

Camden LEP 2010 (Amendment No 1) - Various Amendments to Camden LEP 2010

Proposal Title : Camden LEP 2010 (Amendment No 1) - Various Amendments to Camden LEP 2010

Proposal Summary : The proposal is to:

1. Camden Lakeside Urban Release Area: amend Lot Size Map and insert a new clause which restricts the maximum number of dwellings to 380.
2. Spring Farm Urban Release Area: insert a new clause to ensure that not less than 3717 dwellings are produced in the Spring Farm Urban Release Area.
3. Elderslie Urban Release Area: insert a new clause to ensure that not less than 1978 dwellings are produced in the Elderslie Urban Release Area.
4. Monooka Valley Urban Release Area: amend lot size map to reflect minimum lot sizes for the Monooka Valley Urban Release Area.
5. B2 Zone at Mount Annan: permit multi dwelling housing on three lots at Mount Annan.
6. Heritage Item "Hilsyde" - 56 Hilder Street Elderslie: amend the heritage map by reducing the heritage curtilage for this heritage item.

PP Number : PP_2010_CAMDE_005_00

Dop File No : 10/15999

Planning Team Recommendation

Preparation of the planning proposal supported at this stage: **Recommended with Conditions**

Additional Information : It is recommended that the planning proposal proceed:

1. without benefit of section 73A of the Act;
2. is exhibited for a period of seven days, and
3. the Camden Lakes side 'cap' provision only is deleted from the proposal.

Supporting Reasons :

Panel Recommendation

Date : 19-Aug-2010

Gateway Recommendation : Passed with Conditions

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Panel
Recommendation :

The Planning Proposal should proceed subject to the following conditions:

1. The planning proposal being amended to remove:

(a) Camden Lakeside Urban Release Area – restriction on the maximum number of dwellings to 380.

(b) Spring Farm Urban Release Area – restriction to ensure that not less than 3717 dwellings are produced.

(c) Elderslie Urban Release Area – restriction to ensure that not less than 1978 dwellings are produced.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 days; and

(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.

4. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.

5. The timeframe for completing the LEP is to be 3 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

G Carriv

Date:

22/8/10