



CAMDEN COUNCIL

PLANNING PROPOSAL

Amendment No. 26 – Mapping Anomalies

April 2013

Contents

Background	3
Part 1 – Objectives or Intended Outcomes	3
Part 2 – Explanation of provisions	3
Part 3 – Justification	4
PART 4 – MAPS	9
PART 5 – COMMUNITY CONSULTATION.....	10
PART 6 – PROJECT TIMELINE	10

BACKGROUND

This Planning Proposal seeks to amend Camden Local Environmental Plan 2010 to fix mapping anomalies which have occurred during the finalisation of the maps prior to their publication.

The mapping anomalies have occurred during the finalisation of the following two LEP amendments:

- Amendment No 3 – El Caballo Blanco/Gledswood, gazetted on 22 March 2013; and
- Consolidated Amendment No 5 which incorporated the following planning proposals Mater Dei Boundary Anomalies (Amendment No 5), Spring Farm South and West (Amendment No 7), Harrington Grove (Amendment No 8) and Elyard Gardens (Amendment No 11), gazetted on 18 January 2013.

Following the resolution of Council, this Planning Proposal and associated maps will be sent to the Department of Planning and Infrastructure so that the matter may proceed to Gateway Determination.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to amend three Camden LEP 2010 maps. This will ensure that the Camden LEP 2010 is legally correct.

PART 2 – EXPLANATION OF PROVISIONS

The following table contains a summary of the mapping anomalies within Camden LEP 2010.

Reference	Action
Land Zoning Map	
Sheet LZN_012	• Land in Kirkham previously blank, coloured to indicate RU1 Primary Production.
Sheet LZN_016	• 'E2' notation inserted in legend to read E2 Environmental Conservation.
	• Line inserted indicating 'Classified Road SP2'
	• Colour of RU1 land amended to match legend.

Lot Size Map	
Sheet LSZ_016	• Colour of land highlighted 'W - 4000sqm' amended to match legend.
	• Incorrect colour allocated to land highlighted 'V-2000sqm' amended to 'Q-700sqm'.

PART 3 – JUSTIFICATION

Section A – Need for the Planning Proposal

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

This planning proposal is not the result of any strategic study or report.

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

It is considered that the planning proposal provides the best way of achieving the intended outcome as it seeks to address the minor amendment in a relatively prompt and efficient manner.

3. Is there a net community benefit?

Given the minor nature of the matter contained within this planning proposal, it is not considered that a Net Community Benefit Test need be undertaken.

Correcting the identified mapping anomalies within CLEP 2010 will improve the operation of the document, which will be of benefit to the wider community.

Section B – Relationship to strategic planning framework.

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The planning proposal is consistent with the objectives and actions of the Sydney Metropolitan Strategy and Draft west sub regional Strategy.

5. 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 2040. However, the planning proposal is not connected to a particular action area of the Camden Council Strategic Plan 2040.

6. Is the planning proposal consistent with applicable state environmental planning policies?

State Environmental Planning Policy	Applicable	Comment	Consistent
Standard Instrument (Local Environmental Plans) Order 2006	✓	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument.	✓
Standard Instrument—Principal Local Environmental Plan	✓	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument.	✓
State Environmental Planning Policy No 1—Development Standards	☒		
State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	☒		
State Environmental Planning Policy No 6—Number of Storeys in a Building	☒		
State Environmental Planning Policy No 14—Coastal Wetlands	☒		
State Environmental Planning Policy No 15—Rural Landsharing Communities	☒		
State Environmental Planning Policy No 19—Bushland in Urban Areas	☒		
State Environmental Planning Policy No 21—Caravan Parks	☒		
State Environmental Planning Policy No 22—Shops and Commercial Premises	☒		
State Environmental Planning Policy No 26—Littoral Rainforests	☒		
State Environmental Planning Policy No 29—Western Sydney Recreation Area	☒		
State Environmental Planning Policy No 30—Intensive Agriculture	☒		
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	☒		
State Environmental Planning Policy No 33—Hazardous and Offensive Development	☒		
State Environmental Planning Policy No 36—Manufactured Home Estates	☒		

State Environmental Planning Policy No 39—Spit Island Bird Habitat	☒		
State Environmental Planning Policy No 44—Koala Habitat Protection	☒		
State Environmental Planning Policy No 47—Moore Park Showground	☒		
State Environmental Planning Policy No 50—Canal Estate Development	☒		
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	☒		
State Environmental Planning Policy No 55—Remediation of Land	☒		
State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential	☒		
State Environmental Planning Policy No 60—Exempt and Complying Development	☒		
State Environmental Planning Policy No 62—Sustainable Aquaculture	☒		
State Environmental Planning Policy No 64—Advertising and Signage	☒		
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	☒		
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	☒		
State Environmental Planning Policy No 71—Coastal Protection	☒		
State Environmental Planning Policy (Affordable Rental Housing) 2009	☒		
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	☒		
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	☒		
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	☒		
State Environmental Planning Policy (Infrastructure) 2007	☒		

State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	☒		
State Environmental Planning Policy (Kurnell Peninsula) 1989	☒		
State Environmental Planning Policy (Major Development) 2005	☒		
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	☒		
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	☒		
State Environmental Planning Policy (Rural Lands) 2008	☒		
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	☒		
State Environmental Planning Policy (State and Regional Development) 2011	☒		
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	☒		
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	☒		
State Environmental Planning Policy (Temporary Structures) 2007	☒		
State Environmental Planning Policy (Urban Renewal) 2010	☒		
State Environmental Planning Policy (Western Sydney Employment Area) 2009	☒		
State Environmental Planning Policy (Western Sydney Parklands) 2009	☒		
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	☒		
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)	☒		
Sydney Regional Environmental Plan No 16—Walsh Bay	☒		
Sydney Regional Environmental Plan No 18—Public Transport Corridors	☒		
Sydney Regional Environmental Plan No 19—Rouse Hill Development Area	☒		
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	☒		

Sydney Regional Environmental Plan No 24—Homebush Bay Area	☒		
Sydney Regional Environmental Plan No 25—Orchard Hills	☒		
Sydney Regional Environmental Plan No 26—City West	☒		
Sydney Regional Environmental Plan No 28—Parramatta	☒		
Sydney Regional Environmental Plan No 30—St Marys	☒		
Sydney Regional Environmental Plan No 33—Cooks Cove	☒		
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	☒		

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The following table provides an assessment of the planning proposal with the relevant S117 Directions:

s.117 Direction	Objective	Response
3.1 Residential Zones	The objective of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource land.	The planning proposal will amend the zoning and lot size maps to address errors and reflect the true zoning and minimum lot size.
6.1 – Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The requested planning proposal does not include provisions that require the concurrence, consultation and referral of development applications to a minister or

		public authority.
7.1 – Implementation of the Metropolitan Plan for Sydney 2036	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.	The proposal is consistent with this direction and the Metropolitan Plan for Sydney.

Section C – Environmental, social and economic impact.

- 8. 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 affect on any critical habitat or threatened species, populations or ecological communities, or their habitats, as a result of this proposal.

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

There will not be any other likely environmental effects as the planning proposal.

- 10. How has the planning proposal adequately addressed any social and economic affects?**

The purpose of this planning proposal is to address identified mapping anomalies presented within CLEP 2010. This will improve the operation of CLEP 2010 and provide social and economic outcomes for the whole community.

Section D – State and Commonwealth interests.

- 11. Is there adequate public infrastructure for the planning proposal?**

N/A

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

Given the minor nature of the planning proposal, no state or commonwealth public agencies are proposed to be consulted.

PART 4 – MAPS

The following Camden LEP 2010 maps will need to be amended and are included in the list of map amendments in **Attachment A**.

- 1450_COM_LZN_012_010_20121206
- 1450_COM_LZN_016_020_20121221

- 1450_COM_LSZ_016_020_20121221

PART 5 – COMMUNITY CONSULTATION

Public exhibition is not warranted given the planning proposal simply seeks to maintain status quo.

PART 6 – PROJECT TIMELINE

The Planning Proposal is yet to receive a Gateway determination and as such project timeframes and expected completion dates cannot be determined. The benchmark timeframe for the finalisation of the Planning Proposal is 6 months from when the Gateway determination is issued.

Schedule of Attachments

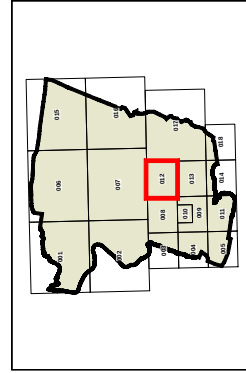
Attachment A - Proposed Map changes

Attachment A – Proposed Map Changes

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU4	Primary Production Small Lots
SP1	Special Activities
SP2	Infrastructure
SRGC	SEPP Sydney Region Growth Centres

Cadastre

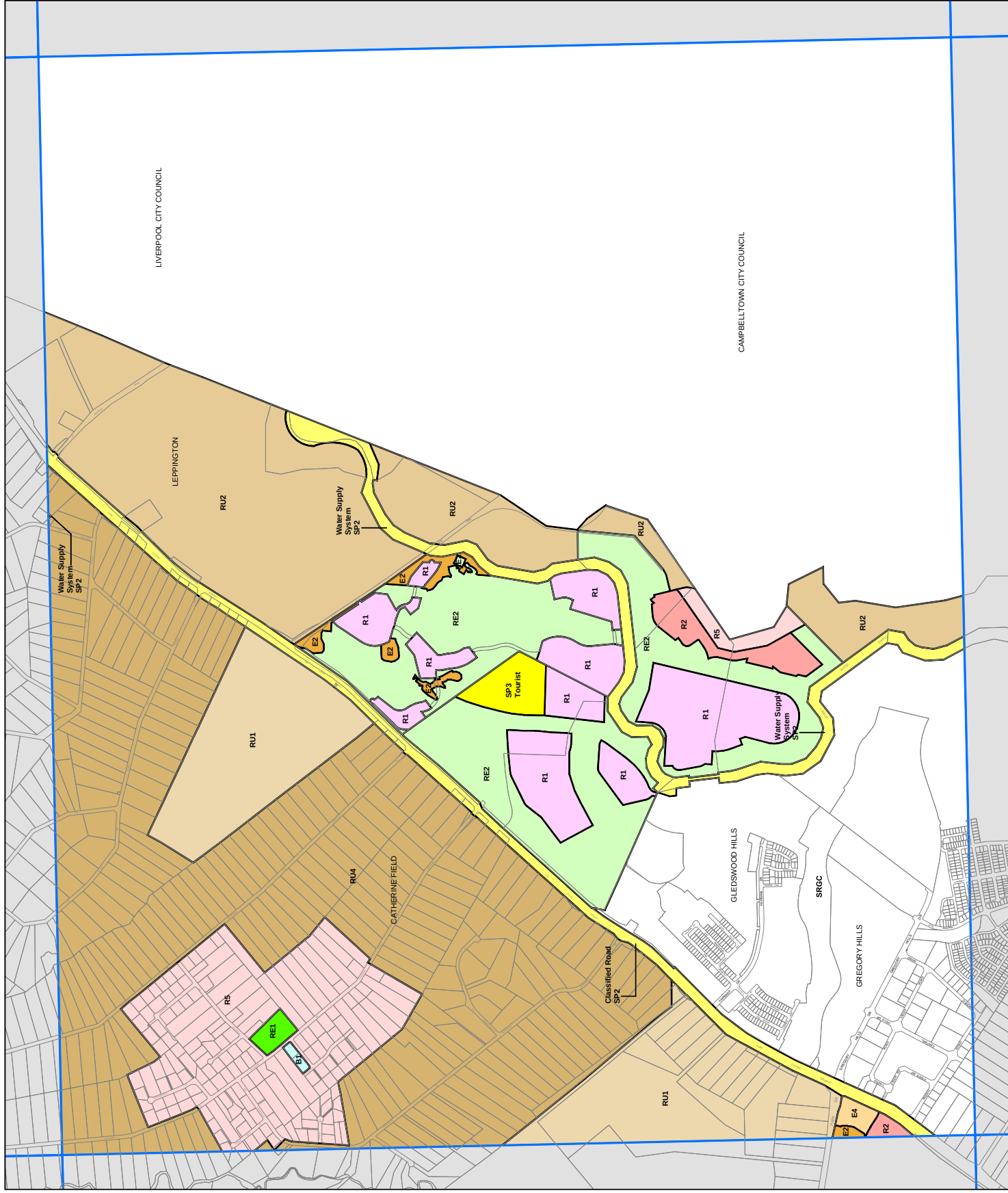
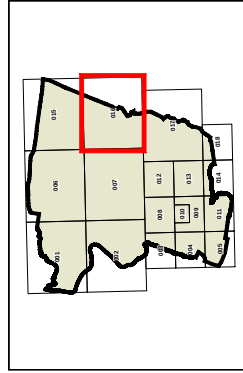
Cadastre 09/04/2013 © Camden Council



Projection: GDA 1984
MGA Zone 55

Map identification number: 1450_COM_LZN_012_20130409

Zone		
B1	Neighbourhood Centre	
B2	Local Centre	
B4	Mixed Use	
B5	Business Development	
E1	National Parks and Nature Reserves	
E2	Environmental Conservation	
E4	Environmental Living	
IN1	General Industrial	
IN2	Light Industrial	
R1	General Residential	
R2	Low Density Residential	
R3	Medium Density Residential	
R5	Large Lot Residential	
RE1	Public Recreation	
RE2	Private Recreation	
RU1	Primary Production	
RU2	Rural Landscape	
RU4	Primary Production Small Lots	
SP1	Special Activities	
SP2	Infrastructure	
SP3	Tourist	
SRGC	SEPP Sydney Region Growth Centres	
Cadastral		
	Cadastral	

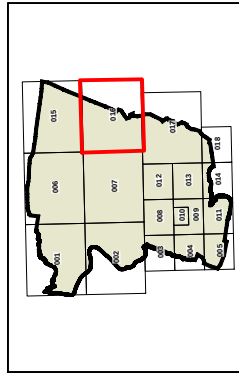




**Lot Size Map -
Sheet LSZ_016**

Minimum Lot Size (sq m)

B	220
C	250
D	300
F	400
G	450
I	500
M	600
Q	700
S	800
T	900
U	1500
V	2000
W	4000
X	6000
Z	2 ha
AB	40 ha
SRGC	SEPP Sydney Region Growth Centres
	Refer to clause 4.1A
Cadastre	Cadastre 09/04/2013 © Camden Council



Scale: 1:20000 @ A3

Projection GDA 1984
MGA Zone 56

Map identification number: 1450_CON_LSZ_016_020_20130409

