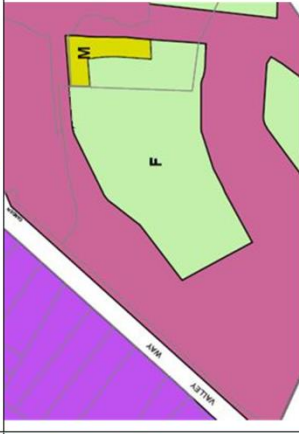
Camden Council - Comprehensive LEP Review Phase 1 - Minor Amendments

No.	LEP Map	Current	Proposed	Explanation of change
				

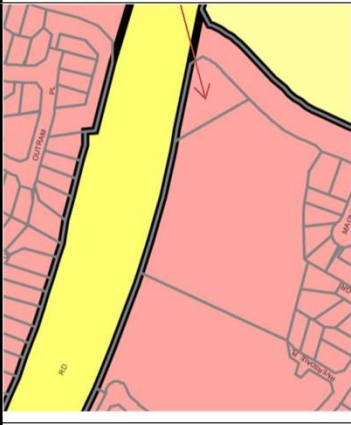
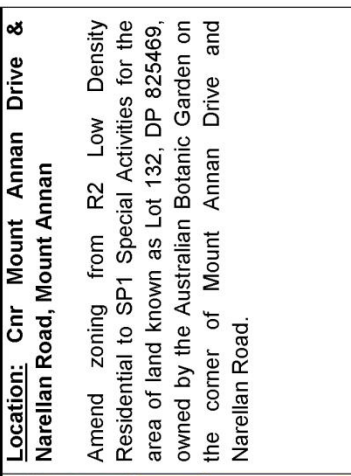

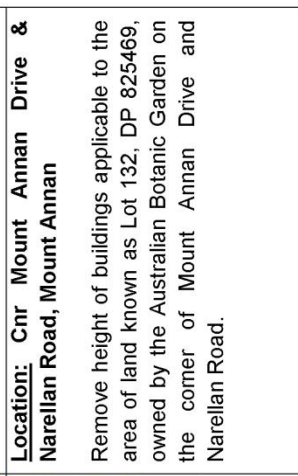
Camden Council - Comprehensive LEP Review Phase 1 – Minor Amendments

No.	LEP Map	Current	Proposed	Explanation of change
21.	HER_016			<p><b>Location: 880-900B Camden Valley Way, Gledswood Hills</b></p> <p>181 is the State heritage listing for Gledswood. This listing is to be modified to reflect that Lot 1203 has been removed from the State Heritage Register curtilage.</p> <p>181A depicts a new local listing which is proposed to be added. See discussion under Part 5 – Community Consultation for further details.</p>
22.	LSZ_016			<p><b>Location: 880-900B Camden Valley Way, Gledswood Hills</b></p> <p>The Map Legend in LSZ_016 does not show Minimum Lot Size 'F' – 400sqm'. This must be inserted to reflect the minimum lot size applicable to 880-900B Camden Valley Way, as demonstrated in LSZ_016 below.</p>



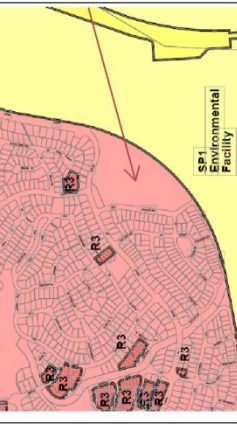
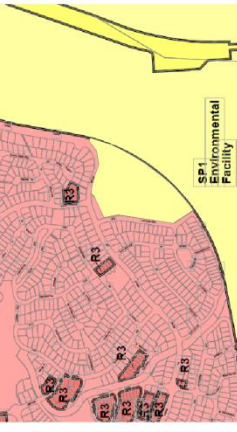
Camden Council – Comprehensive LEP Review Phase 1 – Minor Amendments

No.	LEP Map	Current	Proposed	Explanation of change
23.	HOB_016			<p><b>Location: 880-900B Camden Valley Way, Gledswood Hills</b></p> <p>To align the L-shaped area shown on the left with the shape shown in the adopted Conservation Management Plan for the site. See discussion under Part 5 – Community Consultation for further details.</p>
24.	LSZ_016			<p><b>Location: 880-900B Camden Valley Way, Gledswood Hills</b></p> <p>To align the L-shaped area shown on the left with that the shape shown in the adopted Conservation Management Plan for the site. See discussion under Part 5 – Community Consultation for further details.</p>

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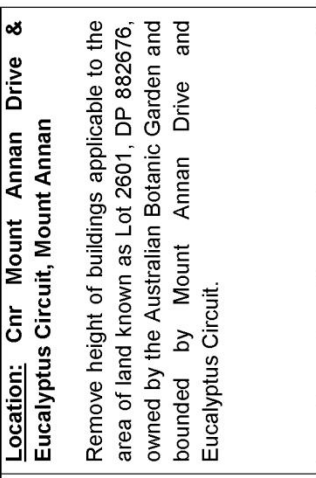
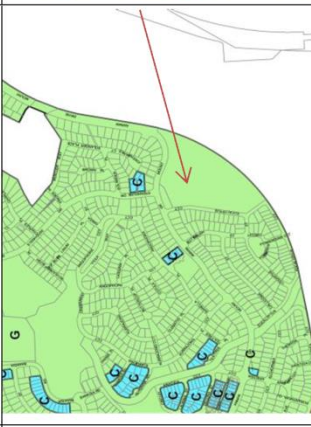
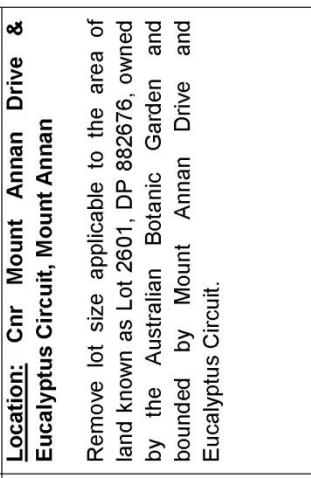
No.	LEP Map	Current	Proposed	Explanation of change
25.	LZN_017			<p><b>Location: Cnr Mount Annan Drive &amp; Narellan Road, Mount Annan</b></p> <p>Amend zoning from R2 Low Density Residential to SP1 Special Activities for the area of land known as Lot 132, DP 825469, owned by the Australian Botanic Garden on the corner of Mount Annan Drive and Narellan Road.</p>
26.	HOB_017			<p><b>Location: Cnr Mount Annan Drive &amp; Narellan Road, Mount Annan</b></p> <p>Remove height of buildings applicable to the area of land known as Lot 132, DP 825469, owned by the Australian Botanic Garden on the corner of Mount Annan Drive and Narellan Road.</p>

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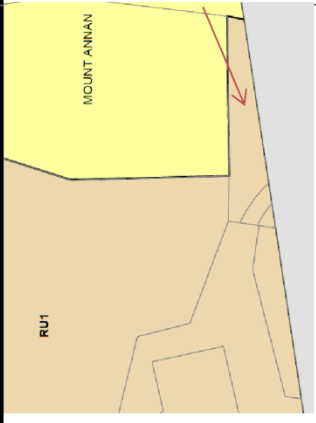
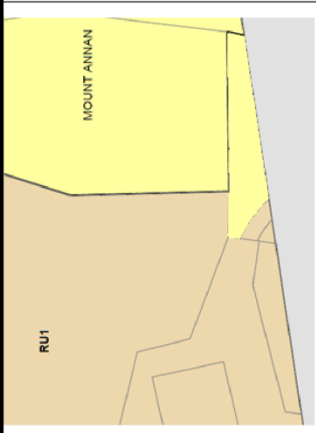
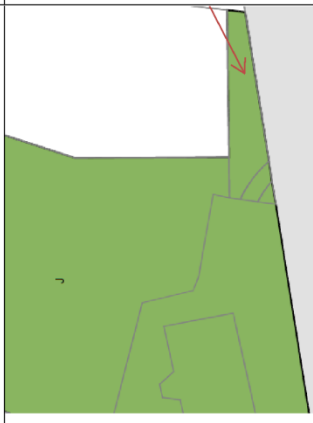
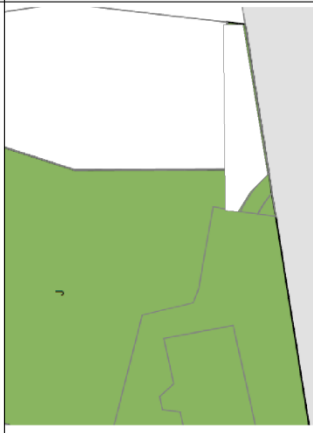
No.	LEP Map	Current	Proposed	Explanation of change
27.	LSZ_017			<p><b>Location: Cnr Mount Annan Drive &amp; Narellan Road, Mount Annan</b></p> <p>Remove lot size applicable to the area of land known as Lot 132, DP 825469, owned by the Australian Botanic Garden on the corner of Mount Annan Drive and Narellan Road.</p>
28.	LZN_017			<p><b>Location: Cnr Mount Annan Drive &amp; Eucalyptus Circuit, Mount Annan</b></p> <p>Amend zoning from R2 Low Density Residential to SP1 Special Activities for the area of land known as Lot 2601, DP 882676, owned by the Australian Botanic Garden and bounded by Mount Annan Drive and Eucalyptus Circuit.</p>



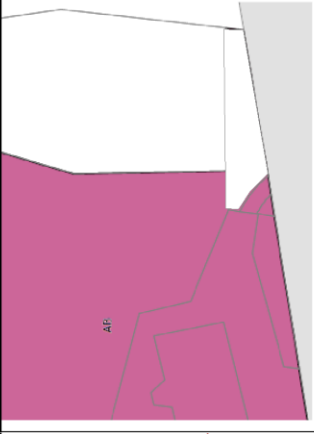
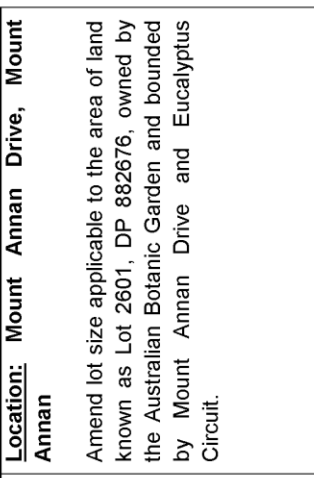
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No.	LEP Map	Current	Proposed	Explanation of change
29.	HOB_017			<p><b>Location: Cnr Mount Annan Drive &amp; Eucalyptus Circuit, Mount Annan</b></p> <p>Remove height of buildings applicable to the area of land known as Lot 2601, DP 882676, owned by the Australian Botanic Garden and bounded by Mount Annan Drive and Eucalyptus Circuit.</p>
30.	LSZ_017			<p><b>Location: Cnr Mount Annan Drive &amp; Eucalyptus Circuit, Mount Annan</b></p> <p>Remove lot size applicable to the area of land known as Lot 2601, DP 882676, owned by the Australian Botanic Garden and bounded by Mount Annan Drive and Eucalyptus Circuit.</p>

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No.	LEP Map	Current	Proposed	Explanation of change
31.	LZN_018			<p><b>Location:</b> Mount Annan Drive, Mount Annan</p> <p>Amend zoning from R2 Low Density Residential to SP1 Special Activities for the area of land known as Lot 2601, DP 882676, owned by the Australian Botanic Garden and bounded by Mount Annan Drive and Eucalyptus Circuit.</p>
32.	HOB_018			<p><b>Location:</b> Mount Annan Drive, Mount Annan</p> <p>Remove height of buildings applicable to the area of land known as Lot 2601, DP 882676, owned by the Australian Botanic Garden and bounded by Mount Annan Drive and Eucalyptus Circuit.</p>

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No.	LEP Map	Current	Proposed	Explanation of change
33.	LSZ_018			<p><b>Location:</b> Mount Annan Drive, Mount Annan</p> <p>Amend lot size applicable to the area of land known as Lot 2601, DP 882676, owned by the Australian Botanic Garden and bounded by Mount Annan Drive and Eucalyptus Circuit.</p>

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### **Amendment 3. Review of Clause 7.1 – Flood Planning**

The definition for “flood planning level” is proposed to be changed to bring this local provision in line with the Priority Growth Areas best practice and recent Flood Studies / Floodplain Risk Management Studies in the LGA.

#### Proposed definition

**Flood Planning Level** means the level of 1% Annual Exceedance Probability (AEP) flood event plus a Freeboard.

**Freeboard:** For Freeboard refer to Council's Floodplain Risk Management Policy.

NOTE: This draft clause is subject to legal drafting and may alter as part of that process.

### **Amendment 4. Review of Clause 7.2 – Airspace Operations**

This Clause includes onerous referral requirements for referral of development applications. Based on information provided by Sydney Metro Airports, a revised clause has been drafted with the intent to provide clarity on referral to the relevant Commonwealth body.

#### Suggested revised wording of Clause 7.2

(1) If a development application is received and the consent authority is satisfied that the proposed development will penetrate the Obstacle Limitation Surface, as shown on the Obstacle Limitation Surface Map, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application.

(2) Subject to Subclause 1, the consent authority may grant development consent for the development if the relevant Commonwealth body advises that:

- (a) the development will penetrate the Obstacle Limitation Surface, but it has no objection to its construction, or
- (b) the development will penetrate the Obstacle Limitation Surface, but it has no objection to its construction subject to stated conditions, or
- (b) the development will not penetrate the Obstacle Limitation Surface.

(3) The consent authority must not grant development consent for a development if the relevant Commonwealth body advises that the development will penetrate the Obstacle Limitation Surface and should not be constructed.

(4) If a development application is received and the consent authority is satisfied that the proposed development will penetrate the Procedures for Air Navigation Services – Aircraft Operations, as shown on the Procedures for Air Navigation Services – Aircraft Operations Map, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application.

(5) The consent authority must not grant development consent for a development if the relevant Commonwealth body advises that the development will penetrate the Procedures for Air Navigation Services – Aircraft Operations and should not be constructed.

(6) In this clause:

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**Obstacle Limitation Surface Map** means the Obstacle Limitation Surface Map for the Camden Airport prepared by the operators of Camden Airport and approved by the relevant Commonwealth body or relevant Commonwealth Minister.

**Procedures for Air Navigation Services—Aircraft Operations Map** means the Procedures for Air Navigation Services – Aircraft Operations Map for the Camden Airport prepared by the operators of Camden Airport and approved by the relevant Commonwealth body or relevant Commonwealth Minister.

**relevant Commonwealth body** means the body that is responsible for development decisions relating to the Camden Airport under Commonwealth legislation.

NOTE: This draft clause is subject to legal drafting and may alter as part of that process.

### **Amendment 5. Amend Clause 7.3 – Development in areas subject to airport noise**

The current clause includes a link to the Noise Exposure Forecast Contour Map. This link is non-functioning and the map does not sit within the Camden LEP. It is proposed to remove the link to avoid confusion. The wording, however, will remain.

### **Amendment 6. Remove Clause 7.5 – Child Care Centres**

Council has recently undertaken a review of DCP controls for Child Care Centres (Part D5.1 of Camden DCP 2011) which now includes detailed controls for traffic, parking, bulk and scale. In this regard, it is considered that the provisions in Clause 7.5 of the Camden LEP are no longer relevant.

It is proposed to remove Clause 7.5 (below) as the provisions are no longer relevant. The current clause is as follows:

#### **7.5 Child care centres**

- (1) The objectives of this clause are as follows:
  - (a) to ensure that child care centres do not unreasonably impact on the amenity of adjoining residential development,
  - (b) to ensure that child care centres do not adversely affect traffic and pedestrian safety due to increased traffic congestion.
- (2) Before granting development consent to the erection of a child care centre on land in Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R5 Large Lot Residential the consent authority must consider whether the land:
  - (a) has an area of not less than 1,200 square metres, and
  - (b) has a boundary that adjoins an existing or proposed classified road.

The decision to remove LEP Clause 7.5 was made because the controls that apply to child care centres in Camden DCP 2011 were updated in 2015. Part D5.1 of Camden DCP 2011 includes detailed controls for bulk and scale, traffic and parking, and includes the requirement for a minimum site area of 1,200m<sup>2</sup> in residential zones.

The State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education and Child Care SEPP) was gazetted on 1 September 2017. The Education and Child Care SEPP restricts Council's ability to control certain aspects of a

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'centre based' child care centre and the SEPP prevails over Council's LEP, where there is an inconsistency.

Also under the SEPP, Council's DCP controls do not apply to certain matters in child care centre developments. Instead, Council would be required to assess development applications for these facilities against the DPE's *Child Care Planning Guidelines*. Council is not able to refuse a development application on certain grounds such as location (a development can be located at any distance from an existing or proposed early childhood education and care facility), indoor and outdoor space and site area, site coverage and site dimensions. Council would also not be able to refuse a development application based on traffic and parking issues, as these are matters for consideration in the *Child Care Planning Guidelines*.

Whilst LEP Clause 7.5 was proposed to be removed prior to the Education and Child Care SEPP taking effect, it is considered that there is merit in proceeding with this change. This is because LEP Clause 7.5 is no longer enforceable.

### **Amendment 7. Review of list of acquisition authorities**

Clause 5.1 identifies the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes.

It is proposed to amend the Authority of the State for land zoned SP2 Infrastructure marked "Future Classified road widening" from 'Roads and Traffic Authority' to 'Roads and Maritime Services'.

### **Amendment 8. Add a community and fundraising events clause to make some events exempt development**

It is proposed to add a new clause, 'Special events and temporary uses of land', to Schedule 2 Exempt Development. Based on submissions received from the Australian Botanic Garden (ABG) and the Rural Fire Service, a revised clause has been drafted. The clause is now proposed to extend to both Council land and the ABG, subject to certain conditions being met.

#### **Suggested revised wording of clause**

#### ***Camden LEP 2010 Schedule 2 Exempt development***

#### ***Events (Community and Fundraising)***

- (1) *The event must take place on a public road or on public land owned by, or under the care or control of;*
  - (a) *the Council where the prior written consent of Council has been granted.*
  - or*
  - (b) *the Australian Botanic Garden, and*
- (2) *The event must not exceed 2 days per calendar year.*
- (3) *The event may only operate between 7:00am and 11:00pm (except for the purposes of the Anzac Day dawn service).*
- (4) *Where located on bushfire prone land, a bushfire emergency management and evacuation plan must be prepared in accordance with NSW RFS Guidelines and consider the need for appropriate bush fire protection measures. A copy of the emergency management and evacuation plan must be provided to the local fire service and Council.*
- (5) *Events shall not be held on days with an extreme or catastrophic bush fire danger rating in the local area.*

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- (6) The event must not include camping on the site.  
 (7) Must maintain safe pedestrian access and emergency vehicle access and egress.  
 (8) Must not include the erection of a permanent structure on the land.  
 (9) Must not include the clearing or disturbance of vegetation.  
 NOTE: This draft clause is subject to legal drafting and may alter as part of that process.

### Amendment 9. Review of Land Use Table

Council has undertaken a comprehensive review of the Land Use Table in Part 2 of the LEP. This included assessing all uses against the objectives of each zone. The following changes are proposed:

Zone	Proposed Change	Justification
RU1 Primary Production	Prohibit exhibition villages	This use is not considered consistent with the objectives of the RU1 zone.
RU2 Rural Landscape	Prohibit exhibition villages	This use is not considered consistent with the objectives of the RU2 zone.
RU4 Primary Production Small Lots	Prohibit exhibition villages	This use is not considered consistent with the objectives of the RU4 zone.
R1 General Residential	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the R1 zone.
	Prohibit industrial training facilities	This use is not considered consistent with the objectives of the R1 zone.
R2 Low Density Residential	<del>Permit secondary dwellings with consent</del>	<del>This was inadvertently prohibited by the use of the residential accommodation group term.</del>  <del>This proposed change will also bring the Camden LEP into line with the State Environmental Planning Policy (Affordable Rental Housing SEPP) 2009 which applies to Camden and permits secondary dwellings in R2 zones.</del>  <del>By permitting secondary dwellings under the Camden LEP, Council may be able to contribute to a positive built form outcome.</del>
	Prohibit industrial retail outlets	This use does not align with the objectives of the R2 Low Density Residential zone.  Currently, 'industrial retail

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Zone	Proposed Change	Justification
		outlets' are not explicitly listed as prohibited development, and as a result is technically permissible development.
	Prohibit industrial training facilities	This use does not align with the objectives of the R2 Low Density Residential zone. Currently, 'industrial training facilities' are not explicitly listed as prohibited development, and as a result is technically permissible development.
	Permit 'Exhibition homes' and 'Exhibition villages' with consent	Exhibition villages and homes are considered to be a low-impact residential use.
<b>R3 Medium Density Residential</b>	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the R3 zone.
	Prohibit industrial training facilities	This use is not considered consistent with the objectives of the R3 zone.
	Permit exhibition homes with consent	Exhibition homes and villages are considered to be a low-impact residential use.  Exhibition villages are already permissible in this zone.
<b>R5 Large Lot Residential</b>	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the R5 zone.
	Prohibit warehouse or distribution centres	This use is not considered consistent with the objectives of the R5 zone.
<b>B1 Neighbourhood Centre</b>	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the B1 zone.
	Permit health consulting rooms with consent	This use is considered consistent with the objectives of the B1 zone.
<b>B2 Local Centre</b>	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the B2 zone.
<b>B4 Mixed Use</b>	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the B4 zone.
	Prohibit warehouse or distribution centres	This use is not considered consistent with the objectives of the B4 zone.



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Zone	Proposed Change	Justification
<b>B5 Business Development</b>	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the B5 zone.
	Prohibit stock and sale yards	This use is not considered consistent with the objectives of the B5 zone.
<b>IN1 General Industrial</b>	Permit kiosks with consent	This use is considered a low-impact use that is suitable for the IN1 zone.
	Permit landscaping material supplies with consent	This use is considered a low-impact use that is suitable for the IN1 zone.
	Permit rural supplies with consent	This use is considered a low-impact use that is suitable for the IN1 zone.
	Prohibit exhibition villages	This use is not considered consistent with the objectives of the IN1 zone.
<b>IN2 Light Industrial</b>	Permit kiosks with consent	This use is considered a low-impact use that is suitable for the IN2 zone.
	Permit rural supplies with consent	This use is considered a low-impact use that is suitable for the IN2 zone.
	Prohibit exhibition villages	This use is not considered consistent with the objectives of the IN2 zone.
<b>SP3 Tourist</b>	Permit car parks with consent	This use is considered a low-impact use that is suitable for the SP3 zone.
	Permit building identification signs with consent	This use is considered a low-impact use that is suitable for the SP3 zone.
	Permit passenger transport facilities with consent	This use is considered a low-impact use that is suitable for the SP3 zone.
<b>RE1 Public Recreation</b>	Permit car parks with consent	This use is considered a low-impact use that is suitable for the RE1 zone.
<b>RE2 Private Recreation</b>	Permit car parks with consent	This use is considered a low-impact use that is suitable for the RE2 zone.
<b>E2 Environmental Conservation</b>	Permit environmental facilities with consent	This use is considered a low-impact use that is suitable for the E2 zone.
<b>E4 Environmental Living</b>	Permit bed and breakfast accommodation with consent	This use is considered a low-impact use that is suitable for

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Zone	Proposed Change	Justification
	Permit secondary dwellings with consent	<p>the E4 zone.</p> <p>E4 zoned land includes land with large lots and large frontages suitable for secondary dwellings.</p> <p>This use is considered a low-impact residential use that is broadly consistent with the objectives of the E4 zone.</p>

### **Amendment 10. Remove Clause 7.8 – Road Widening of Camden Valley Way, Catherine Field**

- It is proposed to remove Clause 7.8 – Road Widening of Camden Valley Way, Catherine Field. This road widening is complete.

Roads and Maritime Services (RMS) was advised of this amendment, however no response was received. Council is satisfied that the work has been completed and the Clause is no longer required. In this regard, formal consultation with RMS is not necessary.

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### Amendment 11. Review of Schedule 1 – Additional Permitted Uses

#### 11.1 Administrative Changes

Clause	Location	Additional Permitted Use	Anomaly	Amendment	Reason
1	Leppington and Rossmore	Dual occupancies (detached)	Title states "Use of certain land at Bringelly"	"Use of certain land in Leppington and Rossmore"	The subject land is in fact in the suburbs of Leppington and Rossmore.
2(1)	Broughton Street, Camden	Information and education facilities, light industries (arts & crafts), restaurants, retail premises (arts & crafts)	'Lot B, DP 330181'	'Lot B, DP 330131'	A typographical error has occurred, resulting in the incorrect deposited plan being listed.
4(1)	Camden Valley Way, Catherine Field	Hotel	'Lots 1 and 2, DP 746767'	'Lot 100, DP 1206855'	Subdivision in the Lakeside site has resulted in a new deposited plan applying to the site.
7(1)	Camden Valley Way and Macarthur Road, Elderslie	Shop (fruit & vegetables)	'Lots 1-7, Part Lots 59-64 and Part Lot 66, DP979345'	'Lots 1-11, DP 1097133, Lot 1, DP 1097049, Lot 1, DP 133298, Lot 1, DP 998313'	Historical subdivision of the Camden Fruit Barn site has resulted in a new deposited plan applying to the site.
12(1)	Stewart Street and Sharman Close, Harrington	Function centres, restaurants or cafes, retail premises (arts & crafts)	'Lot 1, DP 770497'	'Lots, 1-3, DP 1191616'	The subdivision of 22 Sharman Close, Harrington Park has resulted in a new deposited plan applying to the site.

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Clause	Location	Additional Permitted Use	Anomaly	Amendment	Reason
	Park				
	Stewart Street and Sharman Close, Harrington Park		'Lot 1, DP 248564'	'Lot 320, DP 1151590'	The subdivision of 102-124 Pearson Crescent, Harrington Park has resulted in a new deposited plan applying to the site.
13(1)	Camden Valley Way, Kirkham	Multi-dwelling housing and subdivision	'Lot 10, DP 1103895'	'Lot 101, DP 1143373'	The Sydney Water treatment facility on Camden Valley Way near The Links has expanded, resulting in a new deposited plan applying to the neighbouring site.
15A(1)	Raby Road, Leppington	Exhibition Homes	'Part of Lot 10, DP 1173819'	'Part of Lot 100, DP 1192131'	The subdivision of Emerald Hills has resulted in a new deposited plan applying to the site.
20	Porrende Street, Narellan	Hotel/motel, registered club and ancillary rec facility	'Lots 218 and 219, DP 1048551'	'Lot 1, DP 1093264 and Lot 219, DP 1048551'	A new lot was registered for Lot 218, DP 1048551 in 2004 (i.e. Lot 1, DP 1093264).
26	Waterworth Drive, Mount Annan	Multi-dwelling housing	'Lot 5, DP 1129436'	'Lot 55, DP 1195184'	The subject land at 221A Waterworth Drive, Mount Annan was subdivided for stormwater drainage as part of the development of 49 apartments.

#### 11.2 Additional permitted uses recommended to be removed

Clause	Location	Additional Permitted Use	Reason
15	166 Ingleburn Rd, Leppington	Liquid fuel depot	The land in question is now zoned medium density residential in the Leppington North Precinct of the South West Priority Growth Area. The Camden LEP 2010 does not apply.

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16	51-61 St Andrews Rd	Industries (manufacturing and storing fireworks) and an associated dwelling house	The original lot in Clause 16 is now low density residential in the East Leppington Precinct of the South West Priority Growth Area. All factory buildings on site have been demolished.
22	Magdalene Catholic High School, Smeaton Grange	Educational establishments	The site in Clause 22 has already been developed. The Infrastructure SEPP could be used for alterations and additions.

### 11.3 Clauses to be updated

As per Amendment 2.1, the following clauses of Schedule 1 will need to be updated to reflect technical mapping standards.

Clause	Subclause	Location	Existing Wording	Proposed Wording
1	(1)	Bringelly	This clause applies to land at Bringelly, as shown edged heavy blue on sheets 015 and 016 of the Additional Permitted Uses Map.	This clause applies to land at Leppington and Rossmore, identified as "1" on sheets 015 and 016 of the Additional Permitted Uses Map.
3	(1)	Lakeside	This clause applies to land zoned RE2 Private Recreation at Lakeside, as shown edged heavy blue on sheet 016 of the Additional Permitted Uses Map.	This clause applies to land zoned RE2 Private Recreation at Lakeside, identified as "3" on sheet 016 of the Additional Permitted Uses Map.
9	(1)	Harrington Park	This clause applies to land at Harrington Park, as shown edged heavy blue on sheet 012 of the Additional Permitted Uses Map.	This clause applies to land at Harrington Park, identified as "9" on sheet 012 of the Additional Permitted Uses Map.
10	(1)	Crear Hill, Harrington Park	This clause applies to land at Crear Hill, Harrington Park, as shown edged heavy blue on sheet 007 of the Additional Permitted Uses Map.	This clause applies to land at Crear Hill, Harrington Park, identified as "10" on sheet 007 of the Additional Permitted Uses Map.
15A	(1)	Raby Road, Leppington	This clause applies to certain land fronting Raby Road, Leppington, being that part of Lot 10, DP 1173819 zoned R2 Low Density Residential and shown edged heavy blue	This clause applies to certain land fronting Raby Road, Leppington, being that part of Lot 100, DP 1192131 zoned R2 Low Density Residential and identified as "15A" on sheet 016 of the Additional Permitted Uses Map.

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Clause	Subclause	Location	Existing Wording	Proposed Wording
18	(1)	Narellan	on sheet 016 of the Additional Permitted Uses Map. This clause applies to land zoned IN2 Light Industrial at Narellan, as shown edged heavy blue on sheet 012 of the Additional Permitted Uses Map.	This clause applies to land zoned IN2 Light Industrial at Narellan, identified as "18" on sheet 012 of the Additional Permitted Uses Map.
24	(1)	Spring Farm	This clause applies to land zoned E2 Environmental Conservation at Spring Farm, as shown edged heavy blue on sheets 011 and 014 of the Additional Permitted Uses Map.	This clause applies to land zoned E2 Environmental Conservation at Spring Farm, identified as "24" on sheets 011 and 014 of the Additional Permitted Uses Map.
25	(1)	Spring Farm	This clause applies to land zoned B1 Neighbourhood Centre at Spring Farm, as shown edged heavy blue on sheet 013 of the Additional Permitted Uses Map.	This clause applies to land zoned B1 Neighbourhood Centre at Spring Farm, identified as "25" on sheet 013 of the Additional Permitted Uses Map.
27	(1)	Narellan and Smeaton Grange	This clause applies to certain land at Narellan and Smeaton Grange, as shown shaded pink on the Additional Permitted Uses Map.	This clause applies to certain land at Narellan and Smeaton Grange, identified as "27" on sheets 012 and 017 of the Additional Permitted Uses Map.

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~~**Amendment 12. Include a minimum lot size for secondary dwellings.**~~

~~Upon review, Council officers identified a need to set a minimum lot size for secondary dwellings for the Camden LEP 2010.~~

~~The inclusion of a minimum lot size of 450m<sup>2</sup> for secondary dwellings in Camden LEP 2010 would be consistent with the secondary dwelling minimum lot size provisions contained in the Growth Centres State Environmental Planning Policy (Growth Centres SEPP) and the Affordable Rental Housing State Environmental Planning Policy.~~

~~The Planning Proposal is proposed to be amended to include a minimum lot size for secondary dwellings of 450m<sup>2</sup>.~~

**Amendment 13. Include bus shelter advertising as exempt development.**

Upon review, Council officers identified a need to nominate bus shelter advertising as Exempt Development in Camden LEP 2010.

Commercial advertising signage on bus shelters is not exempt development and requires a development application. Additionally, clause 10 of State Environmental Planning Policy No 64 – Advertising and Signage, prohibits advertising signage in a number of land use zones including residential and open space zones.

As a result of discussions between Council officers and potential bus shelter providers, it was determined that there is potential for bus shelters with advertising signage to occur in some residential areas.

As the bus shelters are within the road reserve, approval requires Council agreement.

The Planning Proposal is proposed to be amended to nominate advertising signage on bus shelters (and taxi rank shelter signs) as exempt development, subject to compliance with the following development standards:

- Must be located on land owned or managed by Council;
- Council approval must be obtained for the shelter and advertising signage;
- Must not extend beyond the perimeter of the shelter;
- Only one advertising panel per shelter that may comprise an advertisement on two sides;
- Must not contain flashing or neon signage;
- Must not obstruct pedestrian paths of travel; and
- Must not obstruct the line of sight of vehicular traffic.

## Comprehensive LEP Review Phase 1 – Minor Amendments – Submissions Response Table

<b>Table 1 – Public Authority Submissions</b>	
<b>Submission</b>	<b>Reference</b>
1a. Sydney Metro Airports	1.01 – 1.02
1b. Airservices Australia	1.03 – 1.04
1c. Department of Infrastructure and Regional Development	1.05 - 1.06
1d. Civil Aviation Safety Authority	1.07
2a – 2c. NSW Rural Fire Service (RFS)	2.01 – 2.02
3a – 3b. Office of Environment and Heritage (OEH)	3.01 – 3.02

<b>Table 2 – Community Submissions</b>	
<b>Submission</b>	<b>Reference</b>
4.	4.01
5a – 5b	5.01
6.	6.01 – 6.02
7.	7.01 – 7.03
8.	8.01



Table 1: Public Authority Submissions

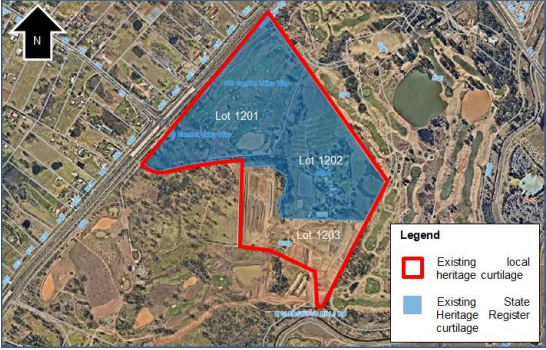
Ref No	Issue / Comment	Officer Response	Proposed Action
<b>Submission 1a – Sydney Metro Airports</b>			
1.01	Recommends changes be made to the suggested wording of draft Clause 7.2 (Airspace operations).	These changes have been considered and are reflected in the revised draft clause.	Include in Phase 1 of the LEP Review.
1.02	Camden Airport Limited advises that Camden Airport presently has 3 titles, namely Folio Identifiers 3/217570 (the road lot), 102/1121442 (the main airport title) and 3/791287 (the small parcel at 64 Ellis Lane) and not just Folio Identifier 102/1121442.	These lots do not form part of the heritage listing.	No further action required.
<b>Submission 1b – Airservices Australia</b>			
1.03	<b>Airspace procedures</b>  Airservices Australia agrees with the revised wording of Clause 7.2 (Airspace operations), points 4 and 5. Camden Council should seek confirmation from the Civil Aviation Safety Authority (CASA) on procedures regarding the <i>Manual of Standards Part 139 – Obstacle Limitation Surface (OLS)</i> as Airservices Australia does not provide specialist advice on this aspect of airspace.	Noted.  CASA was contacted for comment as advised. CASA recommended changes be made to the suggested wording of draft Clause 7.2 (Airspace operations). These changes have been considered and are reflected in the revised draft clause.	Include in Phase 1 of the LEP Review.
1.04	<b>Communications/Navigations/Surveillance (CNS) Facilities</b>  Clause 7.2 (Airspace operations) makes no reference to the protection of Communications, Navigations and Surveillance (CNS) facilities owned by Airservices Australia in Camden. Airservices Australia would welcome the opportunity to work with Council on receiving referrals for	Airservices Australia has advised that there is no requirement under legislation for CNS facilities to be considered as part of the development application process. Airservices Australia has confirmed that potential impacts of development on CNS facilities can be	No further action required.

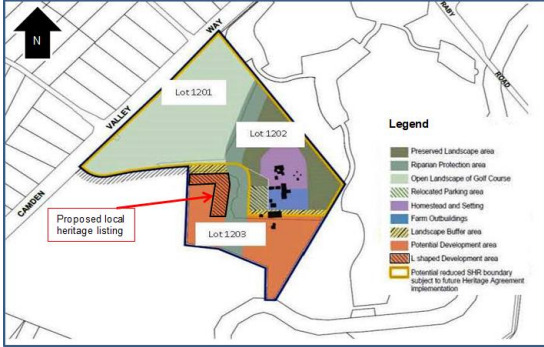
Ref No	Issue / Comment	Officer Response	Proposed Action
	development applications that may have an impact on any CNS facilities.	considered at the development application referral stage where the OLS and PANS-OPS is penetrated.	
<b>Submission 1c – Department of Infrastructure and Regional Development</b>			
1.05	Supports changes suggested by Sydney Metro Airports, particularly changes regarding PANS-OPS penetrations.	Changes have been considered and are reflected in the revised draft clause.	Include in Phase 1 of the LEP Review.
1.06	Council should take into account the proposed Western Sydney Airport (WSA) in finalising its review.	Council officers consulted with the Department of Infrastructure and Regional Development (the public authority responsible for the WSA) during the exhibition period.	No further action required.
<b>Submission 1d – Civil Aviation Safety Authority</b>			
1.07	Recommends changes be made to the suggested wording of draft Clause 7.2 (Airspace operations).	Changes have been considered and are reflected in the revised draft clause.	Include in Phase 1 of the LEP Review.
<b>Submission 2a - 2c – NSW Rural Fire Service (RFS)</b>			
2.01	Council to note that future proposals for secondary dwellings will only be supported by the NSW RFS where they comply with the requirements of <i>Planning for Bush Fire Protection 2006</i> and <i>NSW Fast Fact No. 4/12 Increased Density on a Single Parcel of Land</i> .	No further action required.	Include in Phase 1 of the LEP Review.
2.02	<p><b>Draft clause for special events and temporary uses of land</b></p> <p>The RFS has requested the draft clause for special events and temporary uses of land be revised to address the following matters:</p> <ul style="list-style-type: none"> <li>a bushfire emergency management and evacuation plan be prepared in accordance with RFS guidelines and</li> </ul>	The draft clause has been amended in consultation with the RFS to specify limitations that apply to land which is bushfire prone.	Include in Phase 1 of the LEP Review.

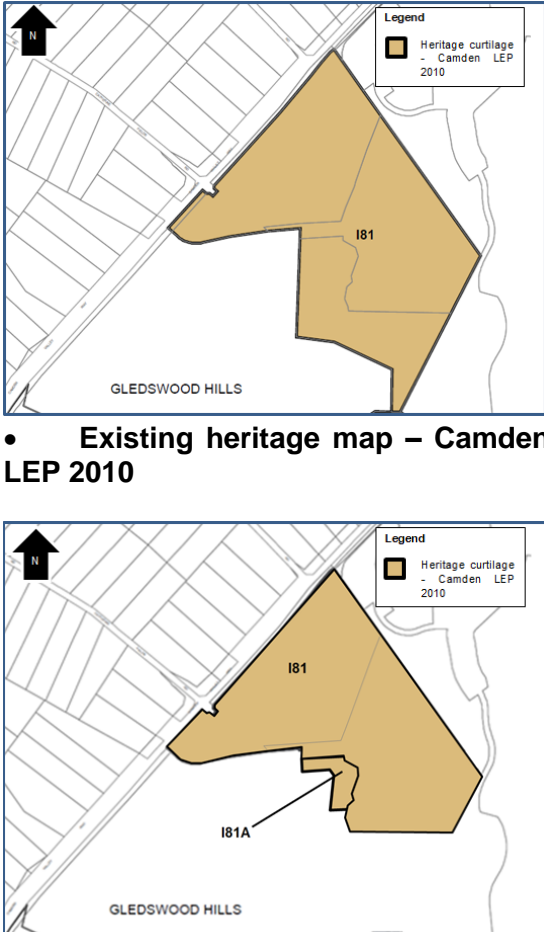
Ref No	Issue / Comment	Officer Response	Proposed Action
	<p>consider the need for appropriate bush fire protection measures;</p> <ul style="list-style-type: none"> <li>• events not be held on days with an extreme or catastrophic bush fire danger rating for the local area; and</li> <li>• no camping be allowed.</li> </ul>		
<b>Submission 3a -3b – Office of Environment and Heritage (OEH)</b>			
3.01	OEH (Heritage Council) supports the administrative review of heritage items and the review of heritage maps as part of the draft Planning Proposal and requests that Council supply its heritage mapping database to OEH.	The heritage mapping database will be supplied to OEH.	Heritage mapping database to be provided to OEH.
3.02	OEH (Water) notes the suggested amendment to LEP Clause 7.1 (Flood planning) is consistent with recent flood studies undertaken for the Camden Local Government Area and supports the proposed change.		

**Table 2 Community Submissions**

Ref No	Issue / Comment	Officer Response	Proposed Action
<b>Submission 4</b>			
4.01	<p><b>Mapping anomaly</b></p> <p>Lot size category “F” is not represented in the respective Key or Legend on Camden LEP 2010 – Lot Size Map No. 16. This mapping anomaly should be included in Phase 1 of the LEP Review.</p>	As part of the Phase 1 Review, Council will be amending all legends and scale bars to ensure consistency with the new <i>Standard Technical Requirements for Spatial Datasets and Maps</i> . This is stated in Clause 2.1 of the Planning Proposal under Amendment 2 – Mapping. Nevertheless, the anomaly identified in	No further action required.

Ref No	Issue / Comment	Officer Response	Proposed Action
		LSZ_016 has been added as an item for resolution under Amendment 2.	
<b>Submission 5a – 5b</b>			
5.01	<p><b>Amendment to heritage curtilage</b></p> <p>Requests the local heritage curtilage that applies to Gledswood under Camden LEP 2010 be amended to apply to part of Lot 1203 (currently all of Lot 1203 is included in the curtilage). The submission notes that Council resolved, on 14 February 2017, to request OEH to retain part of Lot 1203 within the state heritage curtilage.</p> <p>Requests amendments are made to the Camden LEP 2010 height of buildings map and lot size map to make these consistent with the suggested amendments to the heritage map. Requests amendments are made to the Camden LEP 2010 height of buildings map and lot size map to make these consistent with the suggested amendments to the heritage map.</p> <p>Requests the LEP Schedule 5 be amended to reflect 'local' heritage significance, as opposed to state heritage significance.</p>	<p>The image below provides a comparison of the local heritage curtilage that applies to Gledswood under Camden LEP 2010 and the OEH state heritage curtilage.</p>  <p>On 14 February 2017, Council resolved to make a submission to OEH requesting that part of Lot 1203 be retained in the state heritage curtilage. This was not supported by OEH and the amended state heritage curtilage was gazetted on 30 August 2017.</p> <p>The amendments sought to the local heritage curtilage would be consistent with Council's previous resolution and the Gledswood Conservation Management Plan (CMP) shown below. This would</p>	<p>Include in Phase 1 of the LEP Review.</p>

Ref No	Issue / Comment	Officer Response	Proposed Action
		<p>prevent complying development under the State Environmental Planning Policy (Exempt and Complying Codes) 2008 (known as the Codes SEPP) from occurring on the 'L shaped development area' shown below.</p>  <p>Under the Codes SEPP, development with a height of buildings of 8.5m is permissible. The 'L shaped development area' is intended to have a maximum height of buildings of 7m. Also under the Codes SEPP, there is no requirement to use specific materials and colours, which is a requirement of the CMP.</p> <p>Amendments would also be required to the Camden LEP height of buildings and lot size map to make these maps consistent with the revised heritage curtilage map and the CMP.</p> <p>Officers support the further amendment of</p>	

Ref No	Issue / Comment	Officer Response	Proposed Action
		<p>LEP Schedule 5 to list the state heritage curtilage and local heritage curtilage that would apply to Gledswood. The current and proposed heritage curtilage maps are shown below.</p>  <ul style="list-style-type: none"> <li>Existing heritage map – Camden LEP 2010</li> </ul>	

Ref No	Issue / Comment	Officer Response	Proposed Action
		• Proposed heritage map	
<b>Submission 6</b>			
6.01	<p><b>No objection to amendment of property description</b></p> <p>Supports the proposed amendment to Raby's property description in LEP Schedule 5 Heritage Listings.</p>	Noted.	No further action required.
6.02	<p><b>Amendment to heritage curtilage</b></p> <p>Requests the heritage curtilage for Raby be reduced in size. This would serve to protect and preserve the heritage significance of Raby whilst at the same time allow for the residential development planned as part of the South West Growth Centre (SWPGA).</p>	Raby is listed as a heritage item on the state heritage register (in addition to being listed as a local item in Camden LEP 2010) and is located in the Catherine Field Precinct of the SWPGA. Consideration of additional residential development potential and the heritage curtilage extent will be addressed as part of any future precinct planning process.	No further action required.
<b>Submission 7</b>			
7.01	2 lots that form part of the Australian Botanic Garden (ABG) site are zoned R2 Low Density Residential and should be rezoned to SP1 Special Activities, consistent with the remainder of the ABG site.	Council officers have reviewed the request. The subject lots have been zoned R2 in error and their rezoning to SP1 is consistent with the remainder of the ABG site. Amendments are also required to the height of buildings and lot size maps.	Include in Phase 1 of the LEP Review.
7.02	A lot that forms part of the southern extent of the ABG site (nearby to the Glenlee coal washery site) should be rezoned from RU1 Primary Production to SP1 Special Activities.	The Rural Lands Strategy applies to land zoned rural within the Camden LGA (excluding the SWPGA). The intent of the Strategy is to protect Camden's remaining rural land and to protect the quality of scenic landscapes, vistas, ridgelines or heritage values.	Include in Phase 1 of the LEP Review.

Ref No	Issue / Comment	Officer Response	Proposed Action
		<p>The suggested rezoning of the subject lot from RU1 to SP1 is supported on the basis that the rural character of the land will be retained as part of the ABG estate. It is not considered that there will be any impact on the quality of scenic landscape or heritage values. Amendments are also required to the height of buildings and lot size maps.</p>	
7.03	<p>The ABG has requested its site be included in the draft 'community events clause' to enable community events (such as concerts, exhibitions, open-air cinema, markets, festivals and the like) to be carried out at the ABG as exempt development (without the need for development consent).</p>	<p>Council officers have considered the request and support the inclusion of the ABG within the draft community events clause, subject to a number of restrictions being placed on an event (a maximum of 2 days per calendar year and operating between 7.00am and 10.00pm with the exception of the ANZAC day dawn service).</p> <p>The suggested revised draft LEP clause is included at <b>Amendment 8</b> in the draft Planning Proposal.</p>	<p>Include in Phase 1 of the LEP Review.</p>
<b>Submission 8 (Late submission)</b>			
8.01	<p>Concerned about introducing a minimum lot size for secondary dwellings in the R1 General Residential zone.</p> <p>In particular, there are concerns that the minimum lot size of 450m<sup>2</sup> would restrict the ability to build a diverse range of housing product in the R1 zone and would impact on planned and existing developments where rear lanes had been</p>	<p>The intention of the insertion of a minimum site area requirement for secondary dwellings was to ensure that secondary dwellings are located on appropriate sites that are large enough to facilitate a traditional "secondary dwelling".</p> <p>A secondary dwelling by definition is developed in conjunction with a principal</p>	<p>It is recommended that Council defer this matter, including:</p> <ul style="list-style-type: none"> <li>• Insertion of secondary dwellings into the R2 Low Density Residential zone as a permissible use;</li> <li>• Insertion of a 450m<sup>2</sup> minimum lot size provision.</li> </ul> <p>A separate report will be brought back to Council for consideration on these</p>



Ref No	Issue / Comment	Officer Response	Proposed Action
	<p>constructed to facilitate secondary dwellings (including dwellings positioned on top of garages).</p>	<p>dwelling, the two dwellings share private open space, parking and utilities.</p> <p>In recent years Camden's growth centres has seen an influx of "fonzie flats" located above garages and located on rear laneways, these dwellings tend to operate independently from one another and have separate entrances, parking, private open space and utility connections.</p> <p>As these dwellings are located adjacent to laneways and above garages they can be delivered on smaller parcels of land and achieve good urban design outcomes.</p> <p>Insertion of a blanket 450m2 minimum lot size for secondary dwellings will preclude the ability to deliver secondary dwellings on smaller lots, in circumstances where they may be acceptable.</p> <p>The delivery of secondary dwellings and studio dwellings plays a key role in the housing market, being driven by demographic, affordability and lifestyle trends.</p> <p>It is therefore recommended that Council officers review any controls relating to secondary dwellings (Camden LEP 2010 and Camden DCP 2011) to ensure that an appropriate scale and level of amenity</p>	<p>matters.</p>

Ref No	Issue / Comment	Officer Response	Proposed Action
		<p>is achieved.</p> <p>It is proposed that Council defer the matter of secondary dwellings in residential zones and that Council officers liaise with DPE and other stakeholders to research appropriate options to achieve appropriate amenity and built form outcomes. A report on this matter will be brought back to Council for separate consideration.</p>	