



CAMDEN COUNCIL

PLANNING PROPOSAL

**Amendment No. 6 - housekeeping
amendments to Camden LEP 2010**

October 2011

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Background

Camden LEP 2010 (LEP 2010) was gazetted on 3 September 2010 and became the principal planning instrument covering land use and zoning in the Camden LGA. Council staff have now had the opportunity to use and interpret the LEP and the associated maps, and several errors and omissions of a minor nature have been identified.

At the Ordinary Council Meeting of 23 November 2010, Camden Council considered a report on the preparation of a planning proposal to make minor housekeeping amendments to LEP 2010. Council resolved as follows:

- (a) resolve to prepare a planning proposal and associated map amendments for Camden LEP 2010 which addresses the issues outlined in this report;*
- (b) forward the planning proposal to the DoP for Gateway Determination;*
- (c) pending a favourable response from DoP, proceed directly to public exhibition;*
- (d) if submissions are received, report back to Council at the conclusion of the public exhibition period; and*
- (e) if no submissions are received, forward the planning proposal directly to the DoP for the plan to be made.*

A copy of the Council report and resolution is included as **Attachment A**.

Following the resolution of Council, this planning proposal and associated maps have been prepared so that the matter may proceed to Gateway Determination.

In addition, this planning proposal incorporates two additional matters which were covered by previous resolutions of Council, but are yet to be incorporated into Camden LEP 2010. These matters will be discussed in greater detail elsewhere in this proposal.

Part 1 – Objectives or Intended Outcomes

The planning proposal seeks to make minor housekeeping amendments to LEP 2010. The amendments include the rectification of anomalies or errors in the written instrument and associated maps, the amendment of maps to reflect the approved subdivision pattern in some urban release areas, and the amendment of maps to reflect recent resolutions of Council with respect to approved development applications.

The amendments will ensure that the planning provisions contained within LEP 2010 are consistent with those featured in the various Camden LEPs which were in place prior to the gazettal of LEP 2010. This is consistent with the philosophy adopted by Council during the preparation of LEP 2010 where the 'status quo' was to be maintained as far as possible. In addition, the amendments will ensure that the controls and maps applying to various urban release areas are up-to-date and reflect the approved subdivision pattern.

Part 2 – Explanation of provisions

Note: the following map legend applies to the various land zoning, minimum lot size and height of buildings maps throughout this planning proposal:



Figure 1 – Map legend

1. Camden LEP 2010 land use tables

A detailed review of the land use tables in LEP 2010 has revealed minor inconsistencies between LEP 2010 and the various LEPs which were in force prior to the gazettal of LEP 2010.

It is proposed that the land use tables in Camden LEP 2010 will be amended by inserting or removing land uses as outlined in **Attachment B**.

2. Seniors Housing on Lot 1 DP 1019708 no. 359 Narellan Road, Currans Hill

The subject land is located to the north of Narellan Road as shown at **Figure 2**. The land (previously known as Part Lot 220 DP 850132 and Lot 1 DP 605149) benefited from an additional permitted use under Camden LEP 48 for the purposes of “aged persons’ accommodation, meaning a group of single storey buildings for the purpose of accommodating aged persons with ancillary buildings to cater for the needs of the residents”. This is considered to be defined as ‘seniors housing’ under Camden LEP 2010.

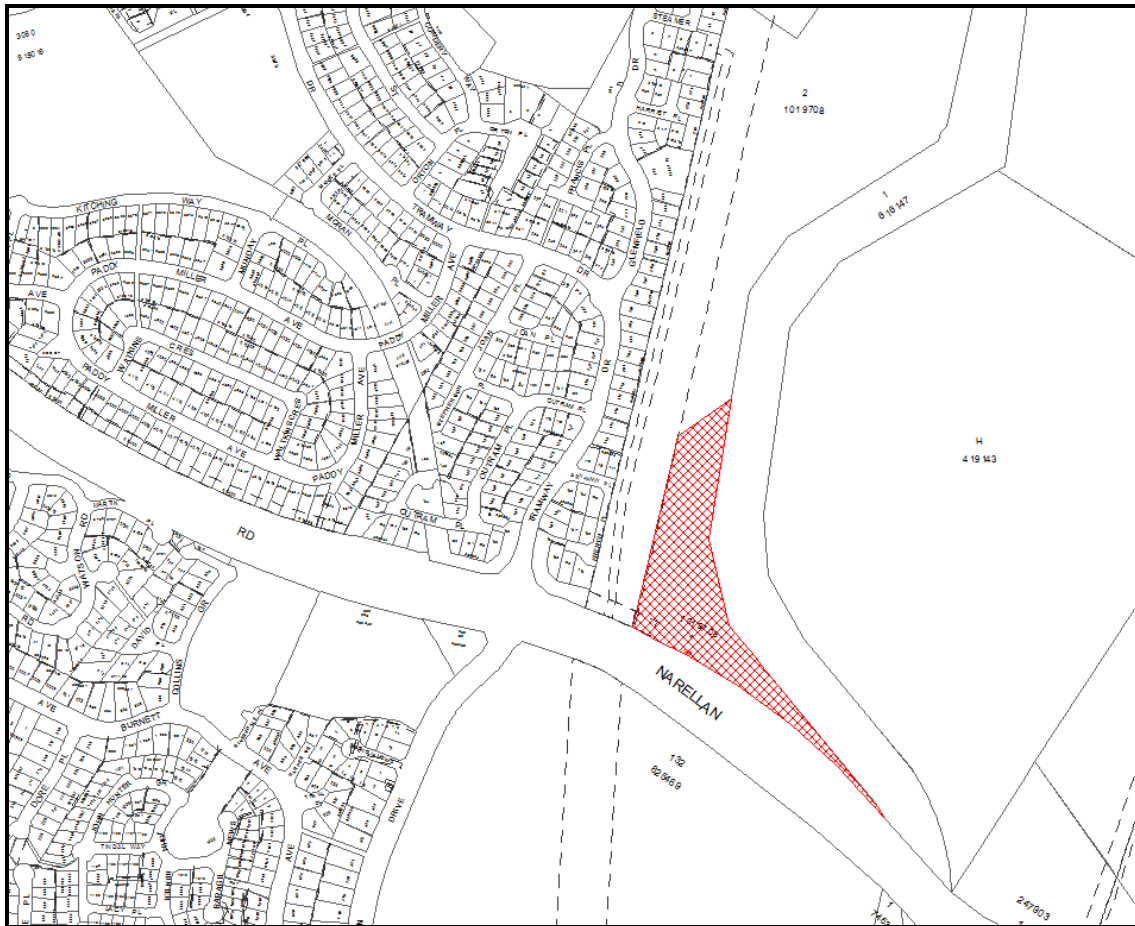
The site was zoned 7(d) Environmental Protect (Scenic) under LEP 48, and is now zoned RU2 Rural Landscape (the equivalent zone) under Camden LEP 2010. The existing land zoning map is shown at **Figure 3**. Seniors housing is not a permitted use in this zone under LEP 2010, and SEPP (Housing for Seniors or People with a Disability) 2004 does not apply to the RU2 Rural Landscape zone.

DA 2770/199 was approved in 2000 and DA 64/2002 was approved in 2002 to permit the construction of seniors housing on this site. Construction of this development commenced but was never completed to occupation stage. The proponents of the site have advised that the existing buildings have significant structural and termite damage and it is not economically feasible to repair the buildings, therefore demolition is required.

The proponents have sought the reinstatement of this additional permitted use so that they may redesign the proposal to meet current industry best-practice design, and facilitate the lodgement of a new development application so that the site may be developed as originally envisaged.

Given the unique character of this site, Council is supportive of reinstating the scheduled use into LEP 2010 in lieu of rezoning the site to an alternative zone, as a rezoning may result in other non-suitable uses becoming permissible on this land.

Accordingly, it is proposed that Schedule 1 of Camden LEP 2010 be amended by inserting a clause for Lot 1 DP 1019708 no. 359 Narellan Road Currans Hill to permit the use of this site for seniors housing subject to the granting of development consent.



**Figure 2 - Location Map Lot 1 DP 1019708 no. 359 Narellan Road Currans Hill
Corresponds to Land Zoning Map – Sheet LZN_017**

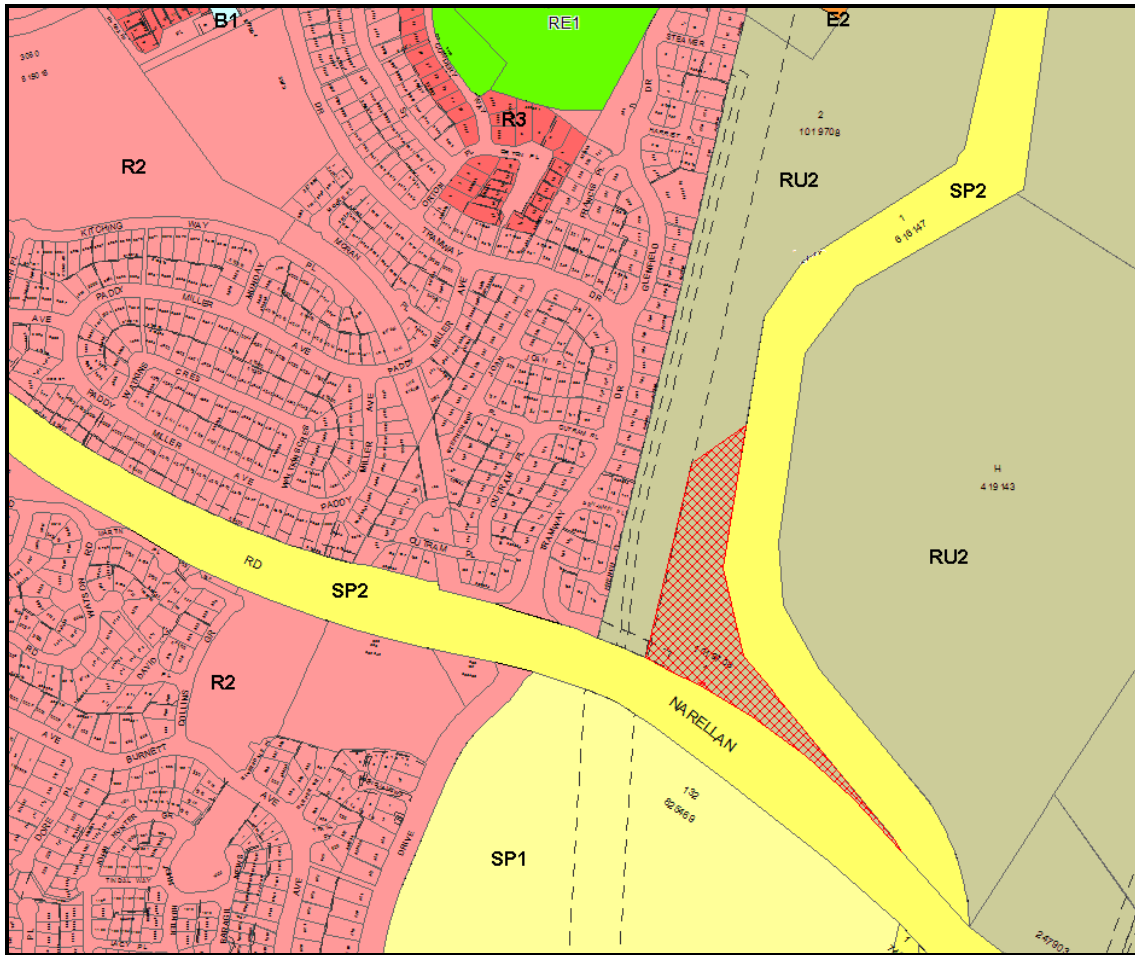


Figure 3 - Zoning Map Camden LEP 2010

Corresponds to Land Zoning Map – Sheet LZN_017

3. ‘Landturn’ site, bordered by The Northern Road, The Old Northern Road, and Camden Valley Way, Narellan

The subject site is located between Camden Valley Way, The Northern Road, and The Old Northern Road, Narellan. The location of the site is shown at **Figure 4**. The site is zoned B5 Business Development and the current land zoning map for the site is shown at **Figure 5**.

The site is subject to an additional permitted use under Schedule 1 of LEP 2010 which reads as follows:

- (1) *This clause applies to land at the corner of Camden Valley Way and The Northern Road, Narellan, being Lot 50, DP 1119720, Lots 2–5, DP 1090266, Lot 2, DP 847690, Lot 41, DP 1105578, Lot 71, DP 806800, Lot 2, DP 779732, Lot 2, DP 735948, Part Lot 4, DP 217026, Lot 1, DP 795656, Lot 61, DP 1036014, Lot 8, DP 744960, and Lot 1, DP 782191.*
- (2) *Development for the purposes of retail premises is permitted with development consent if:*
 - (a) *the gross floor area of all retail premises on the land is not more than 11,300 square metres, and*
 - (b) *the development is to be designed to address both The Northern Road and Camden Valley Way frontages reinforcing their main street function and character.*

The additional permitted use for this land was described as ‘shops’ under Camden LEP 46, and was converted to ‘retail premises’ during the conversion of LEP 46 into the Standard Instrument format.

The use of the definition ‘retail premises’ rather than ‘shop’ has created a situation where a wide range of types of retail premises will be counted towards the 11,300m² floor space cap on this site, rather than ‘shops’ only as intended by the additional permitted use listed in LEP 46. This will result in an overall development which is significantly smaller than envisaged for this site.

To address these anomalies, it is proposed that Schedule 1 Clause 19 of Camden LEP 2010 will be amended by substituting the term ‘retail premises’ with the term ‘shops’ and amending the land use table for the B5 Business Development zone by adding ‘retail premises’ as a prohibited use.

Furthermore, the land use table for the B5 Business Development zone should also be amended by adding ‘food and drink premises’ as permitted with consent. Despite being overlooked in terms of forming part of the 23 November 2010 Council report, this matter is still considered to form part of the objective of the council report by:

- ensuring the LEP is consistent with the ‘status quo’ approach adopted during the conversion of the former Camden LEPs into the new LEP template format

- only being of a housekeeping nature, and
- not seeking to impose new planning provisions.

Schedule 8 of Camden LEP 46 permitted the use of the Landturn Site for the purpose of shops subject to meeting certain conditions and subject to the granting of development consent. Permitted shops in the zone included:

- Antiques (second-hand) furniture shop
- Automotive parts and accessories shop
- Butcher's shop
- Chemist's shop
- Corner shop trading principally in groceries, small goods and associated small items for residents in its vicinity
- Electrical goods shop
- Floor coverings shop
- Fruit shop
- Furniture shop
- Hardware shop
- Lighting shop
- Newsagent's shop
- Office supplies shop
- Outdoor products (such as lawn mowers, clothes hoists, garden sheds, swimming pool equipment and outdoor furniture) shop
- Takeaway food shop
- Tobacconist
- Toys and sporting equipment shop
- Video hire shop

The above list states different types of shops, some of which fall under the 'food and drink premises' definition in Camden LEP 2010. Food and drink premises is excluded from the definition of 'shop' under Camden LEP 2010.

In order to ensure status quo from Camden LEP 46 to Camden LEP 2010 'food and drink premises' should also be included as part of this planning proposal by adding it as permitted with consent in the land use table for the B5 Business Development zone (refer to Attachment B – Land Use Table Amendments).



Figure 4 - Location Map Landturn Site

Corresponds to Land Zoning Map – Sheet LZN_012

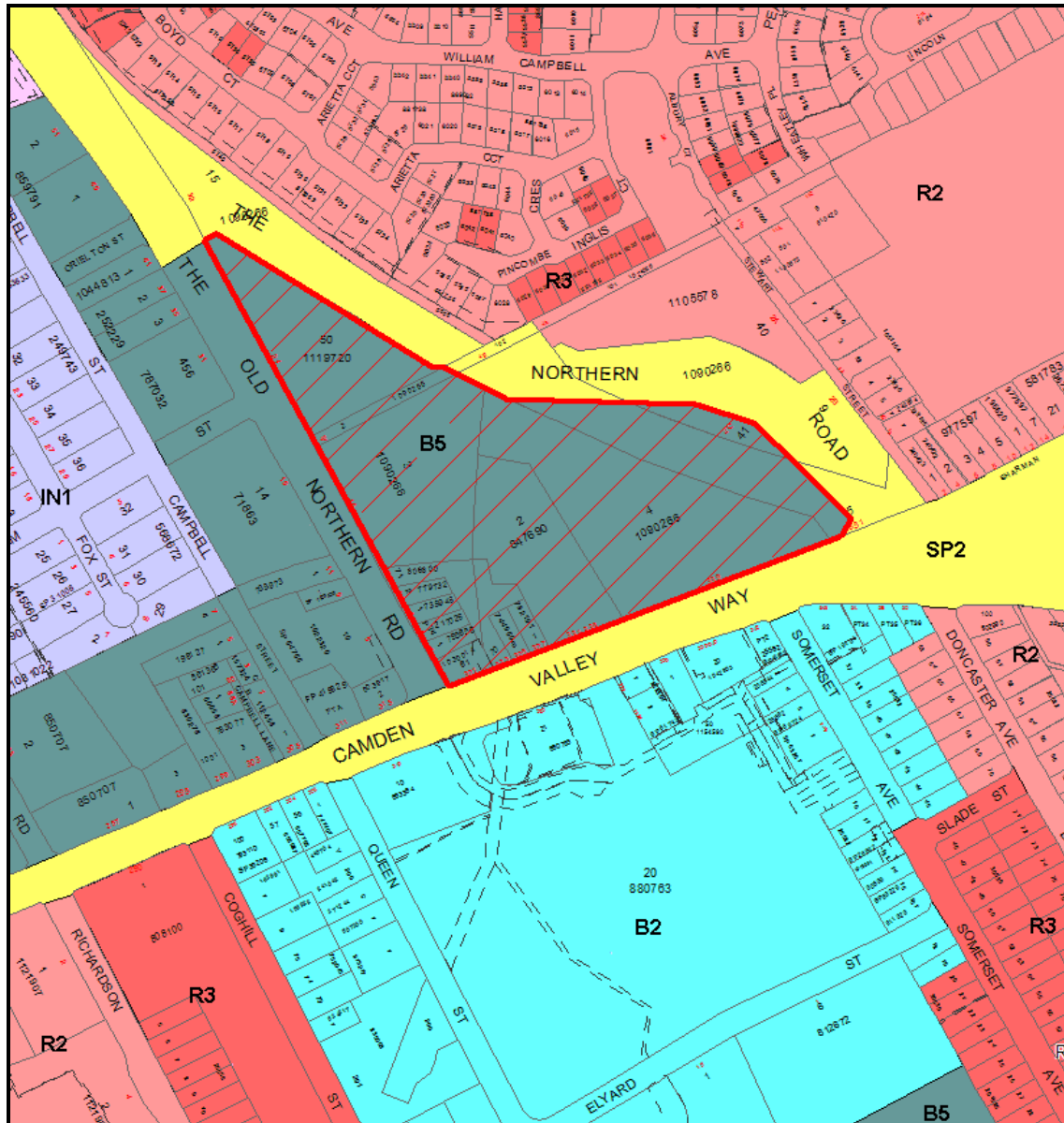


Figure 5 - Zoning Map Camden LEP 2010

Corresponds to Land Zoning Map – Sheet LZN_012

4. R3 Medium Density Residential zone and former 'Res 2' sites

Preface

Under the various Camden LEPs which were in place prior to the gazettal of Camden LEP 2010, the urban release areas within the Camden LGA were generally zoned 2(d) Residential which is the equivalent zone to R1 General Residential under the Standard Instrument. Camden DCP 2006 contained a site-specific chapter for each release area which identified certain sites as Residential 2 or 'Res 2'. These sites were identified as being suitable for medium density residential development.

As part of the 'status-quo' conversion of the existing Camden LEPs into the Standard Instrument format, the release areas were zoned R2 Low Density Residential and the 'Res 2' sites were zoned as R3 Medium Density Residential, with a minimum lot size of 250m² applied to these sites via the lot size map in Camden LEP 2010.

This planning proposal seeks to amend the Land Zoning Map and Lot Size Map for various sites which were erroneously omitted from the 'Res 2' to 'R3' conversion process. These sites are discussed in greater detail below.

4(a) R3 Zone at Harrington Park

The subject land includes multiple lots and is bounded by Fairwater Drive, Harrington Park to the west, and land zoned RE1 to the north, east and south as shown at **Figure 6**. The land is currently zoned R2 Low Density Residential and the current zoning map is shown at **Figure 7**.

The land was nominated as 'Res 2' under Chapter 7 of Camden DCP 2006 which identified the site as being suited for multi dwelling housing and applied a minimum lot size of 250m² to the land. However, the subject site was erroneously omitted from the conversion process to R3 Medium Density Residential under LEP 2010. A copy of the map from DCP 2006 is shown at **Figure 8**.

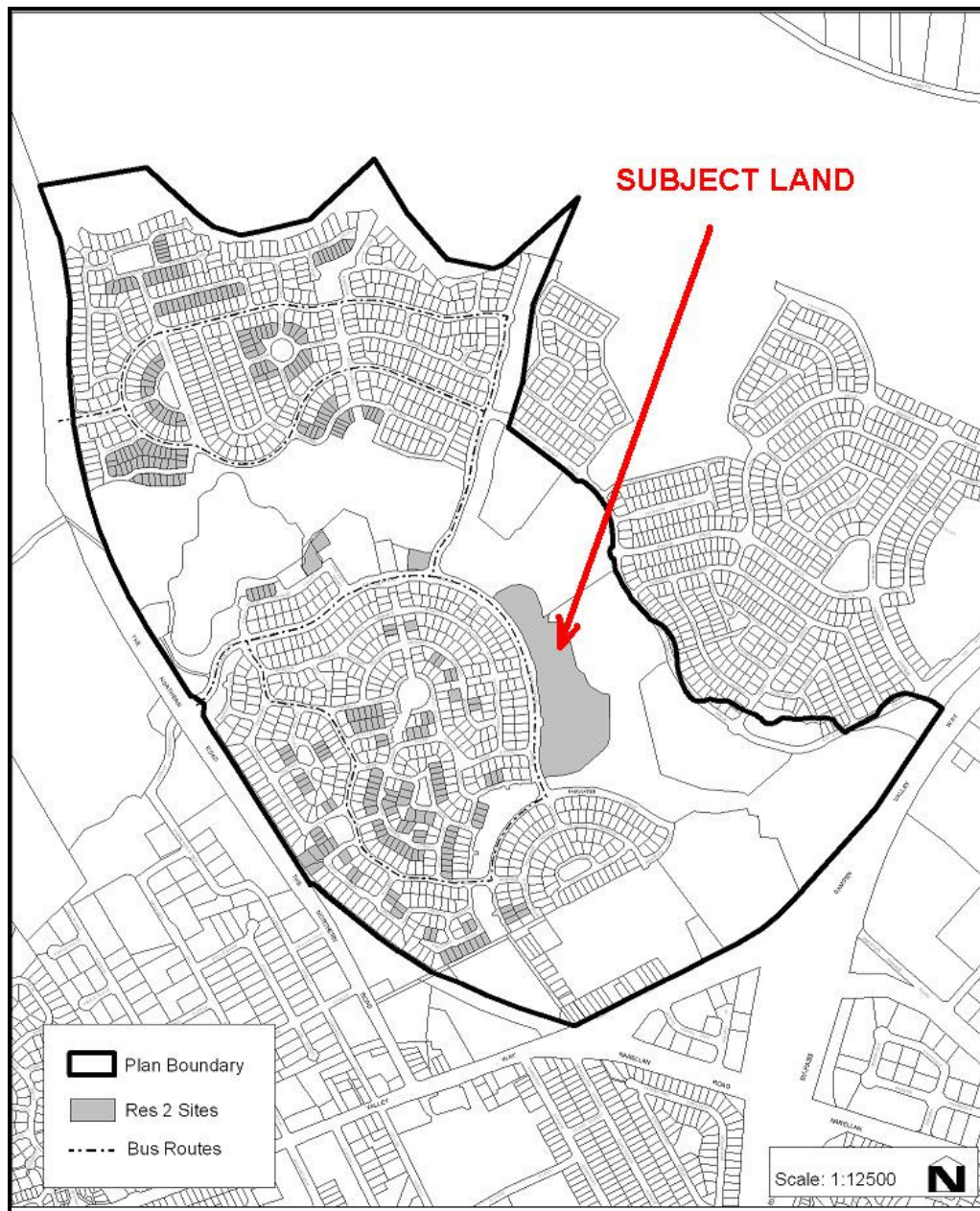
It is proposed that LEP 2010 will be amended by rezoning the abovementioned land to R3 Medium Density Residential and applying a 250m² minimum lot size.



Figure 6 - Location Map R3 Site Harrington Park

Corresponds to Land Zoning Map – Sheet LZN_012

Corresponds to Land Zoning Map – Sheet LZN_012



**Figure 8 - Extract from Camden DCP 2006 Chapter 7 'Res 2' Sites Map
Corresponds to Land Zoning Map – Sheet LZN_012**

4(b) R3 Zone at Struggletown

The subject sites are located within a large 'parent' parcel of land located at the rear of the 'Struggletown' Heritage Conservation Area at Narellan as shown at **Figure 9**. The land is currently zoned R2 Low Density Residential as shown on the existing land zoning map included as **Figure 10**. The parent parcel of land is benefited by a development consent allowing the subdivision of the land (DA 917/2009) following a resolution of Council at the meeting of 23 March 2010. A copy of the Council resolution is included as **Attachment C**. The approved plan of subdivision is included as **Figure 11**.

The application proposed to nominate three lots within the proposed subdivision as 'Res 2' sites under the Camden DCP 2006 which was still in force at the time. Council's resolution of 23 March 2010 included the following sub-resolution:

ii. endorse the Residential 1 and Residential 2 land classifications with a view to include the subdivision plan within the precinct plan of Camden Development Control Plan 2006 and to incorporate this plan into the draft amendments being made to Camden Development Control Plan 2006 in association with a review necessitated through the making of Camden Local Environmental Plan 2010 and subsequently within the first review of the Camden Local Environmental Plan.

Accordingly, it is proposed that the land zoning map and lot size map be amended to reflect a zoning of R3 Medium Density Residential and a lot size of 250m² for the subject sites.

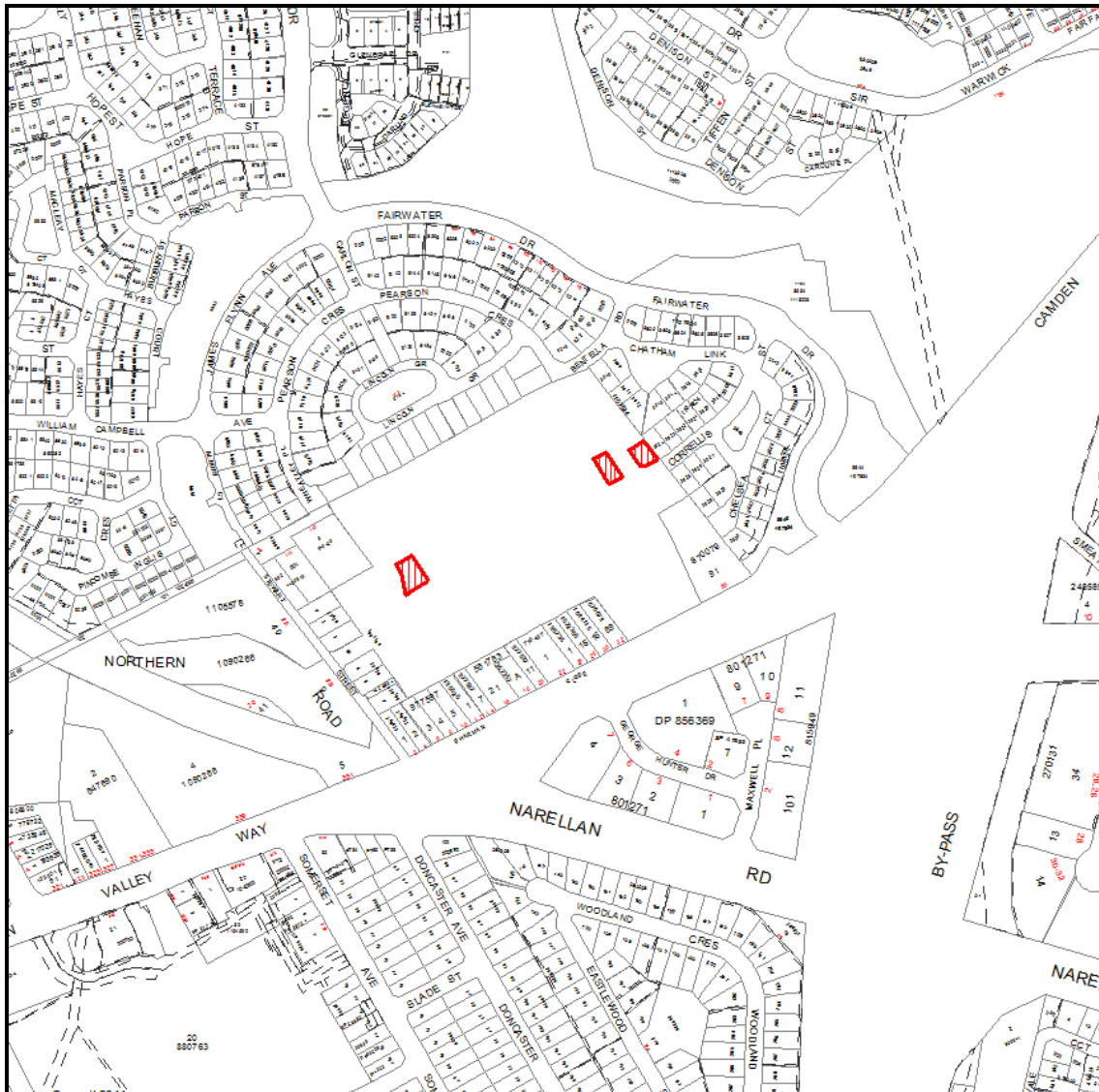


Figure 9 – Location of subject sites at Struggletown, Narellan
Corresponds to Land Zoning Map – Sheet LZN_012

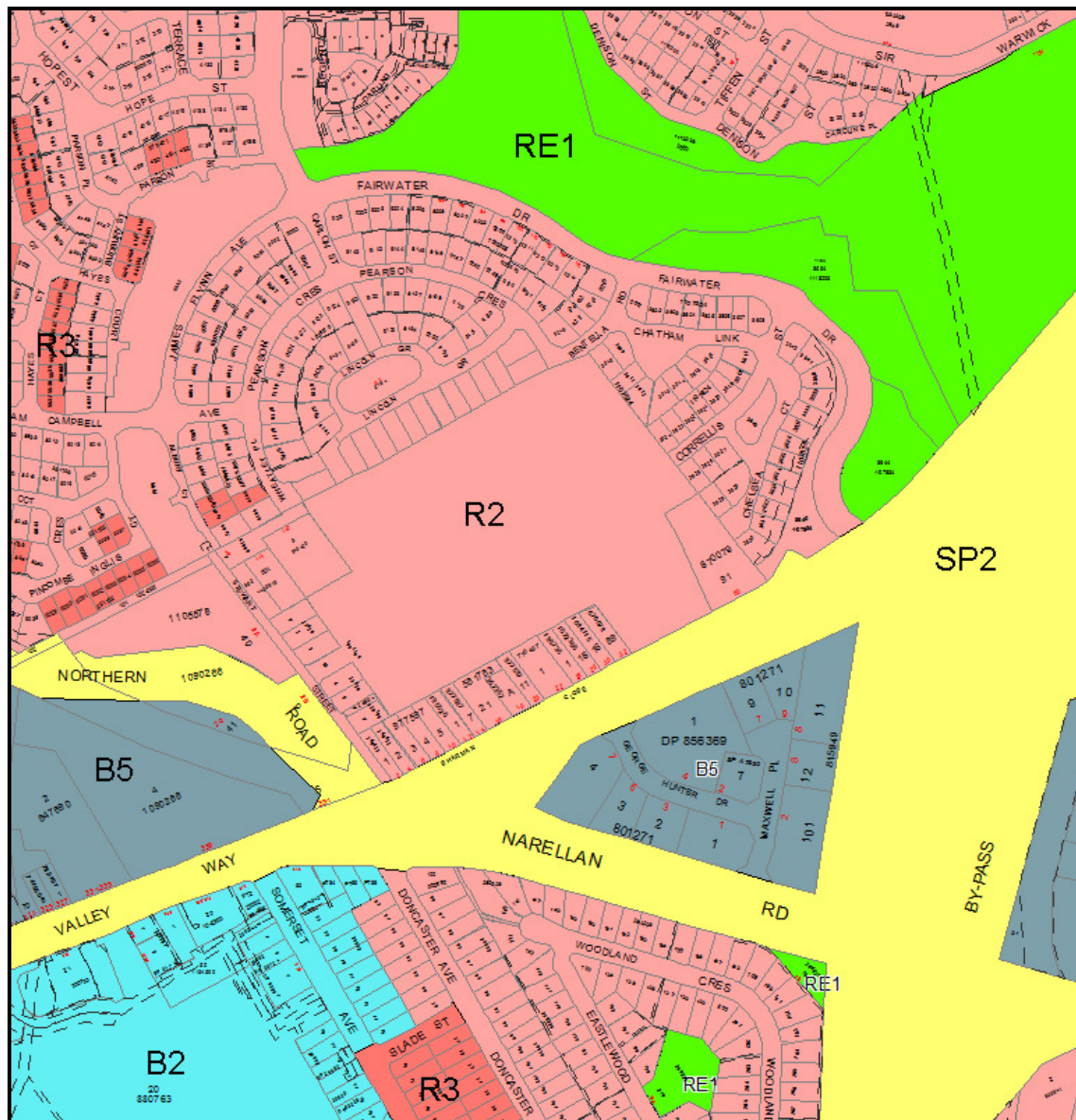


Figure 10 – existing zoning map at Struggletown

Corresponds to Land Zoning Map – Sheet LZN_012

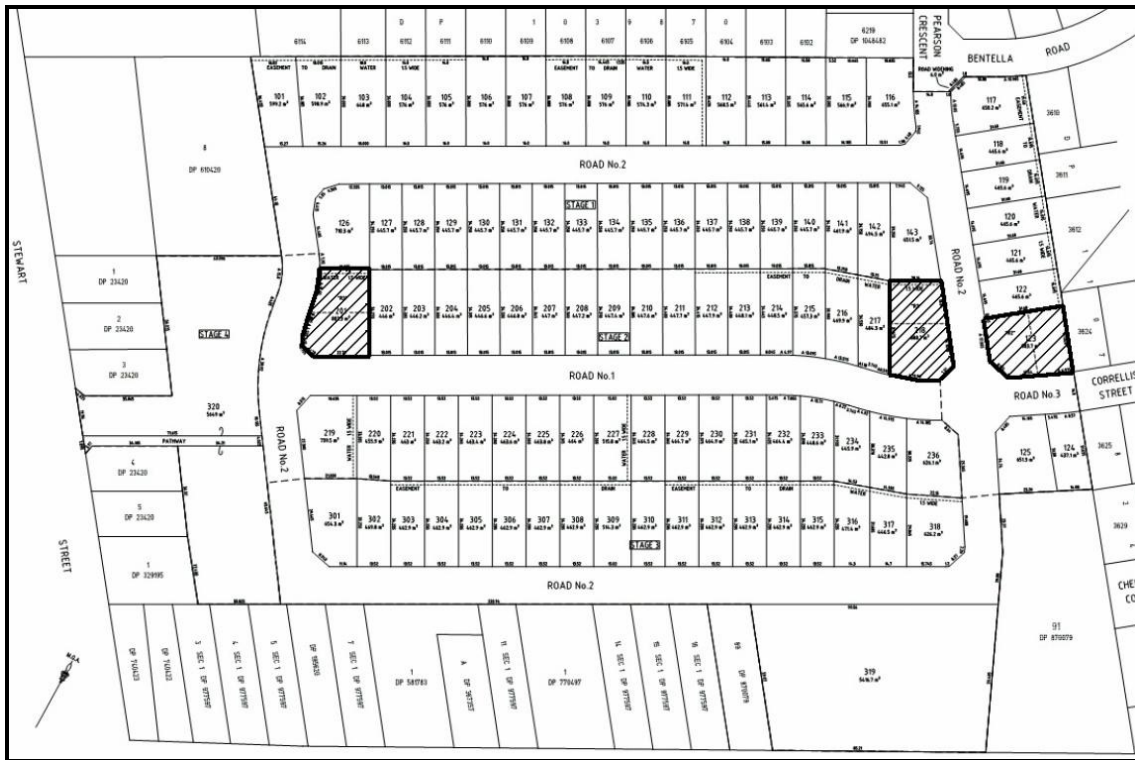


Figure 11 – Approved subdivision pattern at Struggletown with ‘Res 2’ sites shown hatched.

Corresponds to Land Zoning Map – Sheet LZN_012

4(c) R3 zone at Garden Gates Estate, Mount Annan South (Lot 3605 DP 1136099)

The subject site is located within the 'Garden Gates Estate' at Mount Annan South. Diagrams showing the location of the site, the current land zoning map and the current lot size map are included at **Figures 12, 13 and 14** respectively.

DA 30017/2002 granted consent to the subdivision of land within the estate and included the nomination of several sites as 'Res 2'. The proponents lodged a s96 amendment to the above consent which sought to add Lot 3605 DP 1136099 as a 'Res 2' site. On 9 February 2010, Council resolved to approve DA 30017/2002 as follows:

- i) Council approve the Section 96 Modification application to existing Development Consent 300017/2002, being for the amendment of plans to include one additional Residential 2 lots at approved Lot 3605;*
- ii) The plans which indicate the Residential 1 and 2 classifications within the Mount Annan South precinct be incorporated into the amendments being made to Camden DCP 2006 in association with the review necessitated through the making of Camden LEP 2010 and also the subsequent review of Camden LEP 2010.*

A copy of the Council report and resolution is included as **Attachment D**.

It is proposed that the land zoning map and lot size map be amended to reflect a zoning of R3 Medium Density Residential and a lot size of 250m² for the abovementioned sites.

Corresponds to Land Zoning Map – Sheet LZN_017

Corresponds to Land Zoning Map – Sheet LZN_017

Corresponds to Land Zoning Map – Sheet LZN_017

5. Height of buildings in Elderslie Release Area

The subject land is located on the fringes of the Elderslie urban release area as shown hatched at **Figure 16**. The existing height of buildings map for Elderslie is shown at **Figure 17**, and the existing land zoning map is shown at **Figure 18**.

As part of the original rezoning process undertaken for the Elderslie release area, the accompanying chapter in Camden DCP 2006 included a single storey height limit for the subject land. This height control was introduced to address concerns originally raised by residents who lodged objections when the land was first rezoned.

The height limit was inadvertently omitted from the height of buildings maps prepared in conjunction with Camden LEP.

The planning proposal seeks to amend the height of buildings map by applying a 6.5m height limit to the subject sites in the Elderslie Release Area.



Figure 16 – Elderslie location map showing subject sites

Corresponds to Land Zoning Map – Sheet LZN_013 (Figures 17 and 18 also)

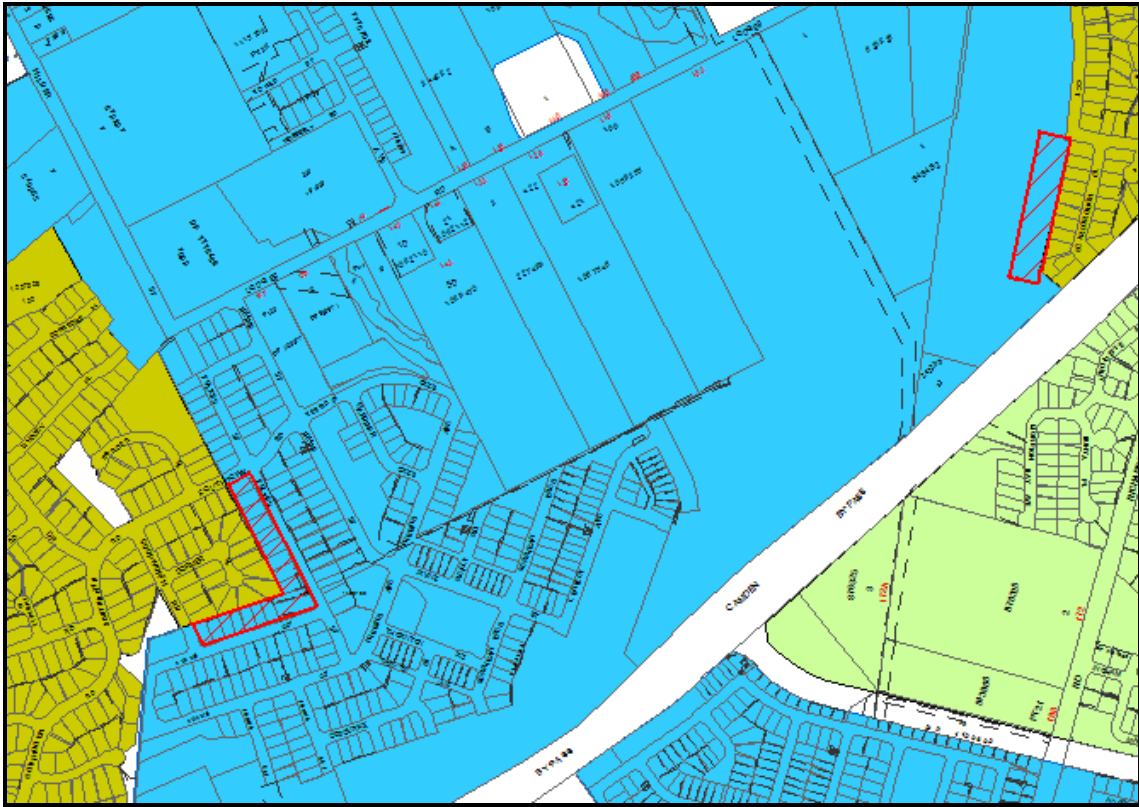


Figure 17 – Elderslie height of buildings map (current)

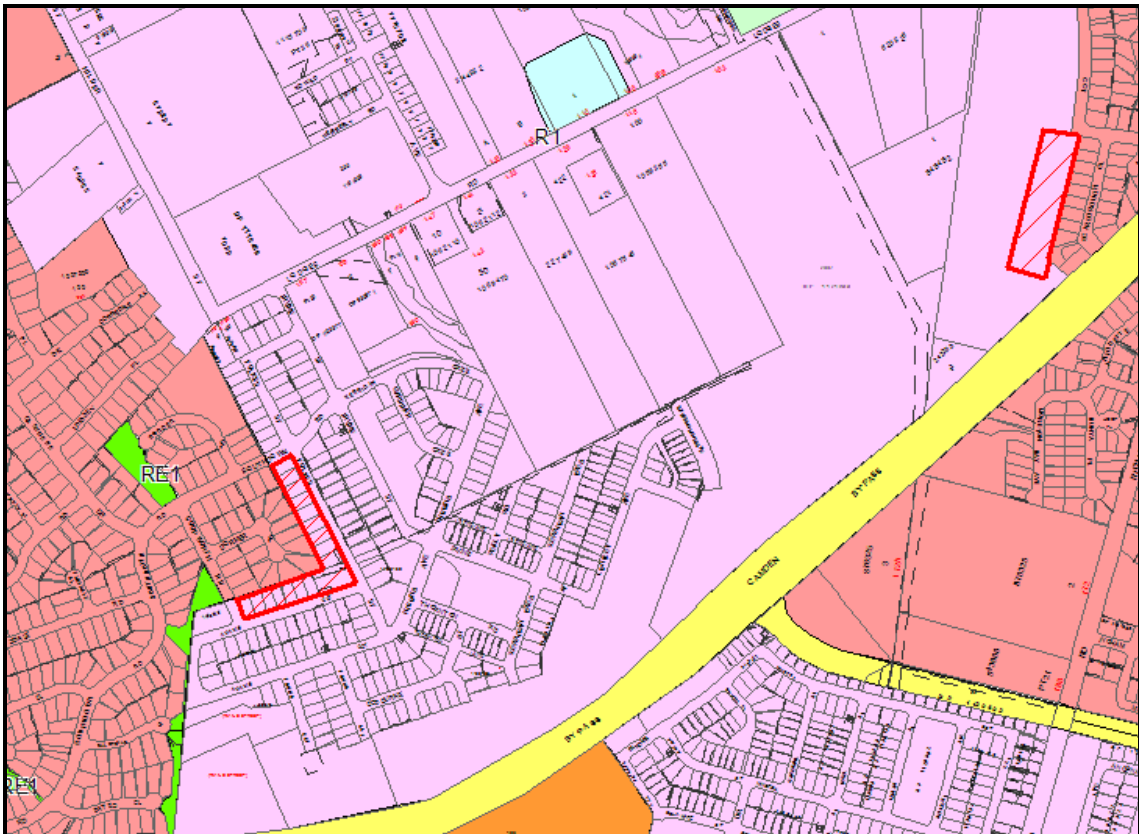


Figure 18 – Elderlise land zoning map (current)

6. Spring Farm minimum lot size and zoning adjoining Narellan Vale

The subject land is located adjacent to the Camden By-pass and to the north of the future Spring Farm Link Road as shown at **Figure 19**. The land forms part of the Spring Farm release area. The existing land zoning map is shown at **Figure 20** and the existing height of buildings map is shown at **Figure 21**.

During the preparation of maps for Camden LEP 2010, this land was erroneously mapped as part of the Narellan Vale area, with a zoning of R2 Residential and a minimum lot size of 450m² applied to the land. Given that the land actually falls within the Spring Farm release area, this land should instead be zoned R1 General Residential with a minimum lot size of 300m² and be subject to the provisions of clause 4.1A (with a heavy blue line surrounding the subject land, as is the case for all of Spring Farm).

It is proposed that the land zoning map be amended to show a R1 General Residential and the lot size map be amended to show a minimum lot size of 300m² for the subject land, with a heavy blue line to correlate with clause 4.1A of the LEP.

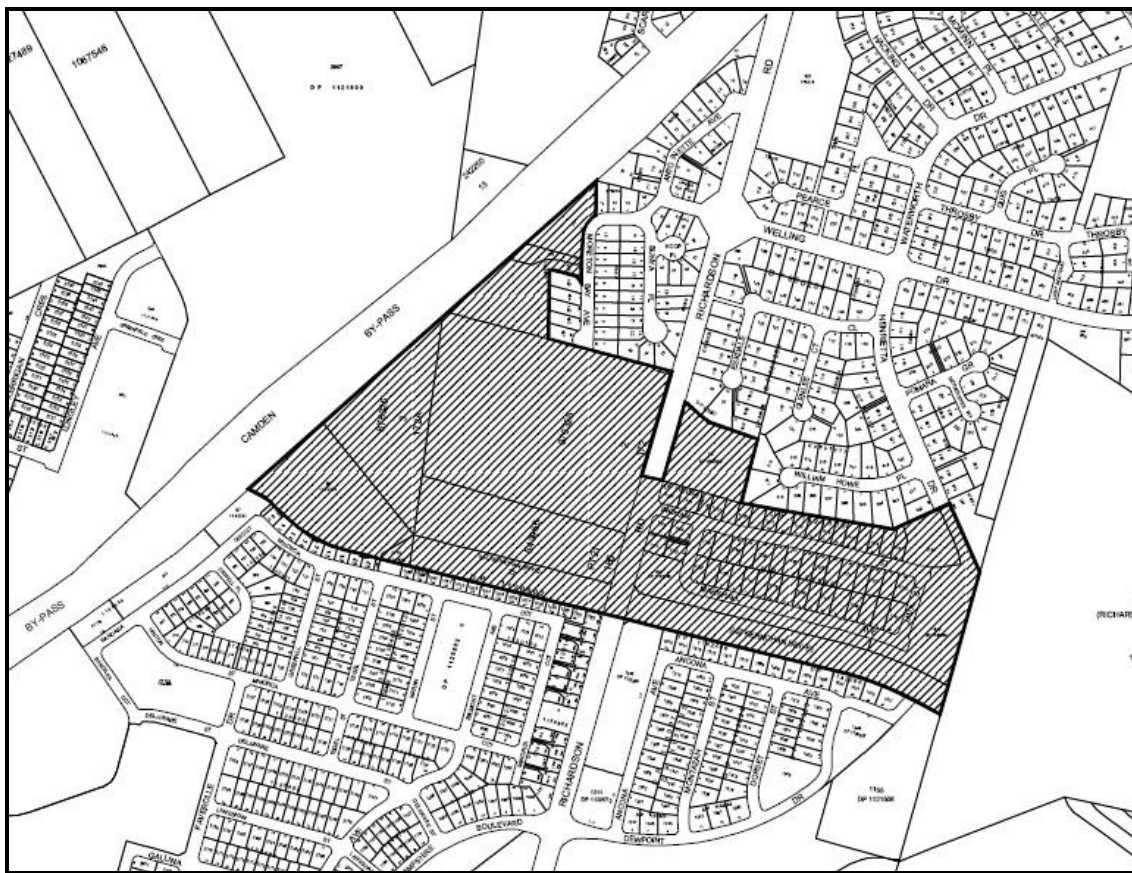


Figure 19 – Spring Farm land location map

Corresponds to Land Zoning Map – Sheet LZN_013

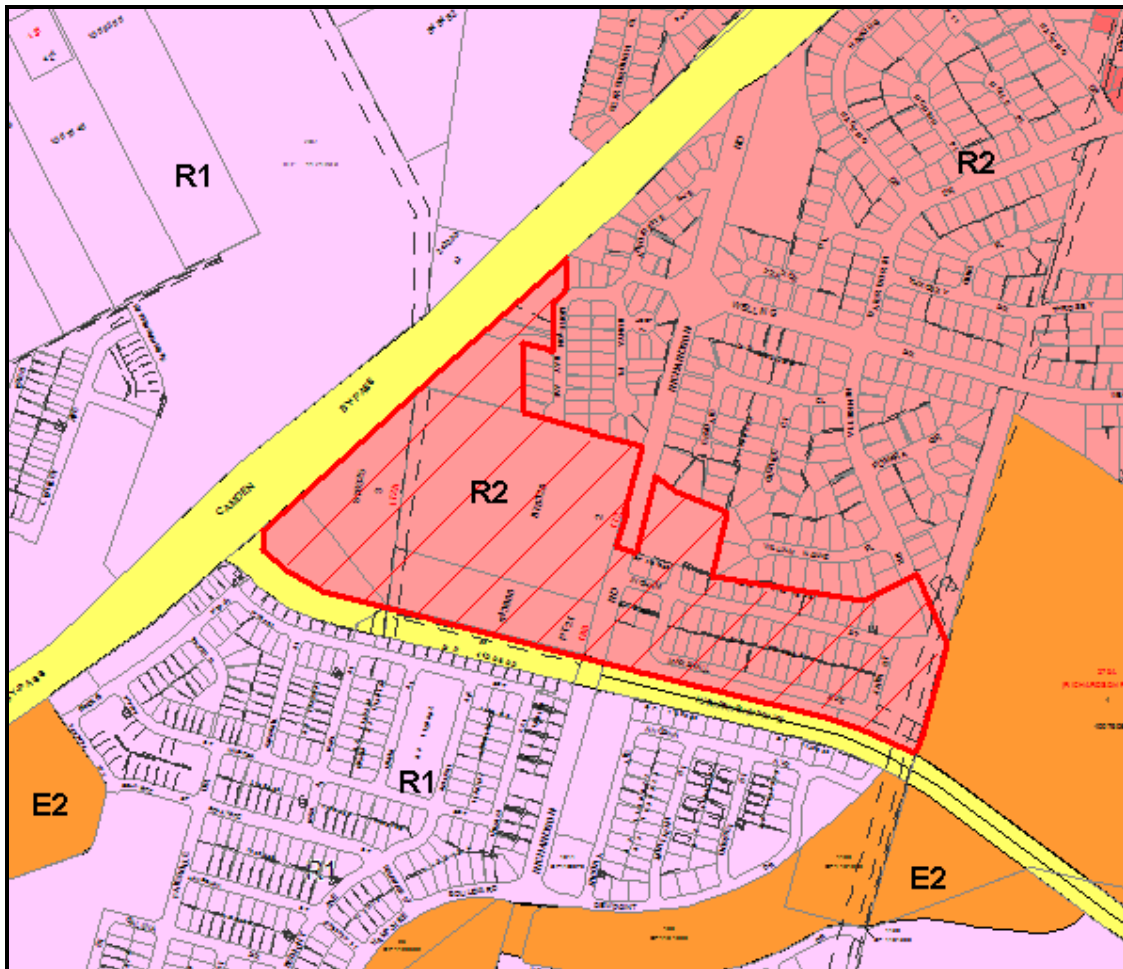


Figure 20 – Spring Farm land zoning map (current)

Corresponds to Land Zoning Map – Sheet LZN_013

Corresponds to Land Zoning Map – Sheet LZN_013

7. Zoning of land at the Macarthur Resource Recovery Park (MRRP)

Council has received notification from the proponents of the MRRP regarding an amended Project Approval obtained from the Department of Planning & Infrastructure for water services operations on the subject site. The amended approval affects Lot 21 DP 1125616. This lot is predominantly zoned SP2 Infrastructure (Waste or Resource Management Facility), however the lower southern portion of the lot is currently zoned RU1. This RU1 zoned portion of the lot is the subject of this planning proposal and is identified in **Figure 22** and **Figure 23**.

The subject site has an area of approximately 6,950m² and the amended approval includes the use of this land for the purposes of slope stabilisation. The adjacent lot to the east (Lot 22 DP 1125616) is currently zoned RU1 Primary Production and 'waste or resource management facilities' are permissible in this zone.

However the proponents have requested that the subject site be rezoned to SP2 Infrastructure (Waste or Resource Management Facility) so that the zoning is consistent with the rest of the lot and the MRRP site.

This planning proposal seeks to rezone the identified site in **Figures 22** and **23** to SP2 Infrastructure (Waste or Resource Management Facility).

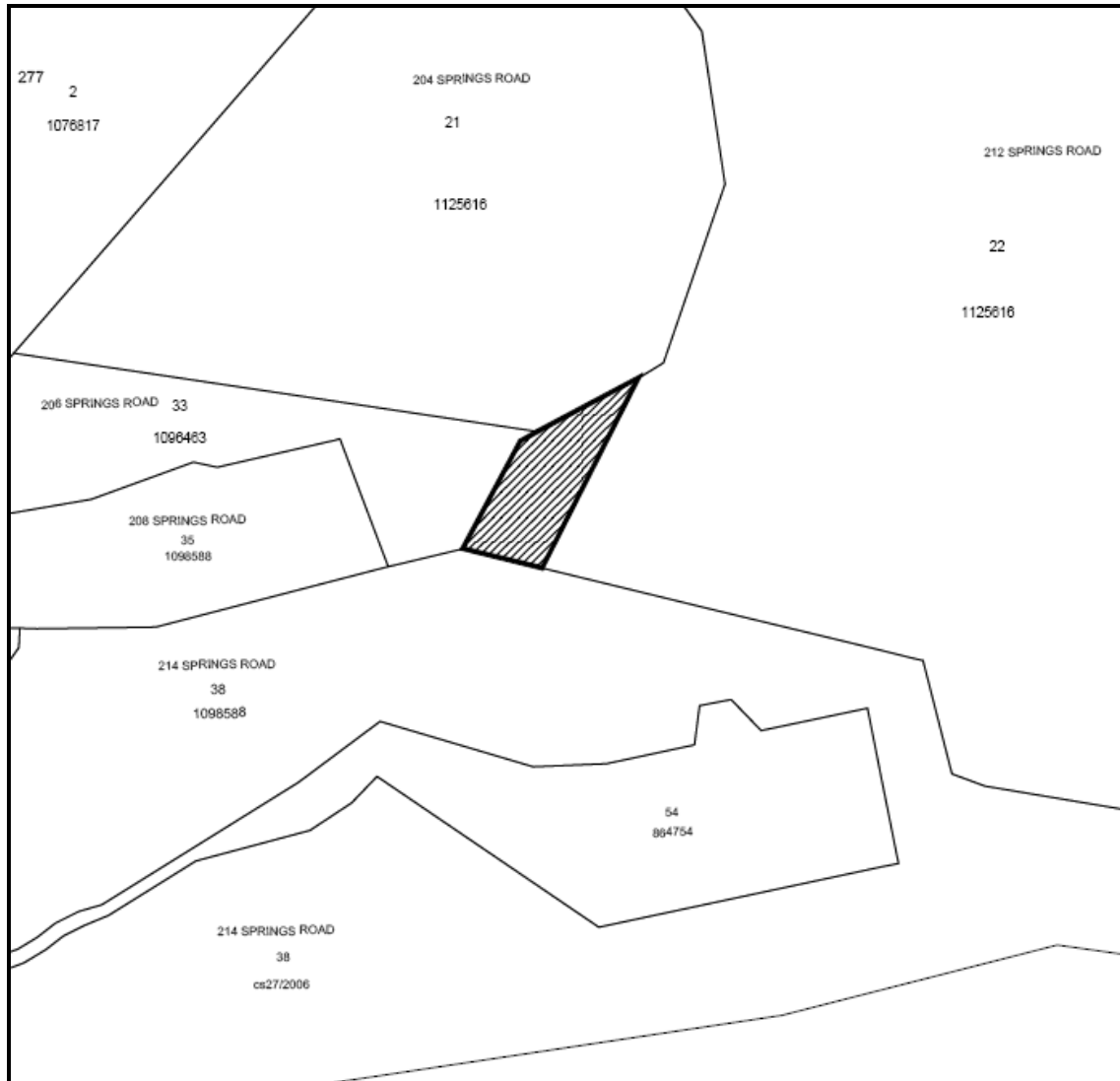


Figure 22 – location of subject site at MRRP

Corresponds to Land Zoning Maps – Sheet LZN_018

Corresponds to Land Zoning Maps – Sheet LZN_018

8. Miscellaneous map amendments

A comprehensive review of the maps accompanying the Camden LEP 2010 has been undertaken, and numerous anomalies have been identified.

Table 1 identifies minor map amendments which address errors and anomalies in the gazetted maps which involve words, fonts or colours.

Table 2 identifies minor map amendments to the boundaries between different zones or development standards on the maps as a result of errors in the original mapping, or revised cadastral information following the approval of recent development applications in urban release areas.

Table 1 – Proposed map amendments to address mapping errors and anomalies

Map Reference	Map amendment
All maps ending with the prefix “_002” and “_003”	Amend suburb name from 'Lus Lane' to 'Ellis Lane'
All maps ending with the prefix “_009”	Amend text font for 'Camden', 'Elderslie' and 'Spring Farm' to Arial font
All maps ending with the prefix “_013”	Amend suburb name from 'Narellanvale' to 'Narellan Vale'
LZN_013 and LZN_014	Amended colour for zone E1 National Parks and Nature Reserves to correspond with correct colour under DP&I mapping guidelines
All LZN maps	Amend zone name from 'RU4 Rural Small Holdings' to 'RU4 Primary Production Small Lots'

Table 2 – Proposed map amendments to map polygon boundaries to address errors or ensure maps are consistent with approved subdivision boundaries

Map Reference	Map amendment
LSZ_007, LZN_007, HOB_007	Figure 28 shows the extent of the Sydney Region Growth Centre (SRGC) land at Oran Park. All of the map sheets numbered ‘_007’ in Camden LEP 2010 show an incorrect boundary between the SRGC land and the Camden LEP 2010 land. The boundary under the SRGC SEPP is shown at Figure 26. As a result, part of Cobbitty Road is not mapped via either instrument. The planning proposal intends to amend boundary between SRGC and Camden LEP 2010 along Cobbitty Road by including the land outlined in red at Figure 27 within the Camden LEP 2010; and amend LSZ_007, LZN_007, HOB_007 so that the zone, lot size and height of building control applying to the adjoining land also applies to this land.
LZN_009, LZN_011, LZN_013 and LZN_014 – Spring Farm.	Amend zone boundary for all of Spring Farm between R1 General Residential and E2 Environmental Conservation zones to correspond with the Section 94 contribution plan (Camden Contribution Plan) which applies to this land. This amendment will also make the map consistent with LEP 121 and the Spring Farm Master Plan. A map showing the existing Camden LEP 2010 zone boundary in blue and the proposed zone boundary in red is included as Attachment E.

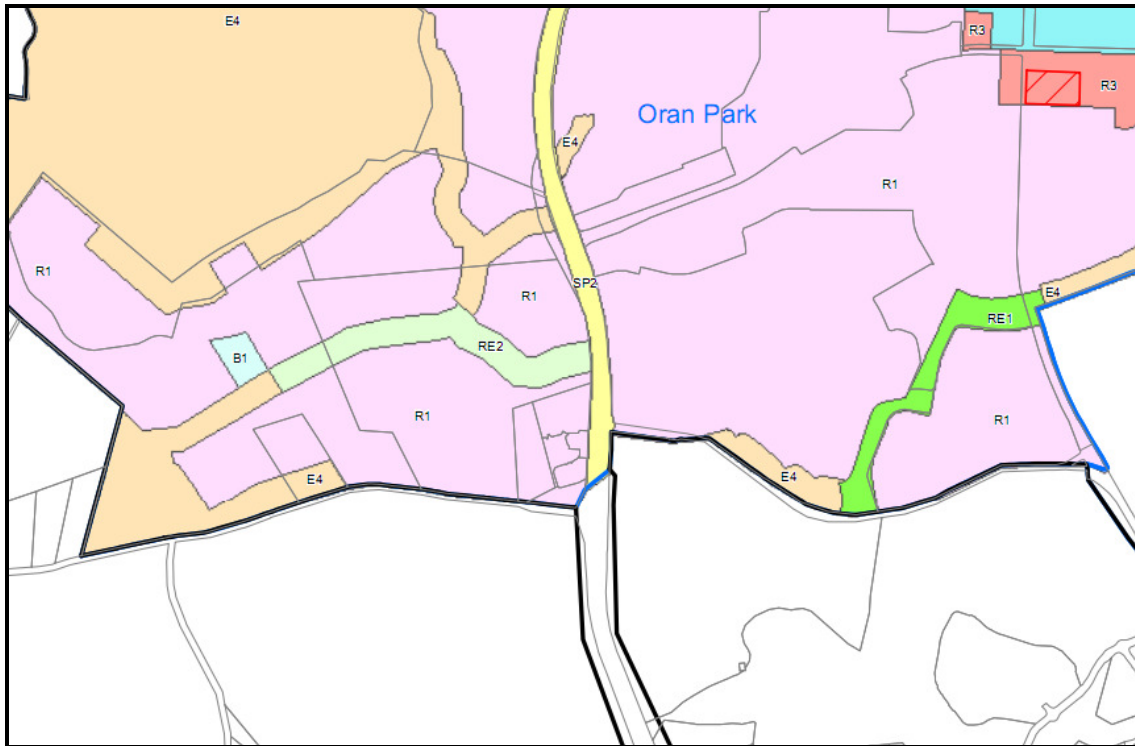


Figure 26 – existing SRGC boundary which excludes most of Cobbitty Road

Corresponds to Land Zoning Maps – Sheet LZN_007

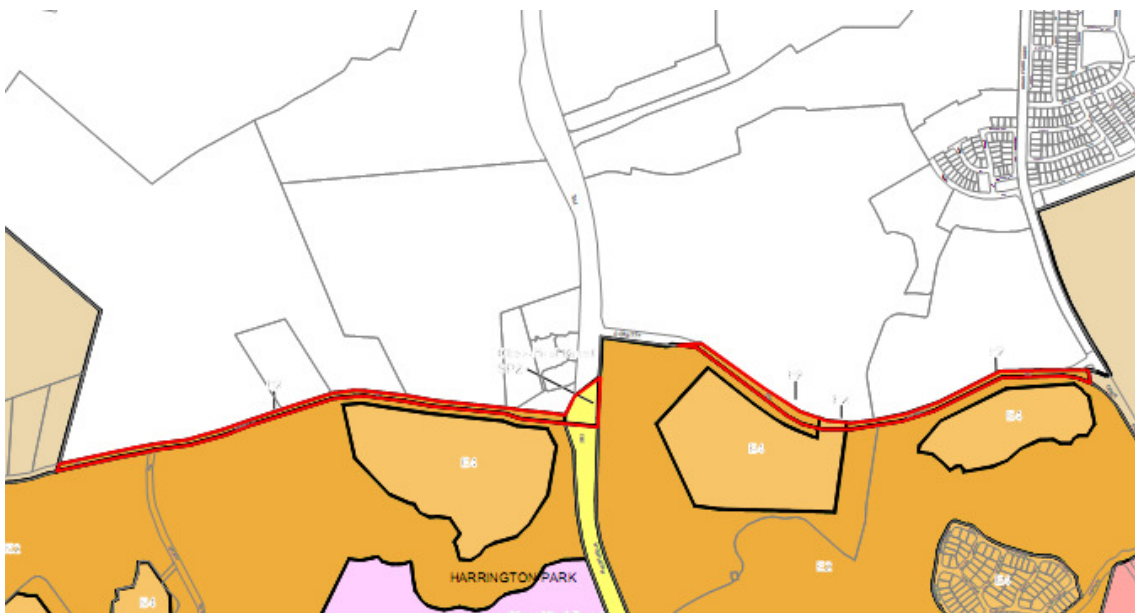


Figure 27 – Camden LEP 2010 map sheet _007 showing existing land zoning map and land proposed to be included within Camden LEP 2010 outlined in red

Part 3 – Justification

Section A – Need for the planning proposal.

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not a result of any strategic study or report. The planning proposal addresses matters which are of a housekeeping nature.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

It is considered that the planning proposal provides the best way of achieving the intended outcome as it seeks to address the minor anomalies and amendments in a relatively prompt and efficient manner.

3. Is there a net community benefit?

Given the minor housekeeping nature of the matters contained within this planning proposal, it is not considered that a Net Community Benefit Test need be undertaken. The matters addressed by this planning proposal will strengthen the Camden LEP 2010 by ensuring that it is up-to-date and robust, thereby providing the community with greater certainty.

Section B – Relationship to strategic planning framework.

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The planning proposal is consistent with both the draft South Western Regional strategy and the Sydney Metro Strategy.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The planning proposal is consistent with Camden Council's Strategic Plan Camden 2040.

6. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal is consistent with applicable state planning policies.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The planning proposal is consistent with applicable Ministerial Directions as explained in Appendix A.

Section C – Environmental, social and economic impact.

- 8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

There is no likelihood of any adverse affect on any critical habitat or threatened species, populations or ecological communities, or their habitats, as a result of this proposal.

- 9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

There are no likely environmental effects as a result of this planning proposal.

- 10. How has the planning proposal adequately addressed any social and economic affects?**

Not applicable.

Section D – State and Commonwealth interests.

- 11. Is there adequate public infrastructure for the planning proposal?**

Not applicable.

- 12. What are the views of state and Commonwealth public authorities consulted in accordance with the gateway determination?**

Given the minor nature of the issues listed in this planning proposal, no state or commonwealth public authorities have been consulted.

Part 4 – Community Consultation

Background and Strategy

The matters dealt with in this planning proposal are of a housekeeping nature, and do not result in any adverse impacts upon the community. Accordingly, it is considered that an exhibition period of two weeks is appropriate for this planning proposal.

Due to the housekeeping nature of this planning proposal, it is considered that consultation with State or Commonwealth public authorities is not required in this instance.

Appendix A – Applicable section 117 directions

Direction	Objective	Response
1 Business and Industrial Zones	The objectives of this direction are to: (a) encourage employment growth in suitable location, (b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic centres.	Item 3: Landturn Site, Narellan. The planning proposal includes permitting 'shops' and 'food and drink premises' in the B5 Business Development Zone. This will protect and encourage employment and support the viability of the centres whilst preserving the characteristic of what the B5 Business Development zone should entail.
1.2 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	Item 2: Seniors Housing, Currans Hill. This planning proposal is maintaining the 'status quo' with previous LEP 48. The subject site had an additional permitted use under LEP 48 and a development application was approved in 2002 to construct seniors housing. Therefore given the unique character of the site, Schedule 1 should be amended by inserting a clause. Rezoning the site may result in other non-suitable uses becoming permissible on the rural zoned land.
2.1 Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Item 9: Miscellaneous map amendments. The planning proposal includes minor amendments to the zone boundary between R1 and E2 zoned land at Spring Farm. This amendment will ensure that the LEP is consistent with the 'status quo' approach adopted during the conversion of the former

Direction	Objective	Response
		Camden LEPs into the new LEP template format.
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Item 4(b): R3 zone at Struggletown. The subject sites are located within a large 'parent' parcel of land located at the rear of the "Struggletown" Heritage Conservation Area at Narellan. This amendment will ensure that "Res 2" sites under the Camden DCP 2006 are preserved and carried over to the new LEP 2010.
3.1 Residential Zones	The objectives of this direction are: (a) To encourage a variety and choice of housing types to provide for existing and future housing needs, (b) To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) To minimise the impact of residential development on the environment and resource lands.	The planning proposal makes minor amendments to residential zone boundaries to address errors, inconsistencies and reflect the approved subdivision pattern in urban release areas. In addition, the planning proposal involves minor zone amendments to ensure that all "Res 2" sites are shown as R3 Medium Density Residential as outlined in Item 4 of this planning proposal. Accordingly, the planning proposal is considered to be consistent with this direction.
5.1 Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	The planning proposal is consistent with the aims and objectives of all relevant Regional Strategies.
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Item 2: Seniors Housing, Currans Hill. This item seeks to amend Schedule 1 of the LEP by reinstating an additional permitted

Direction	Objective	Response
		use which was previously in place under Camden LEP 48 (which was repealed upon the gazettal of Camden LEP 2010). The use of a site-specific planning control is appropriate in this instance as it will reinstate the previous additional permitted use and ensure the site can be developed for the purpose originally envisaged under Camden LEP 48. It is considered inappropriate to facilitate the development of the site via a rezoning as this may allow additional unsuitable forms of development to occur on this site. Item 3: Landturn Site, Narellan. This planning proposal seeks to amend Schedule 1 clause 19 of LEP 2010 by substituting the term 'retail premises' with the term 'shops'. This ensures that 'status quo' is achieved between Camden LEP 2010 and the previous LEP 46 which applied to the site.
7.1 Implementation of the Metropolitan Strategy	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.	The proposal is compatible with the Metropolitan Strategy in that it assists in residential greenfield development.