

Amendment No. 18 to Camden LEP 2010 - Spring Farm East

Proposal Title : **Amendment No. 18 to Camden LEP 2010 - Spring Farm East**

Proposal Summary : **The Proposal seeks to:**

(1) correct zoning anomalies created during the transition from Camden LEP 121 - Spring Farm to Camden LEP 2010, and

(2) carry out minor rezonings to reflect the 2011 amended Spring Farm Masterplan.

Note: with the making of Camden LEP 2010, Camden LEP 121 - Spring Farm was repealed.

PP Number : **PP_2012_CAMDE_011_00**

Dop File No : **12/14367**

Planning Team Recommendation

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

S.117 directions : **2.1 Environment Protection Zones
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.2 Mine Subsidence and Unstable Land
4.4 Planning for Bushfire Protection
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the Proposal proceed subject to the following conditions:**

1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979 for a period of 28 days;

2. The timeframe for completing the local environmental plan is to be 9 months from the week following the date of the Gateway Determination;

3. Council is to amend the Proposal prior to undertaking consultation with the community and public authorities as follows:

3.1. The Proposal is to be amended so that Part 2 - Explanation of Provisions describes the proposed changes to the Lot Size and Height of Buildings Maps and clarifies that the Additional Permitted Uses Map will also be amended (the relevant map sheet must be specified);

3.2. A larger copy of the map showing proposed zoning changes on page 6 of the planning proposal document is to be included in the document, along with similarly large maps showing the proposed changes to minimum lot size and maximum building height;

3.3 Page 5 of the Proposal is to be amended to clearly indicate how the sum of the individual areas proposed to be rezoned for residential purposes is 1.2 ha in total or, if this is not the case, adjusted accordingly;

4. To satisfy relevant section 117 directions, Council is to consult with the following agencies, prior to consultation:

4.1 Mine subsidence Board: consistency must be demonstrated with section 117 Direction

4.2 Mine Subsidence and Unstable Land, which includes, among other things, a requirement to consult with that Board;

4.2. Rural Bushfire Service: consistency must be demonstrated with section 117 Direction

Amendment No. 18 to Camden LEP 2010 - Spring Farm East

4.4 Planning for Bushfire Protection, which includes, among other things, a requirement to consult with the Commissioner of the NSW Rural Fire Service;

4. Further, as part of the agency consultation process:

4.1. Consultation is recommended with the Office of Environment and Heritage. When submitting the Proposal to the Department after exhibition, Council is to demonstrate the consistency of the Proposal with section 117 Direction 2.1 Environment Protection Zones; and

4.2 Consultation is recommended with Endeavour Energy and the Department of Primary Industries - Minerals and Petroleum.

Supporting Reasons : The Proposal will rectify zoning anomalies and ensure consistency with the Spring Farm Master Plan.

Panel Recommendation

Recommendation Date :

Gateway Recommendation :

Panel

Recommendation :

Signature:



Printed Name:

MEU SEEMAN

Date:

24/9/12