

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.

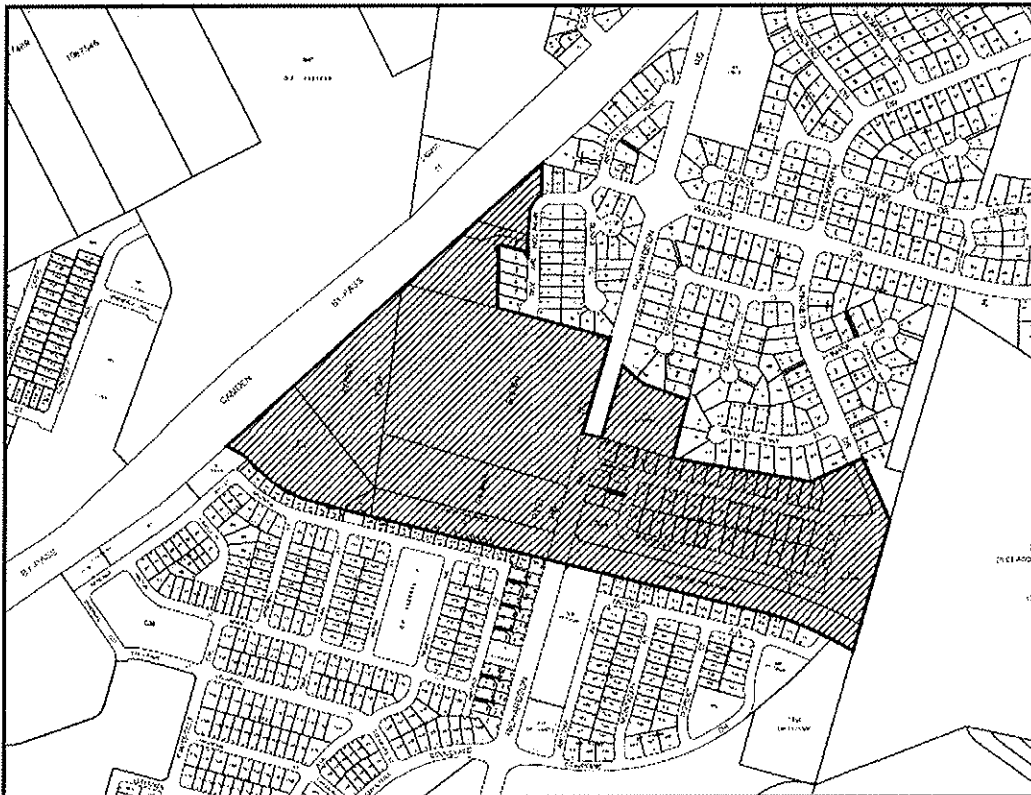


Figure 19 – Spring Farm land location map

Corresponds to Land Zoning Map – Sheet LZN_013

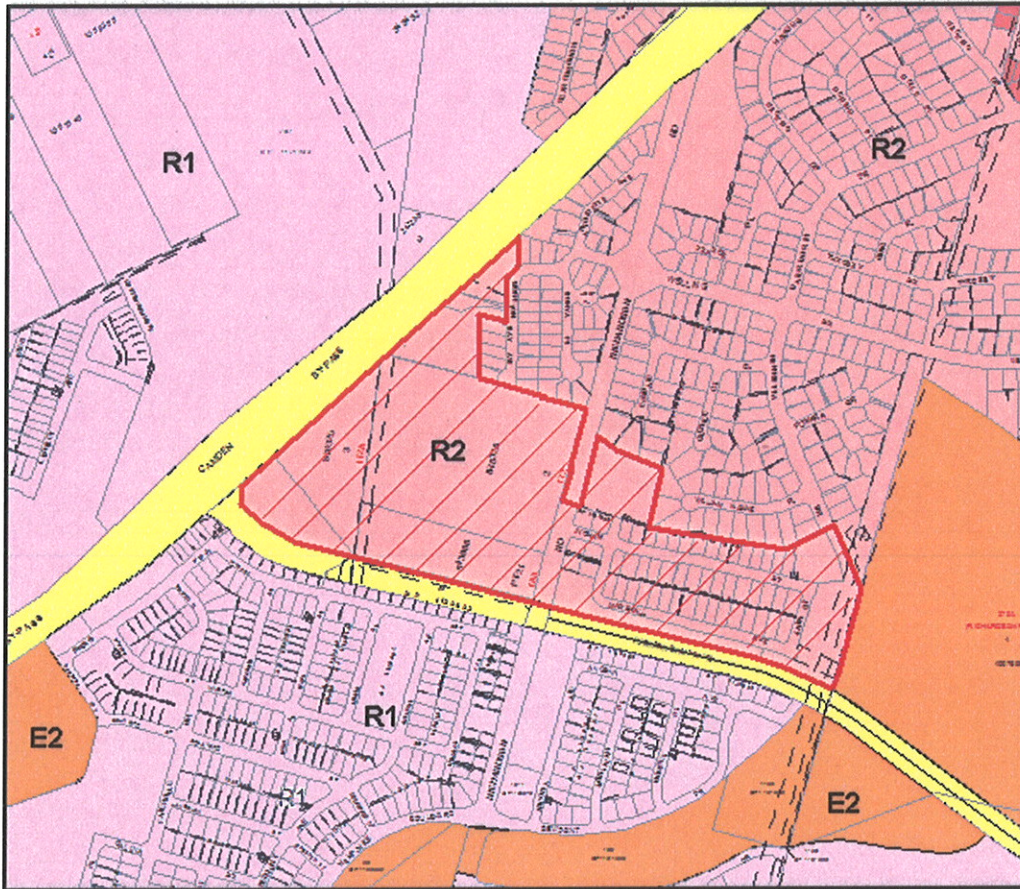


Figure 20 – Spring Farm land zoning map (current)

Corresponds to Land Zoning Map – Sheet LZN_013

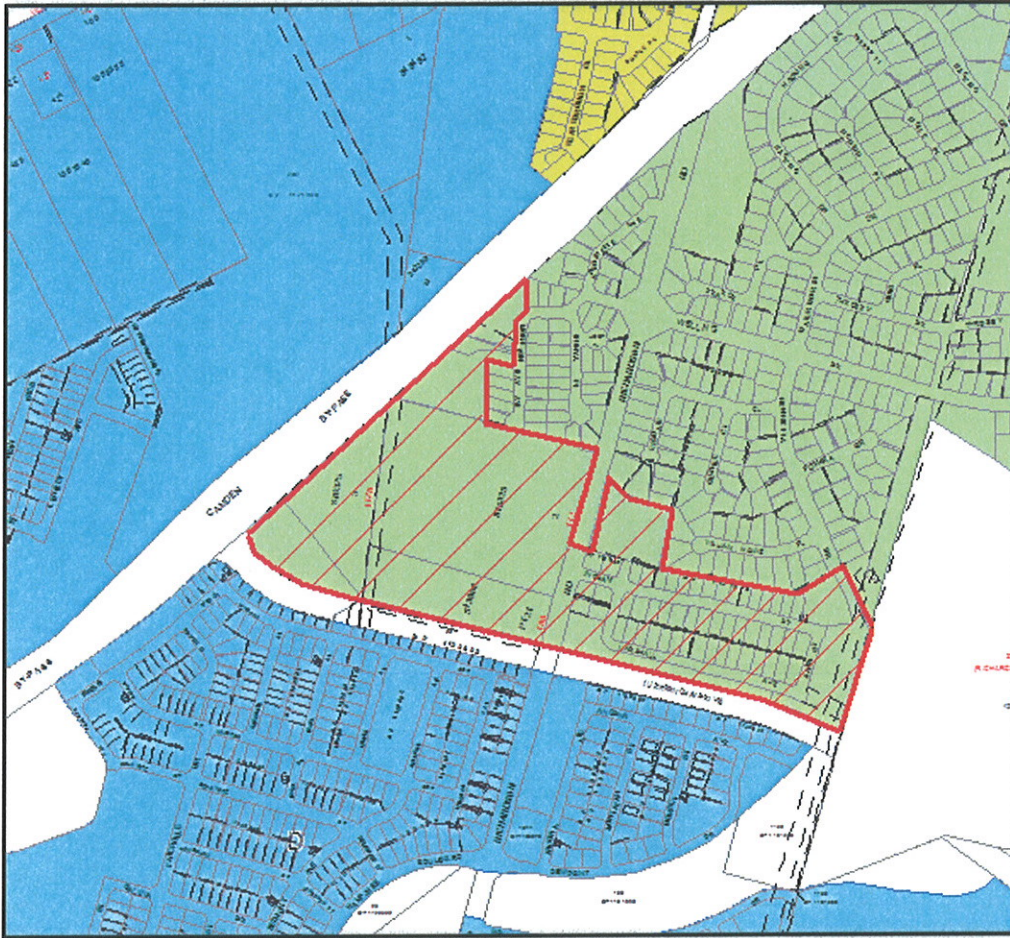


Figure 21 – Spring Farm lot size map (current)

Corresponds to Land Zoning Map – Sheet LZN_013