



Varying Planning Controls Factsheet

Planning Controls in the Camden LGA

New development in the Camden LGA is subject to a wide range of planning controls. This includes minimum lot sizes, building setbacks and off-street car parking requirements.

The purpose of the planning controls is to ensure that new development achieves the orderly and economic use of land, good design and amenity of the built environment and ecologically sustainable development. Planning controls provide clear criteria for how these objectives can be achieved.

The key planning controls for the Camden LGA are:

- [State Environmental Planning Policy \(Precincts - Western Parkland City\) 2021](#) (SEPP)
- [Camden Local Environmental Plan 2010](#) (Camden LEP).
- [Camden Development Control Plan 2019](#).
- [Camden Growth Centre Precincts Development Control Plan](#).
- [Oran Park Development Control Plan 2007](#).
- [Turner Road Development Control Plan 2007](#).

Other State environmental planning instruments will often apply to new development in the Camden LGA. These are available on the [NSW legislation website](#).

Varying Planning Controls

When assessing new development Council is able to determine most variations to planning controls. Variations greater than 10% to numerical planning controls in the SEPP and the Camden LEP must be determined by the [Camden Local Planning Panel](#).

If you wish to vary planning controls you must provide a written submission to Council with your application. The submission must identify the planning controls to be varied, the extent of the variations and justification as to why they should be supported. You must clearly demonstrate that the outcomes sought by the underlying objectives of the planning controls will be achieved notwithstanding the variations.

When assessing variation requests, Council will consider the underlying objectives of the planning controls and any submissions from the public. Council may determine that your variation request cannot be supported or can only be supported in part. Council may also impose conditions on development consents to ensure that the underlying objectives of the planning controls will be achieved notwithstanding the variations.

Pre-Development Application Advice

If you are considering proposing significant variations to planning controls you are strongly encouraged to apply for [pre-development application advice](#) from Council prior to lodging an application. This will allow you to obtain early feedback from Council on your development proposal.

Where Can I Find More Information?

For further information contact Council on (02) 4654 7777.