

Camden LEP 2010 - Amendment 5 (minor boundary adjustments - Mater Dei Release Area)

Proposal Title : Camden LEP 2010 - Amendment 5 (minor boundary adjustments - Mater Dei Release Area)

Proposal Summary : Camden Council, on 22 November, 2011, resolved to prepare a Planning Proposal to make minor zone boundary adjustments due to further 'ground truthing' and detailed planning of the residential and the JRPP approved Seniors Living subdivision within the Mater Dei Release Area. The Council's planning proposal is at Tag A.

The site

The Mater Dei Release Area (location map at Tags 1 and 1A), is bounded by Macquarie Road to the west and Cobbitty Road to the north. The current zoning map is at Tag 2.

The Planning Proposal

The planning proposal incorporates two sets of minor boundary adjustments to the Mater Dei Release Area as follows:

E4 Residential Precincts:

Changes proposed for these precincts will include:

- . small areas of E2 Environmental Conservation land rezoned to E4 Environmental Living Zone; and
- . small areas of E4 Environmental Living rezoned to E2 Environmental Conservation Zone.

Tag 3 shows those areas to be rezoned to E4 in red and areas to be rezoned E2 in blue.

R2 Seniors Living Precinct:

These adjustments will include:

- . small areas of E2 Environmental Conservation land rezoned to R2 Low Density Residential Zone; and
- . small areas of R2 Low Density Residential rezoned to E2 Environmental Conservation Zone.

Tag 3 shows those areas to be rezoned to R2 in purple, and areas to be rezoned to E2 in blue.

A diagram showing the extent of the approved land subdivision pattern/boundaries is at Tag 4.

Associated changes are proposed to the height of buildings and lot size maps for the land to be rezoned to E4 Environmental Living and R2 Low Density Residential Zones under this Planning Proposal. These controls are consistent with the controls for the adjoining E4 and R2 zoned lands.

Additionally, the minimum lot size and height of building controls applying to the proposed E2 zoned land will be changed to be consistent with the adjoining E2 zoned land.

PP Number : PP_2011_CAMDE_001_00 Dop File No : 11/11478-1

Planning Team Recommendation

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

S.117 directions : **2.1 Environment Protection Zones**
 4.4 Planning for Bushfire Protection
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **The Planning Proposal should proceed subject to the following conditions:**

- (1) approval by the Director General's delegate in relation to S.117 Directions 2.1 Environmental Protection Zones and 3.1 Residential Zones;
- (2) consultation with the NSW Rural Bushfire Service, in accordance with S.117 Direction 4.4 Planning for Bushfire Protection, prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments made;
- (3) 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 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);
- (4) consultation is required with the following public authority under section 56(2)(d) of the EP&A Act:

Office of Environment and Heritage;
- (5) a public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act; and
- (6) the timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Supporting Reasons : **The planning proposal is not inconsistent with State and local strategies. The Planning Proposal will not result in an overall reduction of E2 Environmental Conservation zoned land and the rezoning is considered to be of a minor significance.**

It is not envisaged that the planning proposal will result in any environmental and social impact. The Planning Proposal will ensure the orderly delivery of residential dwellings in the release area.

Necessary environmental assessment has been carried out previously as part of Council's development assessment processes for the subdivision application for the release area as well as the seniors housing development.

Panel Recommendation

Recommendation Date : **08-Dec-2011**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. 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).**
- 2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:**

- Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

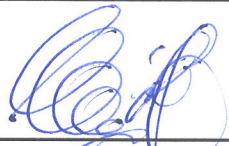
3. Council is to consult with the Commissioner of the NSW Rural Fire Service prior to undertaking community consultation and take into account any comments made as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____



Neil McGaffin

Date: _____

9.12.11