

Camden LEP Amendment No.20 Boundary Adjustment

Proposal Title : Camden LEP Amendment No.20 Boundary Adjustment

Proposal Summary : To amend Camden LEP maps: Height of Buildings and Minimum Lot Size by removing 5 parcels of land, which are now in Liverpool's LGA as the result of a LGA boundary adjustment gazetted on 27 May 2011.

PP Number : PP_2013_CAMDE_001_00 Dop File No : 13/04878

Proposal Details

Date Planning Proposal Received : 11-Mar-2013 LGA covered : Camden

Region : Sydney Region West RPA : Camden Council

State Electorate : CAMDEN Section of the Act : 55 - Planning Proposal

LEP Type : Housekeeping

Location Details

Street : Cut Hill Road

Suburb : Cobbitty City : Postcode : 2570

Land Parcel : Part Lots 4 and 5 DP 776502, Part Lots 6 and 7 DP1056890, Lot 2 DP 582023

DoP Planning Officer Contact Details

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RPA Contact Details

Contact Name : Tanya Uppal

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DoP Project Manager Contact Details

Contact Name : Terry Doran

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Land Release Data

Growth Centre : N/A Release Area Name :

Regional / Sub Regional Strategy : Metro South West subregion Consistent with Strategy : Yes

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MDP Number :	Date of Release :	
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots : 0	No. of Dwellings (where relevant) :	0
Gross Floor Area : 0	No of Jobs Created :	0

The NSW Government Yes
Lobbyists Code of
Conduct has been
complied with :

If No, comment :

Have there been No
meetings or
communications with
registered lobbyists? :

If Yes, comment : At this point in time, to the best of the regional team's knowledge, the Department's Code of Practice in relation to communications and meetings with lobbyists has been complied with. No Such communications or meetings have occurred

Supporting notes

Internal Supporting Notes : The Planning Proposal is to amend the relevant Camden LEP maps to reflect the local government boundary adjustment between Camden and Liverpool City Councils which occurred on 27 May 2011.

The land which has been transferred to Liverpool Council has received a gateway determination (PP_2012_LPOOL_001_00 - refers) and is to be rezoned RU1, which is the zoning it held under Camden LEP 2010. Attachment Liverpool Gateway

Council intends to use its delegation pursuant to Section 23 of the EP&A Act 1979 as the matter is considered to be of only local significance. The delegation will be sub-delegated to the acting General Manager.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The objective is to amend two LEP maps to remove 5 parcels of land from Camden's LGA which are now in Liverpool's LGA as a result of the boundary adjustment which occurred 27 May 2011.

Note: the Camden land use map has been previously amended adjusting the boundary between the two LGAs.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : As a result of this planning proposal two LEP maps will be amended being;
The Height of Buildings,
Minimum Lot Size.

No other change is proposed.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? No

b) S.117 directions identified by RPA :

1.2 Rural Zones

1.5 Rural Lands

* May need the Director General's agreement

3.1 Residential Zones

6.1 Approval and Referral Requirements

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? No

c) Consistent with Standard Instrument (LEPs) Order 2006 : Yes

d) Which SEPPs have the RPA identified?

N/A

e) List any other matters that need to be considered :

1.2 Rural Zones

This planning proposal is consistent with this direction as the planning proposal will not rezone any rural land or increase permissible density.

As a separate matter to this planning proposal, the land which has been transferred to Liverpool Council is currently in the process of being rezoned to RU1, which is the zoning it held under Camden LEP 2010.

Overall there is no loss of rural land and therefore the proposal is consistent with the direction.

1.5 Rural Land.

Clause 2 excludes Camden from this direction.

7.1 Implementation of the Metropolitan Plan for Sydney 2036

The planning proposal is within keeping with the objectives of this direction and does not undermine or compromise the Plans vision, land use strategy, policies, outcomes or actions.

Have inconsistencies with items a), b) and d) being adequately justified? N/A

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? Yes

Comment :

Minimum Lots Size and Height of Building Maps have been submitted showing the amended LGA boundary. No other changes to maps are required.

Community consultation - s55(2)(e)

Has community consultation been proposed? No

Comment :

Agreed with Camden Council that community consultation is not required owing to the minor nature of this proposal.

Additional Director General's requirements

Are there any additional Director General's requirements? No

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? Yes

If No, comment :

The proposal clearly identifies the objectives.

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The planning proposal is a housekeeping proposal to ensure Camden LEP 2010 accurately reflects the boundary adjustment between the Liverpool and Camden LGAs.

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : Camden's Principle LEP 2010 was made in September 2010. The planning proposal seeks to make minor amendments to the LEP.

Assessment Criteria

Need for planning proposal : The objective is to amend two LEP maps to remove 5 parcels of land because of a boundary adjustment between Camden and Liverpool which occurred in May 2011.

A planning proposal is the only means to facilitate this change.

Consistency with strategic planning framework : The planning proposal is not contrary to any relevant strategic planning framework.

Environmental social economic impacts : No social or economic impacts are anticipated as a result of the planning proposal.

Assessment Process

Proposal type : Minor Community Consultation Period : Nil

Timeframe to make LEP : 6 Month Delegation : RPA

Public Authority Consultation - s6(2)(d) :

Is Public Hearing by the PAC required? No

(2)(a) Should the matter proceed? Yes

If no, provide reasons : This amendment is supported to ensure Camden LEP 2010 is appropriate.

Resubmission - s6(2)(b) : No

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

No studies are required, the LGA boundary adjustment has occurred.

Identify any internal consultations, if required :

No internal consultation required

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Is the provision and funding of state infrastructure relevant to this plan? No

If Yes, reasons :

Documents

Document File Name

DocumentType Name

Is Public

Planning Team Recommendation

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

S.117 directions:

1.2 Rural Zones

1.5 Rural Lands

3.1 Residential Zones

6.1 Approval and Referral Requirements

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information :

It is recommended that the proposal proceeds on the following basis:

1) Consultation is not required under section 56(2)(c) and 57 of the EP&A Act.

2) Camden Council be authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the EP&A Act in respect of this planning proposal.

2) The time-frame for completing the local environmental plan is to be 6 months from the week following the date of the Gateway determination

Supporting Reasons :

There are no inconsistencies with SEPPs or Ministerial 117 directions.

This amendment is supported to ensure the appropriate amendment of supporting mapping for Camden LEP 2010.

Local matter.

Signature:



Printed Name:

T. DORAN

Date:

14/3/13

