



Draft Planning Proposal

Local Environmental Plan (LEP) Review

Proposed amendments to Campbelltown Local Environmental Plan 2015 and repeal of Campbelltown (Urban Area) Local Environmental Plan 2002, Campbelltown Local Environmental Plan – District 8 (Central Hills Lands), Interim Development Order No. 15 and Interim Development Order No. 29

March 2020

Introduction

This Planning Proposal explains the intent of, and justification for, numerous proposed amendments to the Campbelltown Local Environmental Plan 2015. The amendments are proposed to resolve minor errors, anomalies and improve readability of the document, simplify the planning rules applying to Campbelltown Local Government Area (**LGA**) by transferring controls for deferred areas into the CLEP2015 and repealing older planning instruments and making other changes to align the plan with the Western City District Plan including expanding terrestrial biodiversity mapping and increasing the maximum building height in industrial zones.

Background

In March 2018 the Greater Sydney Commission released 'A Metropolis of Three Cities – The Greater Sydney Region Plan', together with five supporting district plans which establish a clear future vision for Greater Sydney to 2056.

The Campbelltown Local Government Area, along with the Blue Mountains, Camden, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly have been included in the Western City District Plan. The following themes have been identified as critical for the successful functioning of Campbelltown in line with the Plan.

- Infrastructure and Collaboration

Major transport, health and education investments are underway across the District. The Western City Deal will aim to optimise infrastructure, investments and employment opportunities.

- Liveability

The Western City District will grow over the next 20 years with demand for an additional 185,500 dwellings. In the context of the Campbelltown LGA the majority of new dwellings will be created in urban release lands such as Menangle Park, Gilead and South Campbelltown and within urban renewal areas and existing centres such as Campbelltown, Ingleburn, Minto and Leumeah.

- Productivity

The District will need to include expansive industrial and urban services lands to the north and east of the Western Sydney Aerotropolis which would be supported by a freight link to serve Greater Sydney's long term freight, logistics and industrial needs.

- Sustainability

Producing an integrated approach to green infrastructure through waterways, bushland and open spaces, cooling of suburbs and the urban tree canopy will look to improve sustainability and amenity and quality of life as the District transforms.

The Western City District Plan identifies a number of planning priorities that Councils are required to meet as part of the LEP Review.

Legislative Requirements

Recent amendments to the Environmental Planning and Assessment Act 1979 (E&A Act) require all Councils to review and amend their LEPs to ensure consistency with the directions of the District Plan.

To prepare for the LEP review, planning officers from Councils across Greater Sydney have participated in Technical Working Groups (TWG) with a primary focus on leading Councils in developing their respective project plans for the LEP review. Sessions have assisted Councils in developing an understanding of the two year process required for the LEP review and have also outlined key aspects that will need investigation.

The Department of Planning and Environment has provided a roadmap to inform the LEP review process which is located at Attachment A. The timelines in this roadmap have been adjusted as the project progresses. This LEP review report for example, must be completed and submitted to the Department of Planning and Environment requesting Gateway Determination by 31 October 2018 not January 2019 as shown on the road map.

The NSW Government's Affordability Strategy has provided \$2.5m in funding to a number of Councils including Campbelltown to undertake their individual LEP reviews within two years. These funds can be used for the purposes of further studies and the offsetting of staffing costs. Under the terms of the agreement, Council will need to meet the requirements of each milestone to be eligible for further funding for each phase. A summary of the funding requirements and allocation amounts is outlined below.

Milestone	Funding Amount	Completion Date
1. Sign funding agreement	\$250,000	Completed
2. LEP Review Report and Submission of a Project Plan	\$500,000	Completed
3. Exhibition of a draft Local Strategic Planning Statement	\$625,000	12 June 2019 – 22 July 2019 Completed
4. Submission of Planning Proposal for Gateway Determination	\$625,000	September/October 2019
5. Submission of the planning proposal to the Secretary to arrange for the drafting of the updated LEP	\$500,000	On or before 30 June 2020

Figure 1: Timeline and funding allocation for LEP Review

Existing Situation

A review of the CLEP 2015 written instrument and mapping has been undertaken against the Western City District Plan and generally. The changes to CLEP 2015 that are proposed to be implemented through this Planning Proposal are summarised below.

- The conversion of deferred land under the previous (urban areas) CLEP 2002 CLEP District 8 and IDO 15 into CLEP 2015
- Expansion of terrestrial biodiversity map
- Mapping of Scenic Hills Preservation Area and establish assessment criteria
- Inclusion of health objectives
- Amendments to address functional and operational issues within the LEP
- Increase maximum height of buildings for industrial zones
- Rezoning of land at UWS to reflect current and proposed use
- Prohibition of sex services premises in the B5 zone.

The Planning Proposal has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Department of Planning and Environment's 'A guide to preparing Planning Proposals' August 2016'.

Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to amend the CLEP 2015 and improve the alignment with the State Government's direction in particular the planning priorities outlined within the Western City District Plan. It is also intended to consolidate statutory provisions into one LEP that applies to the whole LGA and make consequential changes to improve readability of the plan.

Part 2 – Explanation of provisions

The objectives and intended outcomes of the planning proposal will be achieved by amending the CLEP 2015 and repealing Campbelltown (Urban Area) LEP 2002, Campbelltown Local Environmental Plan – District 8 (Central Hills Lands) and IDO 15. The proposed changes are outlined in this section of the proposal.

- **Inclusion of health objectives within CLEP 2015**

Council Staff in conjunction with the Centre for Health Equity Training Research and Evaluation (CHETRE) UNSW Sydney, South Western Sydney Local Health District (SWSLHD) Population Health and Health Promotion and Allied Health and South Western Sydney Primary Health Network (SWSPHN) undertook a series of 'learning by doing' training sessions regarding Health Impact Assessments (HIA).

Health Impact Assessment (HIA) is defined as a combination of procedures, methods and tools by which a policy, program or project may be assessed and judged for its potential effects on the health of the population and the distribution of these impacts within the population

The Health Impact Assessment (HIA) for Campbelltown seeks to promote positive health outcomes whilst reviewing the CLEP particularly in relation to proposed density changes. The HIA that was developed for Campbelltown is currently being finalised. The HIA is not yet a Council Policy although it is intended to be included as a reference for all Council Planning Proposals in the future. The HIA, once adopted is intended to be used for future rezoning applications and as a mechanism to promote positive health outcomes for the community and support healthy living for amendments to the LEP. The HIA will be embodied in the local Strategic Planning Statement over time.

It is proposed to amend the following Clauses in the CLEP 2015 to include provisions in relation to health which would be consistent with Planning Priority W4 in the Western District Plan.

- Inclusion of additional aims as follows under Clause 1.2 of the CLEP:

The purpose of the amendment is to facilitate and include a greater focus of health and wellbeing within the Campbelltown LGA. Currently, Parramatta and Pittwater LEPs include provisions relating to health. It is proposed to amend the CLEP 2015 to include similar provisions to promote health within the CLEP.

Currently the Parramatta LEP 2011 has the following clause in its LEP:

“to foster environmental, economic, social and physical wellbeing so that Parramatta develops as an integrated, balanced and sustainable city,”

The Pittwater LEP 2014 has the following clause in its LEP:

“to protect and promote the health and well-being of current and future residents of Pittwater”

It is proposed to include the above aims into Clause 1.2 of the CLEP. Future developments and proposals in Campbelltown would need to consider health and wellbeing requirements, in accordance with CLEP 2015.

- Inclusion of health objectives in certain zones

To maintain consistency with Clause 1.2 of the CLEP health objectives are proposed in all residential and business zones. The Pittwater Local Environmental Plan 2014 currently includes the following objectives within certain zones:

Zone B1 Neighbourhood Centre

“To provide healthy, attractive, vibrant and safe neighbourhood centres.”

Zone B2 Local Centre

“To provide healthy, attractive, vibrant and safe local centres.”

Zone B4 Mixed Use

“To provide healthy, attractive, vibrant and safe mixed use areas.”

Zone B6 Enterprise Corridor

“To provide healthy, attractive, functional and safe enterprise corridors.”

Zone B7 Business Park

“To provide healthy, attractive, functional and safe business areas.”

Similar to the Pittwater LEP, it is proposed to include objectives within residential zones and business zones as above. This will require any consent authority to consider this objective in its assessment of any development application.

The introduction of health objectives into the LEP will be the first step in promoting health considerations within planning and achieving consistency with the Western District Plan. In accordance with Local Planning Panel comments from 24 July 2019 it is intended to carefully word the objectives so that they do not form an unnecessary burden in preparing a development application.

- **Amendment to Industrial zoning height of building**

An amendment is proposed to all Height of Building maps for land zoned IN1 General Industrial and IN2 Light Industrial under the CLEP 2015. Currently the maximum permissible building heights for industrial zones are 12m as outlined in Attachment C. Development Applications received by Council for lots in industrial zones that are for the construction of warehouses and factory units often have to provide a Clause 4.6 variation request to meet the height requirements of the LEP. The same applies to development applications for ancillary facilities where the existing building exceeds the limit.

The amendment to the height of building maps for industrial lots would provide consistency with Planning Priority W9. The increase in height would allow for development applications to become streamlined and would promote employment generating floorspace in existing Industrial zones.

An amendment is required to increase the permissible height limit for lots located in industrial zones to 19m. This would ensure that typical warehouses and factories would meet the height limits and would negate the need for the lodgment of Clause 4.6 variation requests. The proposed heights for all industrial zoned land within the CLEP is included in Attachment D.

A table is provided below outlining relevant height of buildings for Industrial zoned land in nearby LGAs.

Zone	Campbelltown	Camden	Fairfield	Liverpool	Wollondilly
IN 1	12m	Smeaton Grange - 11m Gregory Hills – No maximum height	No maximum height	15m and 21m	No maximum height in Maldon
IN 2	12m	11m	No maximum height	15m	No maximum height

Figure 2: Comparison of maximum height of buildings

The increase to building heights for industrial zoned lots is consistent with Planning Priority W9 of the Western District Plan. The proposed amendment would also promote and encourage new industrial uses within the area and would streamline DA processes by removing the need for Clause 4.6 variations potentially removing a barrier to local job creation.

- **Preservation of the Scenic Hills**

The public exhibition of the Community Strategic Plan and more recently Re-imagining Campbelltown Phase 1 indicated that residents valued the scenic and landscape qualities of Campbelltown particularly the Scenic Hills. It is proposed to identify and map the boundary area of the Scenic Hills in order to protect and promote the scenic and natural landscape character.

Planning Priority W16 of the Western District Plan also identifies the need for protecting the Scenic Hills between Campbelltown and Camden. The proposed mapping of the Scenic Hills will allow for the protection of highly valued ridgelines and would enhance the scenic and cultural landscapes both within the LGA and the District.

A Visual and Landscape Analysis of Campbelltown's Scenic Hills and the East Edge Scenic Protection Lands was produced by Paul Davies Pty Ltd and Geoffrey Britton, Environmental Design Consultant in 2011 and adopted by Council at its meeting on 18 October 2011 in preparation of draft CLEP 2015 (then known as draft CLEP 2014). The Visual and Landscape Analysis identified that Campbelltown had numerous scenic and landscape qualities which would benefit in the future planning of a compact City. The Council report and Visual and Landscape Analysis is located at Attachment E and F.

Attachment G of this Proposal identifies the affected land known as the Scenic Hills Preservation Area. It is proposed to include the attached mapping layer within the Environmental Constraint Mapping with a reference within Clause 7.6 'Scenic Protection and Escarpment Preservation' of the CLEP. The following clauses are proposed to be included as an additional subclause to Clause 7.6.

For land identified within the Scenic Hills Preservation Area on the Environmental Constraint Map development consent must not be granted to any development to which this clause applies unless the consent authority is satisfied that:

(a) the development will not impact on the scenic value and character of the land,

(b) the development will not impact on the view lines or ridge lines of the mapped scenic preservation area, and

(c) the environmental value of the land is not impacted by the development.

The Scenic Hills mapping also identifies land at Blairmount which is a Deferred Matter and as such as currently CLEP 2002 applies to the land. As part of this proposal, the affected land that is deferred and forms part of the Scenic Hills is proposed to be rezoned E3 – Environmental Management which is an equivalent zone to its previous zone of 7(d1) under CLEP 2002. Further information about the rezoning is located in Figure 2 in this proposal under ‘Blairmount’.

The land that is identified in the Scenic Hills Preservation area does not include land currently zoned residential at Blairmount or the adjoining land that is already approved for subdivision into lots suitable for residential development under existing development consents.

There is a separate planning proposal request for Blairmount. This separate Planning Proposal request needs to go through its own separate planning assessment process.

- **Expansion of Terrestrial Biodiversity mapping**

In 2015 Council engaged Bios to undertake a biodiversity desktop assessment for the entire LGA. The outcomes of this report informed the basis of the Terrestrial Biodiversity Overlay with further refinements being made in light of more recent regional vegetation mapping (The Native Vegetation of the Sydney metropolitan Area OEH 2016) and where available the outcomes of local Flora and Fauna Assessment Reports as well as some aerial photograph validation (to ensure vegetation was still present).

As part of the LEP review process Council is proposing amendments to its Terrestrial Biodiversity Mapping that accompanies Clause 7.20 Terrestrial Biodiversity of Campbelltown LEP 2015. In summary this clause outlines heads of consideration that need to be taken into account when assessing development applications on land to which the clause applies and requires development to avoid, minimise, mitigate and offset impacts to terrestrial biodiversity.

The purpose of these amendments is to:

- increase the area of vegetation to which Clause 7.20 applies to the whole LGA (currently the terrestrial biodiversity map only applies to a portion of Mount Gilead, Menangle Park, Glenfield and Ingleburn), and to
- amend existing terrestrial biodiversity mapping at Menangle Park to reflect the outcomes of more recent vegetation surveys.

The amended Terrestrial Biodiversity Mapping is provided as Attachment H. The mapping identifies areas of high and general ecological significance as well as other vegetation that is important to local

biodiversity and is based on the outcomes of existing local biodiversity surveys as well as regional vegetation mapping prepared by the Office of Environment and Heritage.

The purpose of expanding the mapping is to afford an additional layer of protection for the LGA's significant biodiversity values which are highly contributory to the scenic landscape of Campbelltown. The inclusion of biodiversity mapping into the CLEP 2015 is consistent with Planning Priority W14 of the Western District Plan.

Planning Priority W14 outlines that urban bushland, close to some of the District's most densely populated areas, supports opportunities for nature-based recreation and enhance liveability. Through the incorporation of biodiversity mapping in Council's LEP, the CLEP 2015 will be achieving Action 72 of the Western City District Plan.

- **Deferred Matters**

The Campbelltown LGA has a number of areas that are labelled as Deferred Matters in the CLEP 2015. These lots are subject to controls from the previous CLEP 2002 and in one case under interim Development order No.15 (IDO 15) and Campbelltown Local Environmental Plan – District 8 (Central Hills Lands). As part of this planning proposal it is intended to provide deferred matters with zoning that is equivalent under the CLEP 2015 and provide minimum lot size and maximum height of buildings mapping consistent with the other like areas subject to CLEP 2015.

The existing and proposed maps are attached to this proposal.

Further details are outlined below.

Deferred Matters and Proposed zoning amendments			
Glenfield Town Centre and Transport Interchange Precinct			
Property Information	Address (Lot and DP)	Current Zoning	Proposed Zoning (CLEP 2015)
Glenfield Town Centre and Transport Interchange Precinct and immediate 'curtilage' situated on the eastern side of the railway station which is identified within the Glenfield to Macarthur Urban Renewal Corridor Strategy	Various	<p>The current zoning of the Glenfield Town Centre incorporates the following zoning:</p> <p>Zone 2(b) Residential B Zone</p> <p>Zone 3(c) – Neighbourhood Business Zone</p> <p>Zone 5(a) – Parking Zone 5(a) - School</p>	<p>It is proposed to amend the CLEP 2015 and include the following equivalent zoning:</p> <p>R2 – Low Density Residential</p> <p>B2 – Local Centre</p> <p>SP2 – Car Park SP2 – Educational Establishment RE1 – Public Recreation</p>

		Zone 6(a) – Local Open Space	<p>The subject site is currently subject to investigation as part of the Glenfield to Macarthur Corridor Strategy by the Department of Planning and Environment. The proposed zoning is not intended to impact on any potential master plan for the area and is only considered a housekeeping amendment to align and update the area to the current planning controls outlined in the CLEP 2015. If a revised precinct plan is released for Glenfield under the corridor strategy this may change. If the NSW government leads a SEPP rezoning for this land it may be removed from the planning proposal.</p> <p>Additionally, it is also proposed to amend the Height of Building Map and Minimum Lot Size map for the area to the equivalent in the CLEP 2015.</p>
Western Sydney University and Tafe NSW Site			
Property Information	Address (Lot and DP)	Current Zoning	Proposed Zoning (CLEP 2015)
The subject site forms part of the Western Sydney University and TAFE NSW sites in Campbelltown.	Various	<p>The subject site currently incorporates the following zones under CLEP 2002:</p> <p>Zone 4(b) – Industry B Zone Zone 5(a) – Parking Zone 5(a) – Drainage Zone 5(a) – Monastery Zone 5(b) – Special Uses Arterial Roads</p>	<p>It is intended to amend the CLEP 2015 to incorporate the following equivalent zones in accordance with the Standard Instrument:</p> <p>IN2 – Light Industrial SP2 – Parking SP2 – Drainage SP2 – Road SP2 – Classified Road SP2 – Road</p>

		<p>Zone 5(c) – Special Uses Sub-Arterial Roads</p> <p>Zone 6(a) – Local Open Space</p> <p>Zone 10(a) – Regional Comprehensive Centre Zone</p>	<p>RE1 – Public Recreation</p> <p>SP2 – Educational Establishment</p> <p>The subject site incorporates zoning which is not easily translated into the current LEP. It is proposed to transfer the 10(a) zone largely into an SP2 – Educational Establishment zone as most of this land is currently in operation as a University and TAFE reflective of the proposed zoning. There are two areas of the site where additional permitted uses are proposed to give additional opportunities to use the land in a manner consistent with current applications for the site. Further it is proposed to zone one part of the site with a mix of B4 mixed use and R4 high density residential zones to provide greater consistency with the Glenfield to Macarthur Corridor Strategy. Further information is provided below.</p> <ul style="list-style-type: none"> • Lot 3098 DP 1230014) <p>The site currently lies north of University Drive and William Downes Avenue, Campbelltown and is identified as an Enterprise and Campus zone under Volume 2 Part 5 of the Campbelltown (Sustainable City) DCP.</p> <p>Currently the site incorporates a 10(a) Regional Comprehensive Centre Zone where there is no direct correlation with any zone under CLEP 2015. Any zoning applied for the site in accordance with CLEP 2015 would be considered a down zoning for the site so it is appropriate to apply the</p>
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			<p>zone most reflective of the current use or reasonably likely potential current use based on master plans and current development applications. An SP2 zoning is proposed for the site whilst incorporating additional permitted uses which would facilitate the orderly development and vision for the site. The following additional permitted uses are proposed to be included under Schedule 1 of CLEP 2015 for that part of Lot 3098 north of University Drive and William Downes Avenue:</p> <p>Attached dwellings, Building identification signs, Business identification signs, Centre-based child care facilities, dual occupancies, dwelling houses, Emergency services facilities, Environmental protection works, exhibition homes, Exhibition village, Home business, Home occupation, Home based child care, Multi dwelling housing, Recreation areas, Recreation facilities (outdoor), Residential flat buildings, Roads, Semi-detached dwellings, Seniors housing, Secondary dwellings</p> <p>The proposed zoning would allow the land owner to develop the remaining parcel of land. There is a current development application for the site which has been lodged in accordance with CLEP 2002 but not determined. Due to the slop of the site it is proposed to have no height limit. This is consistent with other SP2 zones.</p> <ul style="list-style-type: none"> • Lot 1097 DP 1182558 <p>The site is located south of Goldsmith Avenue and adjacent to</p>
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			<p>Macarthur Railway Station. Due to the very broad range of uses permissible in the existing 10(a) commercial core zone any zone chosen from the Standard Instrument LEP will result in greater restriction on the use of the land and may potentially be considered down zoning.</p> <p>It is proposed to zone Lot 1097 DP 1182558 with a strip of B4 Mixed use 60 metres wide directly opposite Macarthur Railway Station and the remainder of the site as an R4 high density residential zone. This will facilitate and promote housing choice and mixed use commercial functions along the railway line consistent with the Western District Plan and Re-imagining Campbelltown. This arrangement of zones is also consistent with the Macarthur precinct plan in the Glenfield to Macarthur Urban Renewal Corridor Strategy. The proposed height of development for the site is 32m. This height is consistent with other existing B4 zones at Macarthur and consistent with the scale of existing development in Stowe Avenue to the west of Macarthur Square.</p> <p>Clause 7.9 applies to the B4 mixed use zone and provides that the ground floor of any mixed use development must only accommodate non-residential uses. In the circumstances of this site the ground floor may not be the most appropriate place for non-residential uses. This is because the level of the pedestrian exit from Macarthur Railway Station is substantially above the existing ground level and it is</p>
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			<p>therefore preferred to enable future non- residential uses to be at the level of the railway station. In this instance Clause 7.9 (3)(b) would not function in a manner that would create a great place and pedestrian connection or attract commercial and business activity that is consistent with the Glenfield to Macarthur Corridor Strategy. It is likely that the commercial and other non-commercial activity across the B4 zone would be more sought after if they were able to be provided at a level in line with the Macarthur Railway station.</p> <p>An amendment is required to Clause 7.9 of the CLEP 2015 to allow for flexibility and non-residential uses above the ground floor due to the gradient of the site. This amendment is required in order to facilitate consistency with State policy. The amendment would allow for a mixed use precinct close to existing transport hubs. High density living is anticipated and due to its proximity to the Railway there would be less emphasis of motor vehicle travel.</p> <p>This proposed approach of incorporating a B4 and R4 zone in line with State Policy would be considered consistent and complimentary to the subject site being located within a health and education precinct.</p> <p>Further justification and comparison of the zones are made in Figure 4 below.</p> <p>Further comparison of the existing and proposed zoning is identified</p>
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			<p>in the section 'Further information relating to the land at Western Sydney University and TAFE NSW'.</p> <p>Additionally, land zoned as Zone 5(a) – Monastery is proposed to be zoned as SP2 – Road under the CLEP 2015. The subject land already incorporates new roads and should be reflected in the zoning in CLEP 2015 minimum lot size and height of buildings maps will be applied with standards similar to other similarly zoned sites.</p> <p>It is also proposed to adjust the zoning to the South of this site by amending the R3 medium density residential zone to a zone consistent with the current/future use of the land for sporting fields (RE1) and a centre of sporting excellence (B5) including adjustments to the height of buildings map for the (Remove height limit for RE1 and 15m for the B5 zone)</p>
Lots adjacent to Gilchrist Oval in Campbelltown			
Property Information	Address (Lot and DP)	Current Zoning	Proposed Zoning (CLEP 2015)
<p>The lots are adjacent to Gilchrist Oval in Campbelltown and are currently owned by Campbelltown City Council and Corporate Sole EPA Act.</p> <p>The lots are formerly known as Lot 100 Gilchrist Drive and 81 Narellan Road, Campbelltown.</p>	<p>Lot 100 and 101 DP 850830</p> <p>Lot 3 DP 252115</p> <p>Lot 17 and 18 DP 852061</p> <p>Lots 51, 52, 53, 54, 55, 56 and 57 DP 1213111</p>	<p>The subject site is currently zoned Zone 10(a) – Regional Comprehensive Centre Zone under CLEP 2002.</p>	<p>It is intended to amend the CLEP 2015 to incorporate a B4 Mixed Use zone to provide a consistent approach with the existing B4 zoned land to the south of the subject site along Narellan Road and the Railway corridor with a maximum height of buildings of 19m and no minimum lot size.</p>
717 Appin Road, Gilead			
Property Information	Address	Current Zoning	Proposed Zoning

	(Lot and DP)		(CLEP 2015)
717 Appin Road, Gilead	Lot 1 DP 602888	IDO 15 – Non urban with a 40ha minimum lot size.	<p>It is proposed to amend the CLEP to provide a consistent zoning with neighbouring properties and equivalent to CLEP 2002.</p> <p>A heritage listed item known as 'Meadowvale' is also situated on the lot. To provide consistency across the site, it proposed to amend the remainder of the subject property to RU2 – Rural Landscape and implement a minimum lot size of 40ha, a maximum height of building of 9m and incorporate a heritage layer to the extent of Lot 1.</p> <p>CLEP 2015 applies to a small part of the lot property no. 715 Appin Road, Gilead (Lot 4 DP 602888) and the LEP standards applied are consistent with this lot.</p>
Land in Eagle Vale Drive, Badgally Road and Minchinbury Terrace, Eschol Park			
Property Information	Address (Lot and DP)	Current Zoning	Proposed Zoning (CLEP 2015)
	Lot 1 DP 1204833 Lot 2 DP 1204833 Lot 3 DP 1204833 Lot 4 DP 1204833 Lot 7 DP 1204833 Lot 8 DP 1204833 Lot 9 DP 1204833	<p>Lots 1 and 2 comprise of Zone 7 (d1) – Environment Protection 100 hectares Minimum Zone under CLEP 2002</p> <p>Lots 3, 4, 7, 8 and 9 comprise of 7(d1) zoning and R2 Low Density Residential zoning under CLEP 2002.</p>	<p>Existing dwellings are located on lots 1, 2, 3, 4 and 7 while lots 8 and 9 are vacant sites. It is proposed to rezone these lots to R2 – Low Density Residential which would be consistent with the current use and subdivision pattern of the land. A minimum lot size would be provided of 500m² and a maximum building height of 8.5m.</p>
	Lot 10 DP 1204833 Lot 30 DP 261195	<p>Lot 10 DP 1204833 is currently a large vacant lot.</p> <p>Lot 30 DP 261195 is currently a vacant lot which is owned by Sydney Water.</p>	<p>It is proposed to provide equivalent zoning under the CLEP 2015 which would be provided through an E3 – Environmental Management zone and R2 Low Density Residential for the existing residential zone on Lot 10, a minimum lots size of 500m² for the</p>

		Both lots are currently zoned 7(d1) under CLEP 2002 with a small portion of Lot 10 including Residential 2(b) zoning.	R2 zone and 100ha for the E3 zone and a maximum height of building of 8.5m for the R2 zone and 9m for the E3 zone.
Blairmount			
Property Information	Address (Lot and DP)	Current Zoning	Proposed Zoning (CLEP 2015)
Land bounded by Badgally Road and the Hume Highway in Blairmount	Part Lot 1 DP 81599 Part Lot 2 DP 1233624 Lot 1 DP 542997 Lot 102 DP 708401 Part Lot 1 DP 1103876 Lot 1 DP 569795 Lot 69 DP 262729	The Blairmount precinct currently has the following zonings under CLEP District 8 Zone 1(d) Rural Future Urban Zone Zone 2(b) Residential B Zone Zone 5(a) Drainage Zone 7(d1) Environment Protection 100 hectares Minimum	The area also commonly known as 'Blairmount' is currently subject of an active Planning Proposal request. It is proposed to amend the CLEP 2015 to incorporate equivalent zoning whilst the Planning Proposal is being assessed. This would promote the complete removal of all deferred matters from Council's LEP. The following zoning is sought for the Blairmount precinct: RU2 – Rural Landscape R2 – Low Density Residential SP2 – Drainage E3 – Environmental Management A minimum lot size of 500m ² is proposed for the R2 zone and 100ha for the RU2 zone and maximum building heights of 8.5m and 9m respectively. A maximum building height for E3 land is also proposed to be 9m.
Land Reserved for Public Transport Corridor in St Helens Park and Rosemeadow			
Property Information	Address (Lot and DP)	Current Zoning	Proposed Zoning (CLEP 2015)

Land located within Rosemeadow Sports Complex and Ambarvale High School and owned by the Department of Housing and Department of Education and Training respectively.	Lot 25 DP 700703 Lot 38 DP 700703 Lot 2 DP 816910	The current zoning of the land is 5(a) – Public Transport Corridor and subject to the requirements of IDO 29.	SP2 – Public Transport Corridor
Lot 623 Appin Road, St Helens Park	Lot 623 DP 839339	The current zoning of the land is 5(a) – Public Transport Corridor and subject to the requirements of IDO 29.	SP2 – Public Transport Corridor
Woodland Road Reserve, Woodland Road, St Helens Park	Pt Lot 95 DP 800661	The current zoning of the land is 5(a) – Public Transport Corridor and subject to the requirements of IDO 29.	SP2 – Public Transport Corridor
Flynn Reserve, Woodland Road, St Helens Park	Lot 1 DP 746511 Lot 3 DP590395 Lot 20 DP616577 Lot 68 DP715266 Lot 73 DP245026 Lot 10 DP1176190 Plus road access to Merino Crescent	The current zoning of the land is 5(a) – Public Transport Corridor and subject to the requirements of IDO 29.	SP2 – Public Transport Corridor

Figure 3 – Proposed rezonings of Deferred Matters

Detailed mapping for the proposed new zoning, height of building and minimum lot sizes will be provided in the council report. The proposed amendments to the deferred matters are considered the

best approach to remove zoning under the old CLEP 2002, LEP8 and IDO 15 and provide affected lots with zoning consistent with CLEP 2015.

By removing deferred matters from CLEP 2015 and applying current zones in accordance with CLEP 2015, it would remove complications from differing planning instruments including definitions. The proposal is consistent with the exhibited Campbelltown Local Strategic Planning Statement and Planning Priorities W21 and W22 of the Western City District Plan. The transfer of zoning to CLEP 2015 would also repeal the previous CLEP 2002.

- Further information relating to land at the Western Sydney University and TAFE NSW Site

In addition to the explanation provided in the table 'Figure 3' above, a comparison of the respective zones is identified below as documented in the respective planning instruments.

	CLEP 2002	CLEP 2015 (Proposed)	CLEP 2015 (Proposed)	CLEP 2015 (Proposed)
Zone	10(a) Regional Comprehensive Zone	SP2 – Educational Establishment	B4 – Mixed Use	R4 – High Density Residential
What land is within Zone 10(a) – CLEP 2002	Land is within Zone 10(a) if it shown coloured light blue and lettered “10(a)” on the map.			
Objectives of zone – CLEP 2015 What are the zone objectives and what effect do they have? – CLEP 2002	The objectives of this zone are- (a) To provide land for the City of Campbelltown and the Macarthur region’s largest centre of commerce, and (b) To encourage employment and economic growth, and (c) To accommodate tertiary education	<ul style="list-style-type: none"> • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure. • To encourage activities involving research and development. 	<ul style="list-style-type: none"> • To provide a mixture of compatible land uses. • To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage 	<ul style="list-style-type: none"> • To provide for the housing needs of the community within a high density residential environment . • To provide a variety of housing types within a high density residential environment . • To enable other land uses that provide

	<p>and hospital facilities for the City of Campbelltown and the Macarthur region, and</p> <p>(d) To accommodate a wide range of cultural, entertainment and like facilities, and</p> <p>(e) To permit limited industrial uses that are compatible with the proper orientation of a major regional centre, and</p> <p>(f) To encourage a variety of forms of higher density housing, including accommodation for older people and people with disabilities in locations which are accessible to public transport, employment, retail,</p>	<ul style="list-style-type: none"> • To optimize value-adding development opportunities, particularly those associated with research. • To provide for the retention and creation of view corridors/ • To preserve bushland, wildlife corridors and natural habitat. • To maintain the visual amenity of prominent ridgelines. 	<p>walking and cycling.</p> <ul style="list-style-type: none"> • To encourage the timely renewal and revitalisation of centres that are undergoing growth or change. • To create vibrant, active and safe communities and economically sustainable employment centres. • To provide a focal point for commercial investment, employment opportunities and centre-based living. • To encourage the development of mixed-use buildings that accommodate a range of uses, including residential uses, and that have 	<p>facilities or services to meet the day to day needs of residents.</p> <ul style="list-style-type: none"> • To encourage high density residential development in close proximity to centres and public transport hubs. • To maximise redevelopment and infill opportunities for high density housing within walking distance of centres. • To enable development for purposes other than residential only if that development is compatible with the character and scale of the living area. • To minimise overshadowing and ensure a desired level
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	<p>commercial and service facilities.</p> <p>Except as otherwise provided by this plan, consent must not be granted for development on land within this zone unless the consent authority is of the opinion that carrying out the proposed development would be consistent with one or more of the objectives of this zone.</p> <p>A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.</p>		<p>high residential amenity and active street frontages.</p> <ul style="list-style-type: none"> • To facilitate diverse and vibrant centres and neighbourhoods. • To achieve an accessible, attractive and safe public domain. 	<p>of solar access to all properties.</p>
<p>Permitted without consent – CLEP 2015</p> <p>What development may be carried out without consent? – CLEP 2002</p>	<p>Development may be carried out on land within this zone without consent for the purpose of – drainage; utility installations</p>	<p>Environmental protection works</p>	<p>Nil</p>	<p>Nil</p>
<p>Permitted with consent – CLEP 2015</p> <p>What development may be carried out only with consent? – CLEP 2002</p>	<p>Development which is not included in subclause (3) or (5) may be carried out with consent on land within this zone.</p>	<p>Aquaculture, Flood mitigation works; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to</p>	<p>Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities;</p>	<p>Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community</p>

		development for that purpose	Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Home businesses; Home occupations; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Serviced apartments; Shop top housing; Signage; Tank-based aquaculture; Veterinary hospitals	facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Home businesses; Home occupations; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Serviced apartments; Shop top housing
Prohibited – CLEP 2015 What development is prohibited? – CLEP 2002	Development is prohibited on land within this zone if it is for the purpose of- caravan parks; heliports; junk yards; motor vehicle body repair workshops;	Any development not specified in Item 2 or 3	Pond-based aquaculture; Any other development not specified in item 2 or 3	Pond-based aquaculture; Tank-based aquaculture; Any other development not specified in item 2 or 3

	plant hire; storage establishments; towing services; warehouses.			
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Figure 4

The table provides a comparison of the respective zones under CLEP 2002 and CLEP 2015. The Planning Proposal seeks to include an SP2 Educational Establishment zone for the site which is consistent with the use of the land. The proposed zoning also allows for the transition of old zoning into zoning consistent with the Standard Instrument LEP.

The following lots are already zoned under the CLEP 2015. It is proposed to rezone the affected lots to provide suitable zoning that is consistent with the land use.

Sports and Health Centre of Excellence Site			
Property Information	Address (Lot and DP)	Current Zoning	Proposed Zoning
Sports and Health Centre of Excellence Site	183 Narellan Road, Campbelltown Lot 3098 DP 1230014	The current zoning of the site identified to be used for the Campbelltown Centre of Excellence currently incorporates an R3 – Medium Density Residential zoning under the CLEP 2015.	It is proposed to amend the CLEP 2015 zoning map to include an B5 – Business Development Zone and RE1 - Public Recreation zone for part of the lot bounded by Goldsmith Avenue in the North, Poulton Terrace in the East and the Railway line to the south. Additionally amended zoning of RE1 will also be included for the land which surrounds the B5 zone. The proposed zoning would provide a more suitable zone for the intended use of the site which will be to facilitate a health and sports centre of excellence.

Figure 5 – Proposed zoning amendments

- **Amendments to address functional and operational issues within the LEP**

It is proposed to amend a number of clauses in the CLEP to improve the functionality and readability of the Instrument. Amendments proposed to the LEP are outlined below. The proposed amendments and clauses outlined below will be subject to legal drafting and may be altered through the drafting process.

i. Interpretation of Clause 4.1B and 4.1C

Clauses 4.1B and 4.1C of the Campbelltown LEP 2015 are currently difficult to interpret as they are often read in isolation. There is a need to clarify the intention of both respective clauses in relation to dual occupancies. To provide clarity of the intent of the clauses it is proposed to remove from clause 4.1C the elements that apply to dual occupancies and insert them into clause 4.1B.

ii. Clause 4.1C (2)

At its Meeting on 13 June 2017, Council considered a report for the demolition of existing structures, removal of three trees and construction of attached dwelling at 42 Carinda Street, Ingleburn. Council resolved the following (in part):

4. That a housekeeping amendment to the Campbelltown Local Environmental Plan 2015 be commenced, to provide a savings provision for Clause 4.1C(2) to allow for the development of the existing narrow lots within the R2 Low Density Residential land use zone of Ingleburn as referred to in the map at attachment 10.

5. That an amendment to the Campbelltown Local Environmental Plan 2015 be considered to facilitate the development of existing narrow lots within the R2 land use zone for the purpose of attached dwellings, consistent with previous planning controls that were in place prior to the commencement of the Campbelltown Local Environmental Plan 2015.

Currently, there are a number of narrow lots in existence in Ingleburn which predate CLEP 2002. A number of development applications have been received by Council for the purposes of attached dwellings with a Clause 4.6 Variation relating to FSR and Minimum Lot Size.

Under CLEP 2015, minimum lot sizes for attached dwellings is 300m² which is not achievable in part of Ingleburn due to the old subdivision pattern of the area and therefore a clause 4.6 variation is required. One such application was reported to the Campbelltown Local Planning Panel and was supported by the Panel.

As part of this LEP Review, it is proposed to include a new subclause to provide an exception for the minimum qualifying site area for the land identified in Ingleburn in Figure 5.

It is proposed to include the following clause or similar:

4.1C (4) Despite subclause (2) and (3) the minimum qualifying site area identified in Column 3 and 4 does not apply to land identified as 'Ingleburn Narrow Lots' in the Clause Application Map.

Additionally, it is also proposed to include the Ingleburn Narrow Lots area as identified in Figure 5 below into the Clause Application Map with reference to the new clause (Clause 4.1C (4)).



Figure 6 - Area affected by narrow lots in Ingleburn

The amendment to Clause 4.1C(2) would allow for lots predating the CLEP 2015 to be developed as though that plan had not commenced whilst not relying on a Clause 4.6 variation during the development application stage.

iii. Clause 4.1C Minimum qualifying site area and lot size for certain residential and centre-based child care facility development in residential zones

Similarly to concerns raised with Clause 4.1C (2) and its impact on proposed development in Ingleburn, the readability of Clause 4.1C is also difficult to interpret and has been problematic when assessing development applications in new release areas such as Menangle Park.

The Lot Size Map for R2 zoned land within Menangle Park facilitates 420m² lots, but the provisions of Clause 4.1C suggest that dwellings require 500m², which would require a Clause 4.6 variation for development to proceed and ultimately require determination from the Campbelltown Local Planning Panel.

The wording of Clause 4.1C (2) does not explicitly advise that the numbers listed in Column 3 of Clause 4.1C(3) are the minimum required, only that consent may be granted if the minimum is complied with.

Council intends to amend the Clause to improve readability and remove the minimum lot size for dwelling houses in Clause 4.1C (3). It is proposed to insert a new sub clause to provide an exception to the restriction in sub clause 4.1C(3).

Clause 4.1D (3) does not achieve its objective of providing a minimum lot size for animal boarding or training establishments, educational establishments and places of public worship in E3 and E4 zones. It is proposed to replace the words “Development Consent may be granted to” with “Development Consent must not be granted unless”.

iv. Clause 4.4 (2A)

Clause 4.4 (2A) of the CLEP 2015 states the following:

Despite subclause (2), the floor space ratio for a building used for a purpose specified in the table to this subclause on land in a zone specified in the table is the floor space ratio listed beside the use and the zone in the table plus the floor space ratio shown for the land on the Floor Space Ratio Map.

Currently, Clause 4.4 (2A) of the CLEP 2015 does not assign a Floor Space Ratio (FSR) control to attached dwellings. It is proposed to apply an FSR of 0.45:1 to attached dwellings in the R2 zone and to apply an FSR of 0.75:1 to attached dwellings in the R3 zone.

This approach seeks to provide consistency in the density of development within each of the applicable zones. That is, the maximum density of development for attached dwellings in the R2 zone will be consistent with the density of development for dual occupancies in the R2 zone. Similarly, the density of development for attached dwellings in the R3 zone will be consistent with the density of development for multi dwelling housing in the R3 zone.

v. Removal of Sex services premises from the B5 zone

At the Campbelltown Local Planning Panel meeting on 24 July 2019 the Planning Proposal for the LEP Review was considered. Issues were raised regarding the potential land conflict which was triggered by another Item that was being considered by the Panel. The removal of ‘sex services premises’ from the

B5 zone would reduce any potential land use conflict as the B5 zone allows a number of uses that are frequently children.

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is a result of the release of the Greater Sydney Commission's Greater Sydney Region Plan and Western City District Plan. In accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) Council is required to review the LEP and ensure it aligns with priorities listed in these Plans.

2. Is the planning proposal the best means of achieving the objective or intended outcomes, or is there a better way?

The Planning Proposal is the best way to achieve the intended outcomes and objectives. An amendment to the CLEP 2015 is required in order for Council to meet its obligation under the EP&A Act.

Section B – Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes.

The Planning Proposal is consistent with the relevant objectives and actions outlined in the Greater Sydney Region Plan and the Western City District Plan.

A Plan for Growing Sydney

'A Plan for Growing Sydney' sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 664,000 new homes by 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

This Planning Proposal is not inconsistent with the objectives outlined within the Plan.

Greater Sydney Region Plan

The Plan provides a framework for the predicted growth in Greater Sydney. The Plan identifies key goals of delivering a metropolis of three 30 minute cities through four key themes, infrastructure and collaboration, liveability, productivity and sustainability.

The Planning Proposal is consistent with the Greater Sydney Region Plan as it aims to improve the readability and functionality of the LEP whilst also amending the LEP to provide employment generating floor space and protecting biodiversity corridors.

Western City District Plan

The Western City District Plan sets out priorities and actions for the Western Parkland City which are structured on themes that are based on the Greater Sydney Region Plan. The proposal seeks to expand biodiversity vegetation mapping, in CLEP 2015 and map the Scenic Hills. It also proposes to consolidate controls into one LEP and repeal old planning instruments. Further it assists local job creation by increasing the maximum height of buildings control in industrial zones.

Glenfield to Macarthur Urban Renewal Corridor Strategy

The Glenfield to Macarthur Urban Renewal Precinct was identified as a growth corridor by the State Government for the purposes of providing further jobs, open space, improved movement networks and revitalisation of existing urban centres through good design.

The Planning Proposal is consistent with the Strategy.

4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Campbelltown Community Strategic Plan – Campbelltown 2027

The overarching Community Strategic Plan represents the principal community outcome focused strategic plan guiding Council's policy initiatives and actions.

The proposal is considered to be consistent with the relevant outcomes headed accordingly within the Plan:

- A vibrant, liveable city;
- A respected and protected natural environment;
- A thriving attractive city; and
- A successful city.

The proposed amendments to the LEP would not have a negative impact on any of the outcomes listed.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The following table provides a brief assessment of consistency against each State Environmental Planning Policy (SEPP) relevant to the Planning Proposal.

State Environmental Planning Policies	Comment
SEPP No. 1 Development Standards	SEPP 1 applies to development applications submitted under CLEP 2002. The proposal repeals CLEP 2002.
SEPP 14 – Coastal Wetlands	Not applicable

SEPP 19 – Bushland in Urban Areas	Consistent. Significant vegetation will be protected through the proposed terrestrial biodiversity mapping.
SEPP 21 – Caravan Parks	Not relevant to the Proposal
SEPP 26 – Littoral Rainforests	Not relevant to the Proposal
SEPP 30 – Intensive Agriculture	Not relevant to the Proposal
SEPP 33 – Hazardous or Offensive Development	Not relevant to the Proposal
SEPP 36 – Manufactured Home Estates	Not relevant to the Proposal
SEPP 44 – Koala Habitat Protection	Consistent. Koala habitat is not proposed to be removed as part of the Planning Proposal. The terrestrial biodiversity mapping provides further controls to limit koala habitat removal.
SEPP 47 – Moore Park Showground	Not relevant to the Proposal
SEPP 50 – Canal Estate Development	Not relevant to the Proposal
SEPP 52 – Farm Dams	Not relevant to the Proposal
SEPP 55 – Remediation of Lands	Consistent. The remediation of land is not applicable as part of this Planning Proposal. All rezonings through the inclusion of deferred areas in CLEP 2015 are like for like.
SEPP 62 – Sustainable Aquaculture	Not relevant to the Proposal
SEPP 64 – Advertising and Signage	Not relevant to the Proposal
SEPP 65 – Design Quality of Residential Apartment Development	Consistent. Residential apartment development is not proposed as part of this Planning Proposal.
SEPP 70 – Affordable Housing Schemes	Not relevant to the Proposal
SEPP 71 – Coastal Protection	Not relevant to the Proposal
SEPP (Building Sustainability Index: BASIX) 2004	Consistent. The Planning Proposal is not expected to impact on this SEPP.
SEPP (Educational Establishments and Child Care (Facilities) 2017	Consistent. The conversion of deferred areas to CLEP 2015 does not affect educational institutions (University of Western Sydney, TAFE and Glenfield Public School) but the proposed SP2 zone will facilitate use of this SEPP.
SEPP (Affordable Rental Housing) 2009	Consistent. Any future development in the LGA which includes affordable housing would take the SEPP into consideration.
SEPP (Exempt and Complying Development Codes) 2008	Not relevant to the Proposal
SEPP (Infrastructure) 2007	Future development within the LGA may constitute traffic generating development and trigger assessment under this SEPP.
SEPP (Housing for Seniors or People with a Disability)	Development for the purposes of housing seniors or people with a disability would need to

	consider this SEPP. The SEPP would not be relevant to this Proposal.
SEPP (Integration and Repeals) 2016	Not relevant to the Proposal
SEPP (Kosciusko National Park) 2007	Not relevant to the Proposal
SEPP (Kurnell Peninsular) 1989	Not relevant to the Proposal
SEPP (Mining and Extractive Industries) 2007	Not relevant to the Proposal
SEPP (Miscellaneous Consent Provisions)	Not relevant to the Proposal
SEPP (Penrith Lakes Scheme) 1989	Not relevant to the Proposal
SEPP (Rural Lands) 2008	Not relevant to the Proposal
SEPP (State and Regional Development) 2011	Not relevant to the Proposal
SEPP (State Significant Precincts) 2005	This SEPP does not apply to the land
SEPP (Sydney Drinking Water Catchment) 2011	This SEPP does not apply to the land
SEPP (Sydney Region Growth Centres) 2006	This SEPP does not apply to the land
SEPP (Three Ports) 2013	This SEPP does not apply to the land
SEPP (Urban Renewal) 2010	This SEPP does not apply to the land
SEPP (Western Sydney Employment Area) 2009	This SEPP does not apply to the land
SEPP (Western Sydney Parklands) 2009	This SEPP does not apply to the land
SEPP (Vegetation in Non-Rural Areas) 2017	The Planning Proposal looks to expand terrestrial biodiversity mapping in the LEP which would assist in the protection of valuable environmental corridors within the LGA.

Figure 7 - Consistency with State Environmental Planning Policies

Consideration of Deemed SEPPs	Comment
REP (Sydney Harbour Catchment) 2005	Not relevant to this Planning Proposal
Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment	Consistent. The proposal would not impact on the water quality and river flows of the Georges River and its tributaries.

Figure 8 - Consistency with Deemed State Environmental Planning Policies

6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The following table provides a brief assessment of consistency against each section 9.1 direction relevant to the planning proposal.

Consideration of s9.1 Directions	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	<p>The Proposal is consistent with this Direction.</p> <p>The proposal seeks to increase heights for Industrial zones where the current permissible maximum building height is 12m. An amendment to include 19m height limits for industrial zones would provide greater flexibility for new industrial units/warehouses and reduce the need for Clause 4.6 variations under the CLEP.</p>

1.2 Rural Zones	Not relevant to the Proposal. The Proposal does not propose any amendments to rural zones.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	The Proposal is consistent with this Direction. The Proposal seeks to expand terrestrial Biodiversity mapping in certain areas within the LGA.
2. Environment and Heritage	
2.1 Environment Protection Zones	The Proposal is consistent with this Direction. The Proposal facilitates the protection of environmentally sensitive land through the proposed expansion of terrestrial biodiversity mapping and mapping of the Scenic Hills Preservation Area.
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	The Proposal is consistent with this Direction. The proposal includes the transfer of a heritage listing for “meadowvale” from IDO 15 to CLEP 2015.
2.4 Recreation Vehicle Areas	The Proposal is consistent with this Direction. Recreation vehicle areas are not proposed to be incorporated as part of this Planning Proposal.
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	The Planning Proposal is inconsistent with this Direction as it will reduce the choice of housing by rezoning residential land to B5 and RE1. The inconsistency is located at the site of the proposed Sport and Health Centre of Excellence site and is considered to be of minor significance.
3.2 Caravan Parks and Manufactured Homes	Not applicable
3.3 Home Occupations	Not applicable
3.4 Integrating Land Use and Transport	The proposal is consistent with this Direction. The proposal applies to the whole LGA and is not inconsistent with the requirements of this Direction.
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 Shooting Ranges	Not applicable
4. Hazard and Risk	
4.1 Acid Sulfate Soils	Not applicable
4.2 Mine Subsidence and Unstable Land	Not applicable

4.3 Flood Prone Land	The planning proposal is consistent with this Direction. The proposed amendments do not propose to increase the planning provisions related to flood prone land.
4.4 Planning for Bushfire Protection	The proposed amendments will not impact on this Direction and the Proposal is generally consistent. The NSW Rural Fire Service submission dated 18 March 2020 raises no objections or concerns in relation to the Planning Proposal.
5. Regional Planning	
5.1 Implementation of Regional Strategies	Not applicable
5.2 Sydney Drinking Water Catchments	Not applicable
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
5.5 - 5.7	Repealed
5.8 Second Sydney Airport	Not applicable
5.9 North West Rail Link Corridor Strategy	Not applicable
5.10 Implementation of Regional Plans	The proposal is consistent.
6. Local Plan Making	
6.1 Approval and Referral Requirements	The Planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
6.2 Reserving Land for Public Purposes	The Proposal does not propose any additional land for public purposes
6.3 Site Specific Provisions	The Planning Proposal is considered to be inconsistent with this Direction. The inconsistency is identified as it seeks to alter and introduce site specific clauses to the LEP to enable certain types of development to occur. The purpose of the amendment is to facilitate a streamlined approval process for narrow lots at Ingleburn.
7. Metropolitan Planning	
7.1 Implementation of a Plan for Growing Sydney	The Proposal is consistent with this Direction.
7.2 Implementation of Greater Macarthur Land Release Investigation	The Proposal is not consistent with this Direction as it does not implement the strategy however the Planning Proposal does not contradict or interfere with the implementation of the Greater Macarthur Land Release Investigation area. The inconsistency insofar as it relates to the Glenfield to Macarthur Urban Renewal Corridor

	<p>Strategy is justified as it seeks to provide equivalent zoning for the deferred matter area, see direction 7.7 below for further details.</p> <p>The rezoning of the land at 717 Appin Road is also inconsistent with this investigation however is considered justified as no studies have been provided or prepared for 717 Appin Road that provide evidence for how its future development should occur and the provision are very similar to the existing provision applying to the land, including the heritage listing.</p>
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
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	<p>The Proposal is inconsistent with this Direction.</p> <p>The land subject to deferred matter zones within the Urban Renewal Corridor are proposed to include equivalent zones to allow for easy interpretation of the Standard Instrument. Further planning proposals will be considered in relation to this land with a view to implementing the precinct plans for Campbelltown and Macarthur once Council has completed, exhibited and adopted an employment lands strategy, housing strategy and the reimagining Campbelltown CBD master plan.</p> <p>The first stage of the Ingleburn Planning Proposal is currently under review for gateway determination by the Department of Planning and Environment.</p>

Figure 9 - Consistency with Section 9.1 Directions

Section C – Environmental, social and economic impact

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

No.

The Proposal seeks to expand terrestrial biodiversity mapping to apply to the whole LGA in order to preserve ecological communities and important biodiversity corridors.

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

The Planning Proposal is not likely to have any negative environmental effects within the LGA. The proposal seeks to include mapping for the land known as the Scenic Hills Preservation Area and also include additional terrestrial biodiversity mapping for the LGA.

These mechanisms will allow for the protection of environmental and scenic values and will also provide Council with background and legitimate information when considering future development applications and planning proposals.

9. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal is not supported by a social or economic assessment. The Planning Proposal is unlikely to have any social and/or economic effects as the Proposal seeks to largely align planning controls with the Western City District Plan.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

Yes.

Services are available within the Local Government Area of Campbelltown. The Planning Proposal would not impose any additional demands on local infrastructure, public or community services.

11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation will occur with public authorities identified in the Gateway Determination including the Environmental Protection Authority and Transport for NSW.

Part 4 – Mapping

The Planning Proposal seeks to amend the Campbelltown LEP Mapping as follows (mapping numbers will be added to this table at exhibition). Attachment I and J includes all existing and proposed mapping respectively.

Map	No.	Requested Amendment
Land Zoning Maps		
Land Zoning Map	1500_COM_LZN_011 1500_COM_LZN_011C	Amend the land zoning map for the Glenfield Town Centre and Interchange Precinct. The

Map	No.	Requested Amendment	
		following zones are requested for the deferred matter:	
		CLEP 2002	CLEP 2015
		Zone 2(b) Residential B Zone	R2 – Low Density Residential
		Zone 3(c) – Neighbourhood Business Zone	B2 – Local Centre
		Zone 5(a) – Parking	SP2 – Car Park
		Zone 5(a) - School	SP2 – Educational Establishment
		Zone 6(a) – Local Open Space	RE1 – Public Recreation
Land Zoning Map	1500_COM_LZN_002 1500_COM_LZN_008A 1500_COM_LZN_008B	Amend the land zoning map for the Western Sydney University and TAFE NSW sites in Campbelltown. The following zones are requested for the deferred matters:	
		CLEP 2002	CLEP 2015
		Zone 4(b) – Industry B Zone	IN2 – Light Industrial
		Zone 5(a) – Parking	SP2 – Parking
		Zone 5(a) – Drainage	SP2 – Drainage
		Zone 5(a) – Monastery	SP2 – Road
		Zone 5(b) – Special Uses Arterial Roads	SP2 – Classified Road
		Zone 5(c) – Special Uses Sub-Arterial Roads	SP2 – Road
		Zone 6(a) – Local Open Space	RE1 – Public Recreation
		Zone 10(a) – Regional Comprehensive Centre Zone	SP2 – Educational Establishment

Map	No.	Requested Amendment	
		Zone 10(a) – Regional Comprehensive Centre Zone	Lot 1097 DP 1182558 B4 – Mixed Use R4 – High Density Residential
Land Zoning Map	1500_COM_LZN_002	Amend the land zoning map for part of Lot 3098 DP 1230014 which is land bounded by Poulton Terrace, Goldsmith Avenue and the Railway Line from R3 to Part RE1 – Public Recreation and Part B5 Business Development.	
Land Zoning Map	1500_COM_LZN_004	Amend the land zoning map for 717 Appin Road, Gilead to RU2 – Rural Landscape.	
Land Zoning Map (Part of Blairmount Mapping)	1500_COM_LZN_002 1500_COM_LZN_007 1500_COM_LZN_008A	<p>Amend the land zoning map for the land bounded by Eagle Vale Drive, Badgally Road and Minchinbury Terrace, Eschol Park to the following:</p> <p>Lots 1, 2, 3, 4 and 7, 8 and 9 DP 1204833</p> <p>It is proposed to rezone all lots to R2 – Low Density Residential which would be consistent with the current use and subdivision pattern of the land.</p> <p>Lot 10 DP 1204833 Lot 30 DP 261195</p> <p>It is proposed to provide equivalent zoning under the CLEP 2015 which would be provided through an E3 – Environmental Management zone and R2 Low Density Residential for the existing residential zone on Lot 10.</p>	
Land Zoning Map	1500_COM_LZN_002 1500_COM_LZN_007 1500_COM_LZN_008A	Amend the land zoning for deferred matters located within Blairmount:	

Map	No.	Requested Amendment	
		CLEP 2002	CLEP 2015
		Zone 1(d) Rural Future Urban Zone	RU2 – Rural Landscape
		Zone 2(b) Residential B Zone	R2 – Low Density Residential
		Zone 5(a) Drainage	SP2 – Drainage
		Zone 7(d1) Environment Protection 100 hectares Minimum	E3 – Environmental Management
Land Zoning Map	1500_COM_LZN_009A	Amend the land zoning map for deferred matters in St Helens Park and Rosemeadow from 5(a) Public Transport Corridor under IDO 29 to SP2 – Public Transport Corridor under CLEP 2015.	
Environmental Constraint Map			
Environmental Constraint Map	Applies to Scenic Hills area only.	Include the area known as Scenic Hills Preservation Area in the Environmental Constraint Mapping located at Attachment G.	
Biodiversity Map			
Biodiversity Map	Applies to whole LGA.	Include Biodiversity mapping for affected lots located at Attachment H	
Heritage Map			
Heritage Map	1500_COM_HER_004	Amend the heritage map for property no. 717 Appin Road, Gilead to include 'Meadowvale' as item of local significance.	
Height of Building Maps			
Height of Building Map	1500_COM_HOB_011	Amend the Height of Building Map for the Glenfield Town Centre and Interchange Precinct for the following zones:	
		CLEP 2015 zoning	CLEP 2015 Height of Building
		R2	I - 8.5m
		B2	J – 9m
		SP2 – Car Park	I - 8.5m

Map	No.	Requested Amendment	
		SP2 – School	I – 8.5m
		RE1	Blank
Height of Building Map	1500_COM_HOB_002 1500_COM_HOB_008	Amend the Height of Building Map for the Western Sydney University and TAFE NSW site as follows:	
		CLEP 2015 zoning	CLEP 2015 Height of Building Map
		IN2	19m
		SP2 - Parking	Blank
		SP2 – Drainage	Blank
		SP2 - Road	Blank
		SP2 – Classified Road	Blank
		SP2 – Road	Blank
		RE1	Blank
		SP2 – Educational Establishment	Blank
		B4 – Mixed Use	32m
		R4 – High Density Residential	32m
Height of Building Map	1500_COM_HOB_002 1500_COM_HOB_008	Amend the height of building map for the site adjacent to Gilchrist Oval to U – 19m.	
Height of Building Map	1500_COM_HOB_004	Amend the height of building map for 717 Appin Road, Gilead to J – 9m.	
Height of Building Map (Part of Blairmount Mapping)	1500_COM_HOB_002 1500_COM_HOB_007 1500_COM_HOB_008	Amend the height of building map for the following lots bounded by Eagle Vale Drive, Badgally Road and Minchinbury Terrace, Eschol Park: Lots 1, 2, 3, 4 and 7, 8 and 9 DP 1204833 I – 8.5m Lot 10 DP 1204833 Lot 30 DP 261195 Part I – 8.5m	

Map	No.	Requested Amendment													
		Part J – 9m													
Height of Building Map	1500_COM_HOB_002 1500_COM_HOB_007 1500_COM_HOB_008	Amend the height of building map for lots located within Blairmount for the following zones: <table><tr><td>CLEP 2015 Zone</td><td>CLEP 2015 Height of Building</td></tr><tr><td>RU2</td><td>I – 8.5m</td></tr><tr><td>R2</td><td>I – 8.5m</td></tr><tr><td>SP2</td><td>Blank</td></tr><tr><td>E3</td><td>J – 9m</td></tr></table>		CLEP 2015 Zone	CLEP 2015 Height of Building	RU2	I – 8.5m	R2	I – 8.5m	SP2	Blank	E3	J – 9m		
CLEP 2015 Zone	CLEP 2015 Height of Building														
RU2	I – 8.5m														
R2	I – 8.5m														
SP2	Blank														
E3	J – 9m														
Height of Building Map	Applies to all IN1 and IN2 zoned land across LGA.	Amend the maximum permissible building heights for all lots that are currently zoned IN1 and IN2 and have a permissible building height of 12m to 19m located at Attachment D.													
Minimum Lot Size Maps															
Minimum Lot Size Map	1500_COM_LSZ_011	Amend the minimum lot size map for the land located in the Glenfield Town Centre and Interchange Precinct as follows: <table><tr><td>CLEP 2015 zoning</td><td>CLEP 2015 Minimum Lot Size</td></tr><tr><td>R2</td><td>I – 500m</td></tr><tr><td>B2</td><td>Blank</td></tr><tr><td>SP2 – Car Park</td><td>Blank</td></tr><tr><td>SP2 – School</td><td>Blank</td></tr><tr><td>RE1</td><td>Blank</td></tr></table>		CLEP 2015 zoning	CLEP 2015 Minimum Lot Size	R2	I – 500m	B2	Blank	SP2 – Car Park	Blank	SP2 – School	Blank	RE1	Blank
CLEP 2015 zoning	CLEP 2015 Minimum Lot Size														
R2	I – 500m														
B2	Blank														
SP2 – Car Park	Blank														
SP2 – School	Blank														
RE1	Blank														
Minimum Lot Size Map	Mapping to be provided as part of report to Council.	Amend the minimum lot size map for the Western Sydney University and TAFE NSW sites in Campbelltown. The following minimum lot sizes are requested for the deferred matters: <table><tr><td>CLEP 2015 Zoning</td><td>CLEP 2015 Minimum Lot Size</td></tr><tr><td>IN2 – Light Industrial</td><td>V – 2000m²</td></tr><tr><td>SP2 – Parking</td><td>Blank</td></tr><tr><td>SP2 – Drainage</td><td>Blank</td></tr><tr><td>SP2 – Road</td><td>Blank</td></tr></table>		CLEP 2015 Zoning	CLEP 2015 Minimum Lot Size	IN2 – Light Industrial	V – 2000m ²	SP2 – Parking	Blank	SP2 – Drainage	Blank	SP2 – Road	Blank		
CLEP 2015 Zoning	CLEP 2015 Minimum Lot Size														
IN2 – Light Industrial	V – 2000m ²														
SP2 – Parking	Blank														
SP2 – Drainage	Blank														
SP2 – Road	Blank														

Map	No.	Requested Amendment											
		SP2 – Classified Road	Blank										
		SP2 – Road	Blank										
		RE1 – Public Recreation	Blank										
		SP2 – Educational Establishment	Blank										
Minimum Lot Size Map	1500_COM_LSZ_004	Amend the Minimum Lot Size map for 717 Appin Road, Gilead to AB2 – 40ha.											
Minimum Lot Size Map (Part of Blairmount Mapping)	1500_COM_LSZ_002 1500_COM_LSZ_007 1500_COM_LSZ_008	Amend the height of Minimum Lot Size Map for the following lots bounded by Eagle Vale Drive, Badgally Road and Minchinbury Terrace, Eschol Park: Lots 1, 2, 3, 4 and 7, 8 and 9 DP 1204833 I – 500m ² Lot 10 DP 1204833 Lot 30 DP 261195 AD – 100ha											
Minimum Lot Size Map	1500_COM_LSZ_002 1500_COM_LSZ_007 1500_COM_LSZ_008	Amend the minimum lot size map for lots located within Blairmount for the following zones: <table><tr><td>CLEP 2015 Zone</td><td>CLEP 2015 Height of Building</td></tr><tr><td>RU2</td><td>AD – 100ha</td></tr><tr><td>R2</td><td>I – 500m²</td></tr><tr><td>SP2</td><td>Blank</td></tr><tr><td>E3</td><td>AD – 100ha</td></tr></table>		CLEP 2015 Zone	CLEP 2015 Height of Building	RU2	AD – 100ha	R2	I – 500m ²	SP2	Blank	E3	AD – 100ha
CLEP 2015 Zone	CLEP 2015 Height of Building												
RU2	AD – 100ha												
R2	I – 500m ²												
SP2	Blank												
E3	AD – 100ha												

Figure 10 - Proposed amendments to mapping

Part 5 – Community consultation

In accordance with ‘A guide to preparing local environmental plans’ prepared by the Department of Planning and Environment (2016), the consultation strategy would include:

An advertisement placed in the Macarthur Chronicle and Campbelltown – Macarthur Advertiser identifying the purpose of the Planning Proposal and where the Planning Proposal can be viewed.

The Planning Proposal would be exhibited on Council's website (www.campbelltown.nsw.gov.au). Council's libraries also have access to the website.

Displays at the Council Administration Buildings and all local libraries.

The Planning Proposal would be displayed at the Council Administration Building, 91 Queen Street, Campbelltown and all libraries within the Local Government Area.

Part 6 – Project Timeline

Weeks after Gateway Determination	Item
November 2019	Gateway Determination
1 April 2020	Exhibition Start
6 May 2020	Exhibition End
May 2020	Consideration of submissions from exhibition
June 2020	Report to Council on submissions
June 2020	Request draft instrument be prepared

Attachments List

Attachment A – LEP Roadmap May 2018

Attachment B – LEP Review – Project Plan

Attachment C – Existing Building Height Map – Industrial

Attachment D – Proposed Building Height Map – Industrial

Attachment E – Visual and Landscape Study

Attachment F – Report to Council – Visual Study – 18 October 2011

Attachment G – Scenic Hills Boundary

Attachment H – Terrestrial Biodiversity Map

Attachment I – Existing Council Maps

Attachment J – Proposed Council Maps

Attachment A

LEP Roadmap May 2018

Attachment B

LEP Review – Project Plan

Attachment C

Existing Building Height Map – Industrial

Attachment D

Proposed Building Height Map – Industrial

Attachment E

Visual and Landscape Study

Attachment F

Report to Council -

Visual Study – 18 October 2011

Attachment G

Scenic Hills Boundary

Attachment H

Terrestrial Biodiversity Map

Attachment I

Existing Council Maps

Attachment J

Proposed Council Maps
