
ORDINARY COUNCIL

ORD05

SUBJECT: PLANNING PROPOSAL TO INCORPORATE MINOR
AMENDMENTS INTO CAMDEN LEP 2010
FROM: Director Governance
FILE NO: LEP Template

PURPOSE OF REPORT

The purpose of this report is to update Council regarding the status of draft Camden LEP 2010 (LEP 2010) and to seek a resolution to forward a planning proposal to the Department of Planning (DoP) to make minor amendments to LEP 2010 following its gazettal.

BACKGROUND

At the Ordinary Council Meeting of 24 November 2009 Council considered a report on the exhibition of LEP 2010. In accordance with Council's resolution, LEP 2010 and the accompanying maps were forwarded to the DoP so that the gazettal process could commence. Since that time Council officers have participated in lengthy and protracted negotiations with various sections of the DoP.

The negotiations focussed on the content of the minimum lot size maps and the introduction of supplementary dwelling density clauses. The insertion of new dwelling density clauses into the LEP at this late stage is not possible without significantly delaying the gazettal of the LEP. A planning proposal will be prepared which will amend the LEP once it has been gazetted.

Council officers have also identified matters of a minor nature that should be included in the planning proposal. They include the amendment of the minimum lot size maps for Camden Lakeside and Manooka Valley, the insertion of 'multi dwelling housing' as a permissible use on land zoned B2 Local Centre at Mount Annan, and the amendment of heritage map for 56 Hilder Street Elderslie.

MAIN REPORT

Minimum lot size maps and clauses

The existing minimum lot size controls for Elderslie, Spring Farm, Manooka Valley and Camden Lakeside are currently contained within Camden DCP 2006. The preparation of the new comprehensive LEP 2010 in accordance with the LEP template format has required that these controls be removed from the DCP and inserted in LEP 2010. However, the DCP controls are complex and do not conform to the standard LEP template clauses and mapping guidelines.

During the final review of the minimum lot size maps, DoP officers raised concerns of a technical nature regarding the maps and requested that they be amended. To address matters that could not be covered in the amended maps, the DoP has suggested that new minimum lot size and dwelling yield clauses could be added to LEP 2010. Given

that LEP 2010 has already been exhibited, the dwelling yield clauses will need to be added via a planning proposal and subsequent LEP amendment.

The insertion of these new clauses and maps into LEP 2010 at this stage would delay the progress of the LEP. To avoid the such delays and allow LEP 2010 to be gazetted in a timely manner, these clauses and maps have been included in a planning proposal which will amend the LEP following its gazettal. This process has the support of the DoP.

Other minor amendments

Council officers have identified two matters that are of a minor nature and can be included in the planning proposal to amend LEP 2010 following its gazettal.

The first matter is the insertion of 'multi dwelling housing' as a permissible use on the land zoned B2 Local Centre at Mount Annan. This reflects the provisions of Camden LEP 47 and is therefore consistent with the 'status quo' philosophy adopted during the preparation of LEP 2010.

The second matter is the amendment of the heritage map to reflect the recent subdivision which revised the heritage curtilage of the heritage item at 56 Hilder Street Elderslie (known as 'Hilsyde').

Planning proposal

The objectives and intended outcomes of the planning proposal are as follows:

Camden Lakeside Urban Release Area - to amend the LEP 2010 Lot Size Map to reflect the existing minimum lot sizes for the Camden Lakeside development and to insert a new clause in the LEP which restricts the maximum number of dwellings to 380. A map showing the subject land is **provided as Attachment 1A**. The proposed amendment to the minimum lot size map for Camden Lakeside is **provided as Attachment 1B**.

Spring Farm Urban Release Area – to insert a new clause in LEP 2010 to ensure that not less than 3717 dwellings are produced in the Spring Farm Urban Release Area. This requirement is currently existing in the DCP. It is considered appropriate to include this requirement in the LEP to ensure the desired density is achieved.

Elderslie Urban Release Area – to insert a new clause in LEP 2010 to ensure that not less than 1978 dwellings are produced in the Elderslie Urban Release Area. This requirement is currently existing in the DCP. It is considered appropriate to include this requirement in the LEP to ensure the desired density is achieved.

Manooka Valley Urban Release Area – to amend the Lot Size Map to reflect the current minimum lot sizes for the Manooka Valley Urban Release Area. A map showing the subject land is **provided as Attachment 2A**. The proposed amendment to the minimum lot size map for Manooka Valley is **provided as Attachment 2B**.

B2 Zone at Mount Annan – to amend LEP 2010 to permit Multi dwelling housing on three lots at Mount Annan. Multi dwelling housing was a permissible use in the previous LEP however it was inadvertently omitted from LEP 2010.

Heritage Item "Hilsyde" – 56 Hilder Street Elderslie – to amend the Heritage map

by reducing the heritage curtilage of the heritage item to reflect the current subdivision layout for which development consent has been issued. A map showing the subject land is **provided as Attachment 3A**. The proposed amendment to the heritage map is **provided as Attachment 3B**.

The planning proposal provides additional detail regarding each of the proposed amendments and includes the proposed dwelling yield clauses for the Spring Farm, Elderslie and Manooka Valley release areas. The planning proposal is **provided as Attachment 4**.

Community and government agency consultation

The planning proposal seeks to amend LEP 2010 by introducing provisions which reinforce the existing minimum lot size provisions applying to land, introduce new dwelling yield clauses which are consistent with existing DCP 2006 clauses, make minor amendments to make multi dwelling housing permissible in the B2 zone at Mount Annan and amend the heritage map for Hilsyde at Elderslie. All of these amendments are consistent with the 'status quo' approach adopted in the preparation of LEP 2010 and the amendments reflect planning controls and provisions that already apply to the land but have not yet been reflected in LEP 2010.

It is considered that community and government agency consultation is not necessary in this instance given that the proposed amendments to LEP 2010 reflect the status quo and do not seek to impose new planning provisions that have not already been subject public exhibition at a previous stage.

CONCLUSION

The DoP has advised that the gazettal of LEP 2010 is imminent. The planning proposal aims to make minor amendments to the LEP, as a first amendment following its gazettal. These amendments are consistent with existing planning controls and will ensure the LEP is robust.

RECOMMENDED

That Council:

- i. adopt the planning proposal and associated map amendments**
- ii. forward the planning proposal to the DoP for Gateway Determination.**
- iii. pending a favourable response from DoP, proceed directly to gazettal.**

ATTACHMENTS

Attachment 1 - Camden Lakeside

Attachment 2 - Manooka Valley

Attachment 3 - Hilsyde

Attachment 4 - Planning Proposal



Attachment 1 Camden Lakeside.pdf



Attachment 2 Manooka Valley.pdf



Attachment 3 Hilsyde.pdf



Attachment 4 Planning Proposal.doc

RESOLUTION

Moved Councillor Warren, Seconded Councillor Anderson that Council:

- i. adopt the planning proposal and associated map amendments;
- ii. forward the planning proposal to the DoP for Gateway Determination; and
- iii. pending a favourable response from DoP, proceed directly to gazettal.

THE MOTION ON BEING PUT WAS **CARRIED**.

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ACTIONS

Link to CRMS document

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