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Binder: Amendment No. 14 – Consolidated Amendment

30 July 2012

Peter Goth
Department of Planning and Infrastructure
Locked Bag 5020
PARRAMATTA NSW 2124

Dear Peter,

RE: CAMDEN LEP 2010 (AMENDMENT No. 14) – CONSOLIDATED AMENDMENT NO.3

I refer to the Planning Proposal attached for the Department of Planning and Infrastructure's consideration.

On the 24 July 2012, Council resolved to submit this Planning Proposal to the Department of Planning and Infrastructure for Gateway Determination to allow various minor amendments to Camden LEP 2010.

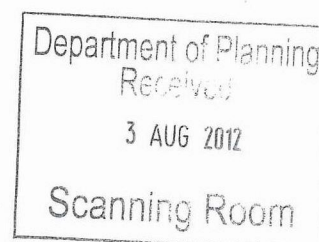
In this regard, please find enclosed the following documents accompanying this letter:

- Planning Proposal and associated attachments;
- Applicable s.117 directions;
- Council report dated 24 July 2012;
- Council Resolution; and
- Compact Disc containing the above material.

Should you or your officers require any further information, please do not hesitate to contact either myself on 4654 7798 or **Tanya Uppal** on 4654 7804.

Yours sincerely,

Matt Loader
A/Team Leader Strategic Planning



ORDINARY COUNCIL

ORD08

**SUBJECT: AMENDMENT 14 PLANNING PROPOSAL - MINOR HOUSEKEEPING
AMENDMENTS TO CAMDEN LEP 2010**

FROM: Director Governance

BINDER: Land Use and Planning

PURPOSE OF REPORT

The purpose of this report is to seek a Council resolution to adopt a Planning Proposal and to forward to the Department of Planning and Infrastructure (DPI) for Gateway Determination. The purpose is also to seek a resolution to exhibit the planning proposal if a favourable Gateway Determination is received. The Planning Proposal includes minor housekeeping amendments to Camden Local Environmental Plan 2010 (LEP 2010),

BACKGROUND

LEP 2010 was gazetted on 3 September 2010 and subsequently became the principal planning instrument covering zoning and land use in the Camden LGA. Council staff have now had the opportunity to use and interpret the LEP and the associated maps, and several matters requiring amendments of a minor nature have been identified. These amendments will be addressed via the preparation of a Planning Proposal which seeks to amend the LEP.

MAIN REPORT

A detailed planning proposal (**provided as Attachment 1 to this report**) has been prepared which includes several minor amendments to LEP 2010 and the accompanying maps. The amendments will ensure that the LEP is consistent with the 'status quo' approach adopted during the conversion of the former Camden LEPs into the new LEP template format and rectify several matters requiring minor amendments. A summary of the amendments (including maps) is provided below and in detail within the Planning Proposal.

For ease of reading and so as not to reproduce the same material, all attachments and appendices to the Planning Proposal are only provided in the Planning proposal and not within this report.

A summary of amendments within the Planning Proposal are below.

1. RU4 zone; Development Permissible with consent

A review of the land use table in LEP 2010 has identified an error which occurred during an amendment to the Camden LEP 2010 which was made on 25 June 2011. This amendment inadvertently omitted the words "any other development not specified in item 2 or 4" in the Land Use Table to the RU4 Zone. This amendment will restore these words

2. LEP boundary adjustment

On 27 April 2010 Council resolved to support the Local Government boundary adjustment between Camden and Liverpool Councils regarding 5 properties located along Bringelly Creek at Cobbitty.

The Camden LEP maps have been amended to reflect the boundary change. A plan showing the location and properties concerned is included as Figure 1 in the Planning Proposal.

This Council Report is included in the Planning Proposal as Appendix A. properties are to be transferred to Camden Council. The Planning Proposal seeks to amend a series of maps to reflect the LGA boundary, to be consistent with the 27 May 2011 Government Gazettal.

3. Exhibition homes in the E4 zone for Kirkham Rise

In the Land Use Table under the E4 – Environmental Living zone, any item listed as prohibited or any other development not specified in Item 2 or 3 in the Land Use Table to the zone is prohibited. Development for the purpose of ‘exhibition homes’ or ‘exhibition villages’ is not listed in Item 2 or 3 of the Land Use Table to the E4 – Environmental Living zone, and is therefore prohibited.

To amend Item 3 of the Land Use Table to the E4 – Environmental Living zoned to allow development for the purpose of an ‘exhibition home’ or ‘exhibition village’ is an approach that would potentially allow development for the purpose of an ‘exhibition home’ or ‘exhibition village’ throughout the Camden LGA. It is not the intention of the Council to allow such developments throughout the entire Camden LGA. As such, Schedule 1 of the Camden LEP 2010 will be amended to allow the additional use of ‘exhibition homes’ and ‘exhibition villages’ only within this zone in Precinct C of Kirkham Rise. This will allow the developer to provide examples of housing that appropriately fit within the unique bushfire setting. The additional permitted uses map No. 007 will be amended to reflect the change.

4. Wivenhoe

The subject site is identified as Part Lot 1 in DP 217570, No 229 Macquarie Grove Road and is identified as having local heritage significance. The site is known as ‘Mater Dei’ at Kirkham. The heritage item as described currently does not incorporate some key elements, such as the stables. This was an oversight at the time of rezoning which saw the stables inadvertently omitted. In addition since the rezoning, further assessment of the heritage significance of the site has been undertaken and is outlined in the *Wivenhoe Conservation Management Plan*.

The planning proposal seeks to amend the heritage map to better define the elements that comprise Heritage Item No. 199 in line with the *Wivenhoe Conservation Management Plan (Revised 2008)*. The planning proposal also seeks to amend the description of heritage item No. 199 within Schedule 5 - Environmental Heritage.

5. State Heritage Items within the Camden LGA

A detailed comparison of both the plans under the Heritage Act 1977, which are available for each of the heritage items listed on the State Heritage Inventory, and the

heritage maps contained in Camden LEP 2010 revealed boundary discrepancies for ten of the listed heritage items.

The planning proposal will seek to amend the heritage maps for the Camden LEP 2010 to ensure consistency with plans under the *Heritage Act 1977*. As a result, the planning proposal also seeks to amend the property descriptions in Schedule 5 – Environmental Heritage, Part 1.

Further it is proposed to list 'Denbigh' (currently under the Growth Centres SEPP) within Schedule 5 - Environmental Heritage. As a result the heritage boundary map No.007 will also need to be amended.

6. Camden Heritage Items

Three local heritage items have been further subdivided creating new legal property descriptions. These properties are Yamba, St Marks Church and Hilsyde. This planning proposal seeks to update Schedule 5 Environmental Heritage, Part 1 to reflect these changes. Further, it is proposed to amend the heritage map to reflect the changes.

7. Spring Farm Neighbourhood Centre

The existing Spring Farm neighbourhood centre within the Camden DCP currently conflicts with the zone boundary maps under Camden LEP 2010. To maintain consistency with the Spring Farm masterplan, part of the B1 land is to be rezoned residential. A map showing the land is included as Figure 4 in the Planning Proposal.

8. Spring Farm minimum lot sizes

Discrepancies were identified relating to the minimum lot size of land in Spring Farm Areas 1 and 2.

The planning proposal will seek to amend Clause 4.1A to reflect these changes and in the process amend the minimum lot size maps to change the labelling of Area 3 at Spring Farm to Area 2.

9. Recreation facilities (Indoor)

This planning proposal seeks to amend the reference of "recreation **areas** (indoor)" to "recreation **facility** (indoor)" under Schedule 1 Clause 25 – Use of certain land at Richardson Road, Spring Farm, for consistency with the terms in the Camden LEP definitions. No amendments to Camden LEP 2010 Maps are required.

10. Recreation areas in the B1, B2, B4 and B5 zones

This planning proposal seeks to amend the land use tables for the B1, B2, B4 and B5 zones by removing 'recreation areas' from Item 4 – Prohibited uses and adding 'recreation areas' to Item 3 – Permitted with Consent. The Camden LEP currently prohibits 'recreation areas' within the B1, B2, B4 and B5 zones. This amendment will allow Council to provide local parks and civic spaces that will include children's playgrounds within neighbourhood and local centres. No amendments to Camden LEP 2010 Maps are required.

11. Restricted premises

“Restricted premises” are currently permitted with consent in the B1 and B5 zones as they are not specifically listed as prohibited uses in the land use tables for these zones. Council intends for these uses to be prohibited in the B1 and B5 zones. Under the Standard Instrument (Local Environment Plans) Order 2006, it is mandatory to include ‘restricted premises’ within the B2 - Local Centre and B4 – Mixed Use zones.

To enable restriction of ‘restricted premises’ in B1 and B5 zones, this Planning Proposal seeks to amend Camden LEP by adding the term “restricted premises” to Item 4 – Prohibited uses in the land use tables for the B1 and B5 zones only. No amendments to Camden LEP 2010 Maps are required.

12. Referencing of Camden Lakeside

To ensure consistency between both the Camden LEP 2010 and the corresponding urban release area maps, this planning proposal seeks to amend the references of “Camden Lakeside” in the Camden LEP 2010 to “Lakeside”. Listed in Table 1 of the Planning Proposal are the sections of the Camden LEP 2010 that require amending.

13. Elderslie release area boundary

As part of the conversion to the standard LEP 2010, a small number of Maps were amended which do not reflect the true Elderslie Masterplan. As such, this item seeks to amend the relevant maps to achieve the ‘status quo’. Figure 5, 6 and 7 within the planning proposal highlights the changes required.

14. Special Events

This planning proposal seeks to insert a new clause under Camden LEP 2010 to allow the erection of temporary structures specifically for public or private special events to be carried out on land without development consent. No amendments to Camden LEP 2010 Maps are required.

15. Benwerrin Crescent boundary alignment

There are currently two lots that are partly zoned R5 Large Lot Residential and unzoned under the Camden LEP 2010. This item seeks to amend the existing Land Zoning Map to reflect the true boundary and the land zoning. Figure 8 within the planning proposal highlights the subject location and properties.

16. Mt Annan minimum lot size provisions

Within Mt Annan the minimum lot size on residential zoned land is 450sqm. This item seeks to increase the minimum lot size of certain residential land adjoining Asset Protection Zones to 2000sqm to prevent future redevelopment/subdivision. A map showing the land is included as Figure 9 within the planning proposal.

17. Control relating to miscellaneous permissible uses

Amendments are required to rectify anomalies within Clause 5.4 of Camden LEP 2010 that relate to secondary dwellings (9) and industrial retail outlets (4). No amendments to Camden LEP 2010 Maps are required.

Consultation

If Council resolves to send the Planning Proposal for Gateway Determination and a favourable outcome is achieved the Planning Proposal will be publicly exhibited at Camden and Narellan Customer Service, libraries and Council's website, and a notice of exhibition will be placed in the local paper.

CONCLUSION

The Planning Proposal has been prepared for submission to the DPI. The Planning Proposal aims to make minor amendments to the LEP as outlined in this report. These amendments will address anomalies and omissions which occurred during the conversion of the former Camden LEPs into the new LEP template process. These amendments will ensure the LEP is robust and accurate.

RECOMMENDED

That Council:

- i. adopt the planning proposal and associated map amendments for Camden LEP 2010;**
- ii. forward the planning proposal to the DPI for gateway determination;**
- iii. pending a favourable response from DPI, proceed directly to public exhibition; and**
- iv. bring a report back to Council at the conclusion of the public exhibition period.**

ATTACHMENTS

- 1. Planning Proposal**



Camden Council

Minutes

Ordinary Council Meeting
24 July 2012

Camden Civic Centre
Oxley Street
Camden



ORDINARY COUNCIL

TABLE OF CONTENTS - ORDINARY COUNCIL

Present	3
Staff	3
Apologies.....	3
Declarations of Interest	3
Public Addresses	3
Confirmation of Minutes	3
Mayoral Minute Mayoral Minute - Retirement Of Director - Works And Services.....	4
ORD01 Proposed Two Storey Dwelling, No 22 (Lot 9183 DP 1153075) Crick Place, Oran Park	4
ORD02 Second Sydney Airport Campaign	4
ORD03 Proposed Rezoning On Landturn 'Triangle' Site At Narellan And Amended Development Controls For The Narellan Town Centre Area.	4
ORD04 Open Fire And Slow Combustion Wood Heaters	5
ORD05 Planning Proposal - Sex Service Premises Post-Exhibition	5
ORD06 El Caballo Blanco Gledswood Voluntary Planning Agreement.....	6
ORD07 Proposed Amendment To Turner Road DCP 2007 And Indicative Layout Plan For Gledswood Hills In The Turner Road Precinct, And Draft Voluntary Planning Agreement.....	6
ORD08 Amendment 14 Planning Proposal - Minor Housekeeping Amendments To Camden LEP 2010	6
ORD09 Local Emergency Management Officer	6
ORD10 Construction On Roundabout At Springs Road, Spring Farm	7
ORD11 Code Of Conduct Investigations	7

PRESENT

Cr Warren (Mayor/Chairperson), Cr Anderson, Cr Cagney, Cr Campbell, Cr Cottrell, Cr Dewbery, Cr Funnell, Cr Symkowiak.

STAFF

General Manager, Director Governance, Director Development and Health, Director Works and Services, Manager Corporate Services, Manager Environmentally Sustainable Design, Manager Capital Works, Manager Development, Manager Environment and Health, Acting Manager Strategic Planning, Manager Special Projects, Manager Employee & Community Relations, Manager Community Services, Manager Assets, Governance Officer.

APOLOGIES

Resolution: Moved Councillor Funnell, Seconded Councillor Campbell that Councillor Patterson be granted a leave of absence

ORD162/12 THE MOTION ON BEING PUT WAS **CARRIED**

DECLARATIONS OF INTEREST

Resolution: Councillor Funnell declared an interest in Items ORD 03, ORD05 and ORD 10, being the owner of an electrical firm within the Local Government Area which had tendered for work for the companies concerned, however did not consider it a pecuniary interest and would be participating in debate and voting on the Items.

Moved Councillor Anderson, Seconded Councillor Symkowiak that the declarations be noted.

ORD163/12 THE MOTION ON BEING PUT WAS **CARRIED**

PUBLIC ADDRESSES

Ms Rosie Russell addressed Council in relation to Sand Mining Extension.
Mr David Taylor addressed Council in relation to Item ORD03.
Ms Angela Adam addressed Council in relation to Item ORD01.

Resolution: Moved Councillor Anderson, Seconded Councillor Campbell that the public addresses be noted.

ORD164/12 THE MOTION ON BEING PUT WAS **CARRIED**

CONFIRMATION OF MINUTES

Resolution: Moved Councillor Dewbery, Seconded Councillor Funnell that the Minutes of the Ordinary Council Meeting held 10 July 2012, copies of which have been circulated, be confirmed and adopted.

ORD165/12 THE MOTION ON BEING PUT WAS **CARRIED**

MAYORAL MINUTE Mayoral Minute - Retirement Of Director - Works And Services

Resolution: Moved Councillor Warren that Council extend its best wishes to Ian Gannell on the occasion of his retirement and thank him for his contribution to the Camden community.

ORD166/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD01 Proposed Two Storey Dwelling, No 22 (Lot 9183 DP 1153075) Crick Place, Oran Park

MOTION

Moved Councillor Campbell, Seconded Councillor Funnell that Council approve Development Application 427/2012 for the construction of a two storey dwelling at No 22 (Lot 9183 DP 1153075) Crick Place, Oran Park, subject to the draft Development Consent conditions shown above, with the reinstatement of the bedroom window on the upper storey from a highlight window to the originally proposed full size window.

ORD167/12 THE MOTION ON BEING PUT WAS **CARRIED**
(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren, and Cottrell voted in favour of the Motion. No Councillors against for the Motion.)

ORD02 Second Sydney Airport Campaign

Resolution: Moved Councillor Campbell, Seconded Councillor Symkowiak that Council:

- i. endorse the draft Position Paper to oppose any second airport in the Sydney basin, particularly at Wilton or Badgerys Creek; and
- ii. defer consideration of any direct financial contribution to the broader campaign until after the Federal Government's 'scoping study' is completed.

ORD168/12 THE MOTION ON BEING PUT WAS **CARRIED**
(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren, and Cottrell voted in favour of the Motion. No Councillors against for the Motion.)

ORD03 Proposed Rezoning On Landturn 'Triangle' Site At Narellan And Amended Development Controls For The Narellan Town Centre Area.

Resolution: Moved Councillor Dewbery, Seconded Councillor Funnell that Council:

- i. endorses the proposed building height limits for the Narellan Town Centre of:
 - a) 25 metres for land shaded green on the Figure 1 in this report and
 - b) 15.5 metres for land shaded blue on Figure 1 in the report covering land zoned B2 – Local Centre within the Narellan Town Centre and the draft Development Control Plan for the purposes of public exhibition;
- ii. forward the revised Planning Proposal, which contains amendments to the Height of Buildings Map to the Department of Planning and Infrastructure Regional Team for their comment prior to public exhibition in accordance with the Gateway Determination;
- iii. publicly exhibit the amended Planning Proposal and Draft Development Control Plan in accordance with the provisions of the Gateway Determination,

- Environmental Planning and Assessment Act and Regulations, following receipt of comment from the Department of Planning and Infrastructure Regional Team;
- iv. writes to affected land owners to advise them of the public exhibition;
 - v. consults with government agencies in accordance with the requirements of the Gateway Determination during the public exhibition period; and
- receives a report at the conclusion of the public exhibition to enable consideration of any submissions received.

ORD169/12 THE MOTION ON BEING PUT WAS CARRIED

(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren, and Cottrell voted in favour of the Motion. No Councillors against for the Motion.)

ORD04 Open Fire And Slow Combustion Wood Heaters

Resolution: Moved Councillor Funnell, Seconded Councillor Campbell that Council:

- i. adopt a position to permit only slow combustion and open wood fire heaters with a 1 gram per kilogram emission and 65% efficiency rating;
- ii. notify and provide an update to relevant stakeholders of Council's decision to promote the above standards;
- iii. develop a robust Local Approvals Policy promoting the above position to be reported back to Council for consideration;
- iv. provide the above information on Council's website to notify the public of its decision;
- v. develop an education strategy and comprehensive web page to inform and educate the public of the health effects and proper use of wood fire heaters to be reported back to Council for consideration;
- vi. write to the relevant State and Federal statutory authorities and Standards Australia advising of the above policy position; and
- vii. Adapt an interim position to support applications that comply with the Australian Standards.

ORD170/12 THE MOTION ON BEING PUT WAS CARRIED

(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren, and Cottrell voted in favour of the Motion. No Councillors against for the Motion.)

ORD05 Planning Proposal - Sex Service Premises Post-Exhibition

Resolution: Moved Councillor Campbell, Seconded Councillor Funnell that Council:

- i. submit the amended Planning Proposal to the Department of Planning and Infrastructure for the plan to be made; and
- ii. upon notification of publication of the plan in the Government Gazette, place an advertisement in the local newspaper notifying the public of the making of the plan.

ORD171/12 THE MOTION ON BEING PUT WAS CARRIED

(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren, and Cottrell voted in favour of the Motion. No Councillors against for the Motion.)

ORD06 El Caballo Blanco Gledswood Voluntary Planning Agreement

Resolution: Moved Councillor Dewbery, Seconded Councillor Anderson that Council:

- i. delegate authority to the Mayor and the General Manager to sign the Assignment Deed associated with the ECBG VPA and to affix the Council Seal; and
- ii. once the Novation/Assignment Deed is signed by all parties ensure that it is placed in Council's Legal Documents/Amendments Register attached to the ECBG VPA.

ORD172/12 THE MOTION ON BEING PUT WAS **CARRIED**
(Councillor Campbell voted against the Motion.)

ORD07 Proposed Amendment To Turner Road DCP 2007 And Indicative Layout Plan For Gledswood Hills In The Turner Road Precinct, And Draft Voluntary Planning Agreement

Resolution: Moved Councillor Funnell, Seconded Councillor Symkowiak that Council:

- i. notes the outcome of the exhibition of the draft amendment to the Turner Road DCP 2007 and the Indicative Layout Plan for the Gledswood Hills site;
- ii. endorses the draft Voluntary Planning Agreement and Explanatory Note;
- iii. publicly exhibits the draft Voluntary Planning Agreement and Explanatory Note for a period of 28 days in accordance with the provisions of the *Environmental Planning and Assessment Act and Regulation* ; and
- iv. requires a further report be provided to Council detailing the results of the exhibition of the draft VPA and to adopt the amendment to the DCP and ILP applying to the land.

ORD173/12 THE MOTION ON BEING PUT WAS **CARRIED**
(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren, and Patterson Cottrell voted in favour of the Motion. No Councillors against for the Motion.)

ORD08 Amendment 14 Planning Proposal - Minor Housekeeping Amendments To Camden LEP 2010

Resolution: Moved Councillor Cagney, Seconded Councillor Anderson that Council:

- i. adopt the planning proposal and associated map amendments for Camden LEP 2010;
- ii. forward the planning proposal to the DPI for gateway determination;
- iii. pending a favourable response from DPI, proceed directly to public exhibition; and
- iv. bring a report back to Council at the conclusion of the public exhibition period.

ORD174/12 THE MOTION ON BEING PUT WAS **CARRIED**
(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren, and Cottrell voted in favour of the Motion. No Councillors against for the Motion.)

ORD09 Local Emergency Management Officer

Resolution: Moved Councillor Campbell, Seconded Councillor Anderson that:

- i. Council appoint the Manager Assets, Hendro Harsojo, as the Local Emergency Management Officer and Chairperson of the Local Emergency Management Committee, effective as from 13 August 2012;
- ii. Council appoint the Manager Environment and Health, Geoff Green, as the alternate (Deputy) for the LEMO/Chairperson, effective as from 13 August 2012;
- iii. Council re-appoint the Construction and Contract Engineer, Leo Letizia, as the Local Engineering Services Functional Area Coordinator, effective as from 13 August 2012; and
- iv. the positions be authorised to commit Council resources, within and outside the Camden Local Government Area, in times of emergency.

ORD175/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD10 Construction On Roundabout At Springs Road, Spring Farm

Resolution: Moved Councillor Campbell, Seconded Councillor Symkowiak that Council:

- i. grant approval to vary the existing contract for construction of Springs Road with TJ and RF Fordham Pty Ltd (TRN) to include construction of a new roundabout on Springs Road adjacent to Camden Zone Substation, without calling tenders, on the basis of extenuating circumstances as allowed for under Section 55 (3)i and as detailed in the report, being:
 - TRN has undertaken the work on the existing portion of the roundabout;
 - having the same supplier complete the construction for the balance of the roundabout minimises the potential for dispute relating to the performance and/or future defects of the roundabout;
 - allows work to proceed immediately after power is able to be relocated;
 - TRN is familiar with the location of existing services;
 - TRN has all survey data immediately available due to recent work; and
 - the need for additional document preparation is minimised; and
- ii. authorise expenditure for the above variation in the amount detailed in the supporting documents from Section 94 Development Contributions available within the 2012/13 budget for upgrading of Springs Road.

ORD176/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD11 Code Of Conduct Investigations

This item was withdrawn from consideration prior the Council meeting.

THE MEETING CLOSED AT 7.39PM



CAMDEN COUNCIL PLANNING PROPOSAL

**Amendment No. 14 - housekeeping
amendments to Camden LEP 2010**

July 2012

Contents

Background.....3

Part 1 – Objectives or Intended Outcomes.....4

RU4 zone; Development Permissible with consent.....5

Part 2 – Explanation of provisions.....11

Part 3 – Justification29

Part 4 – Community Consultation31

Appendix A – Council Report 27 April 2010 (Item 2)32

Appendix B – Series of Maps.....34

Appendix C – Applicable section 117 directions35

Background

Camden LEP 2010 was gazetted on 3 September 2010 and became the principle 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. This includes some anomalies within Clause 5.4 of Camden LEP 2010 that relate to secondary dwellings and industrial retail outlets, the amendment of the minimum lot size map for Spring Farm and Mt Annan, and the amendment of the heritage map to reflect recent subdivisions around heritage properties.

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

Part 1 – Objectives or Intended Outcomes

The intended outcomes of this planning proposal are to be incorporated into Camden LEP 2010 to ensure that the controls that were in place in Camden, prior to the gazettal of the LEP, are maintained. Accordingly, the following 17 minor amendments are proposed:

Item No	Name of item	Proposal	Map changes
1	RU4 zone; Development Permissible with consent	To insert the following into Section 3 of the Land Use table to the RU4 zone in the Camden LEP 2010: <i>“Any other development not specified in item 2 or 4.”</i>	No amendments to Camden LEP 2010 Maps required.
2	LEP boundary adjustment	Five (5) properties are split between the Liverpool and Camden LGA's based on the Bringelly Creek boundary lines. At the 27 April 2010 Ordinary Council Meeting, Council resolved to support the Local Government boundary adjustment between Camden and Liverpool City Councils. This item seeks to amend a series of maps to reflect the new LGA boundary of these properties.	Land Zoning Map • 1450_COM_LZN_001_020_20111207 Height of Buildings Map • 1450_COM_HOB_001_020_20100705 Lot Size Map • 1450_COM_LSZ_001_020_20111122
3	Exhibition homes in the E4 zone for Kirkham Rise	To amend Schedule 1 of the Camden LEP 2010 to allow development in Precinct C in Kirkham Rise for the additional use of 'exhibition homes' and 'exhibition villages' in the following way: <i>27. Use of Certain land in Kirkham Rise (Precinct C)</i> <i>(1) This clause applies to land zoned E4 Environmental Living at Kirkham Rise as shown in heavy blue on sheet APU-007.</i>	Additional Permitted Uses Map • 1450_COM_APU_007_020_20100705

		(2) <i>Redevelopment for the purposes of exhibition homes and exhibition villages is permitted with development consent.</i>	
4	Wivenhoe	The heritage item as described currently does not incorporate some key elements, such as the stables. This planning proposal seeks to amend the heritage map to better define the elements that comprise Heritage Item No. 199	Heritage maps 1450_COM_HER_007_020_20100705 1450_COM_HER_008_010_20100705
5	State Heritage Items within the Camden LGA	This planning proposal seeks to make minor amendments to the heritage maps for the Camden LEP 2010 to ensure consistency with plans under the heritage database. As a result, the planning proposal also seeks to amend the property descriptions in Schedule 5 - Environmental Heritage, Part 1	Heritage Maps 1450_COM_HER_007_020_20100705 1450_COM_HER_008_010_20100705 1450_COM_HER_011_010_20100705 1450_COM_HER_012_010_20100705 1450_COM_HER_013_010_20110916 1450_COM_HER_014_020_20100705 1450_COM_HER_016_010_20100705

			1450_COM_HER_017_020_20100705 1450_COM_HER_018_010_20120620
6	Camden Heritage Items	A number of heritage items have been further subdivided, creating new legal property descriptions. This planning proposal seeks to update Schedule 5 to reflect these changes. Further, it is proposed to amend the heritage map to reflect the above changes.	Heritage Maps 1450_COM_HER_012_010_20100705 1450_COM_HER_009_010_20100705 1450_COM_HER_013_010_20110916
7	Spring Farm Neighbourhood Centre	This item seeks to amend the B1 zone boundary within the Spring Farm Neighbourhood Centre on the western side of the precinct. This zone boundary currently conflicts with the masterplan in Camden DCP 2011 as part of the land that is to be a residential precinct is incorrectly zoned B1.	Land Zoning Map 1450_COM_LZN_013_010_20100705 Lot Size Map 1450_COM_LSZ_013_010_20111222
8	Spring Farm minimum lot sizes	Min Lot Size map No. 012 and No. 013 to be altered to reflect the amended Clause 4.1A which will read as follows:	Lot size Map 1450_COM_LSZ_013_010_20111222 1450_COM_LSZ_014_010_20111222

		4.1A Exceptions to minimum lot sizes for certain residential development use: (1) <i>The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.</i> (2) <i>This clause applies to land in Area 1 at Spring Farm and Area 2 at Elderslie, as shown edged heavy blue on the <u>Lot Size Map</u>.</i> (3) <i>Despite clause 4.1, development consent may be granted to the subdivision of a lot on land to which this clause applies on which development for any of the following purposes is proposed to be carried out if the area of each resulting lot is equal to or greater than the area specified for that purpose:</i> (a) <i>attached dwelling—180 square metres,</i> (b) <i>semi-detached dwelling on land in Area 1 at Spring Farm or Area 2 at Elderslie —200 square metres.</i>	
9	Recreation facilities (indoor)	This planning proposal seeks to amend the reference of “recreation areas (indoor)” to “recreation facility (indoor)” for consistency with the terms in the Camden LEP definitions.	No amendments to Camden LEP 2010 Maps required.
10	Recreation areas in the B1, B2, B4 and	Amend the land use tables for the B1, B2, B4 and B5 zones by removing ‘recreation areas’ from Item 4 – Prohibited uses	

	B5 zones	and adding 'recreation areas' to Item 3 – Permitted with Consent.	No amendments to Camden LEP 2010 Maps required.
11	Restricted premises	This planning proposal seeks to amend Camden LEP by adding the term "restricted premises" to Item 4 – Prohibited uses in the land use tables for the B1 and B5 zones only.	No amendments to Camden LEP 2010 Maps required.
12	Referencing of Camden Lakeside	Amend the references of "Camden Lakeside" in the Camden LEP 2010 to "Lakeside".	No amendments to Camden LEP 2010 Maps required.
13	Elderslie release area boundary	As part of the LEP conversion to the Standard Instrument, a small number of maps have not been amended and therefore do not reflect the true Elderslie Masterplan. This item seeks to amend a series of maps to include the Masterplan that applies to Elderslie	Land Zoning Map • 1450_COM_LZN_013_010_20100705 Lot Size Map • 1450_COM_LSZ_013_010_20111222 Urban Release Area Map • 1450_COM_URA_013_010_20100705
14	Special Events	This planning proposal seeks to insert a new clause under Camden LEP 2010 to allow the erection of temporary structures specifically for public or private special events to	No amendments to Camden LEP 2010 Maps

		be carried out on land without development consent	required.
15	Benwerin Crescent boundary alignment	Two lots are currently partly zoned R5 Large Lot Residential and unzoned under the Camden LEP 2010. This item seeks to amend the existing Land Zoning Map to reflect the true LGA boundary and the land zoning.	Land Zoning Map • 1450_COM_LZN_004_010_20100705
16	Mt Annan minimum lot size provisions	The existing minimum lot size in Mt Annan is 450sqm. This item seeks to increase the minimum lot size of certain residential land adjoining APZ to 2000sqm to prevent future redevelopment/subdivision.	Lot Size Map • 1450_COM_LSZ_017_020_20111222 • 1450_COM_LSZ_013_010_20100705
17	Control relating to miscellaneous permissible uses	To amend some anomalies within Clause 5.4 of Camden LEP 2010 that relate to secondary dwellings (9) and industrial retail outlets (4).	No amendments to Camden LEP 2010 Maps required.

Part 2 – Explanation of provisions

Copies of proposed map amendments are provided as Appendix B to this Proposal.

Item 1 – RU4 zone; Development Permissible with consent

It is proposed that the following be inserted into Section 3 of the Land Use table to the RU4 zone in the Camden LEP 2010:

“Any other development not specified in item 2 or 4.”

An amendment to the Camden LEP 2010 was made on the 25th June 2011 which omitted the above sentence from Section 3 - Permitted with Consent.

Note: No amendments to Camden LEP 2010 Maps required.

Item 2: LEP boundary adjustment

Council was originally approached by a resident of Orient Road, Greendale, being the owner of land within both Camden and Liverpool City Councils, with a request to consider transferring the portion of land under Camden Council governance to that of Liverpool City Council in order to avoid having land split between two Councils.

Upon investigation, there were eight (8) properties that were split between LGA's based on the Bringelly Creek boundary lines, however only five (5) landowners agreed to the boundary adjustment. A plan showing the location and properties concerned is shown in **Figure 1** below.

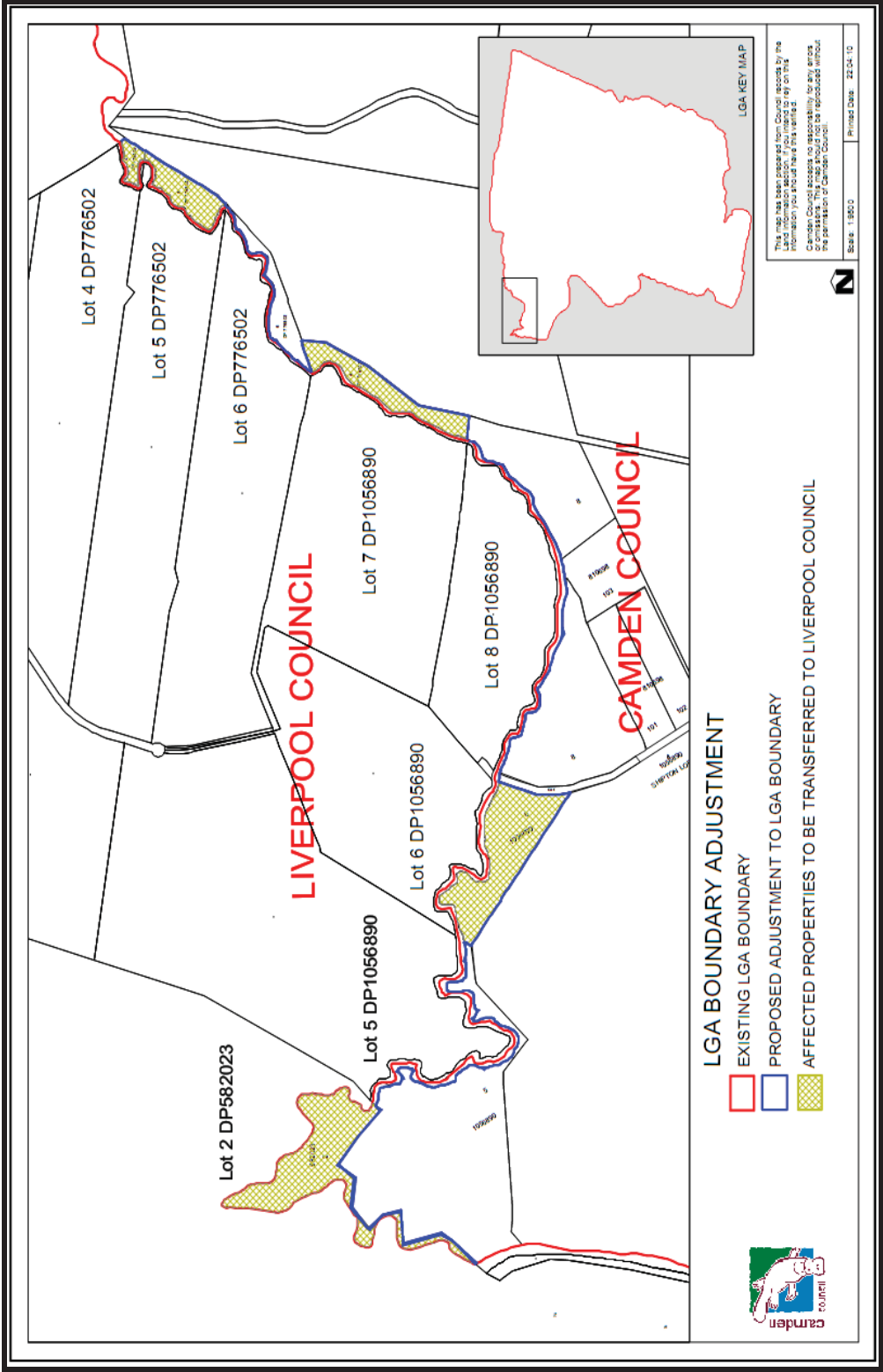


Figure 1. Map identifying LGA boundary adjustment. Source: Camden Council, 2012.

At the 27 April 2010 Ordinary Council Meeting, Council resolved to support the Local Government boundary adjustment between Camden and Liverpool City Councils to transfer portions and lodged an application to the Geographical Names Board and the Division of Local Government. This Council Report is included in the planning proposal as Appendix A 1.

This planning proposal seeks to amend a series of maps to reflect the LGA boundary as shown in Figure 4 to be consistent with the 27 May 2011 Government Gazettal. The details of the five (5) properties to be transferred and their respective areas are shown in **Table 1** below.

Address details	Property details	Approx area removed from Camden LGA (hectares)
889D Cut Hill Road, Cobbitty	Part Lot 4 DP 776502	0.51
889C Cut Hill Road, Cobbitty	Part Lot 5 DP 776502	1.98
899 Cut Hill Road, Cobbitty	Part Lot 6 DP 1056890	6.2
850A Cut Hill Road, Cobbitty	Part Lot 7 DP 1056890	2.9
905 Cut Hill Road, Cobbitty	Lot 2 DP 582023	8.1

Table 1. Properties to be transferred to Liverpool City Council

Note: No properties are to be transferred to Camden Council.

The following maps will need to be amended and are included in the list of map amendments in Appendix B.

- 1450_COM_LZN_001_020_20111207
- 1450_COM_HOB_001_020_20100705
- 1450_COM_LSZ_001_020_20111122

Item 3: Exhibition homes in the E4 zone for Kirkham Rise

Kirkham Rise in the Mater Dei residential development area is a new urban release area located to the north west of the Narellan Town Centre in the Camden LGA. Kirkham Rise is divided into distinct precincts, the land the subject of the planning proposal is identified as Precinct C and is zoned E4 – Environmental Living under the Camden LEP 2010. Precinct C is bounded by land zoned E2 – Environmental Conservation under the Camden LEP 2010.

In the Land Use Table under the E4 – Environmental Living zone, any item listed as prohibited or any other development not specified in Item 2 or 3 in the Land Use Table to the zone is prohibited. Development for the purpose of ‘Exhibition homes’ or ‘exhibition villages’ is not listed in Item 2 or 3 of the Land Use Table to the E4 – Environmental Living zone, and is therefore prohibited.

‘Exhibition home’ and ‘Exhibition village’ is defined in the Dictionary to the Camden LEP 2010 as follows:

*‘**exhibition home** means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.’*

*‘**exhibition village** means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.’*

Precinct C exists in a unique location in the Camden LGA due to being bounded by Environmental Conservation land yet in close proximity to residential zoned land to the south and east (Kirkham and Harington Park). Use of land in Precinct C for the purpose of ‘exhibition homes’ and ‘exhibition villages’ would allow potential land owners to appraise potential house designs for Kirkham Estate or surrounding residential areas. It is the intention of Council to allow such development to encourage occupation of existing residential areas and new urban release areas such as the Kirkham Rise Estate.

To amend Item 3 of the Land Use Table to the E4 – Environmental Living zoned to allow development for the purpose of an ‘exhibition home’ or ‘exhibition village’ is an approach that would potentially allow development for the purpose of an ‘exhibition home’ or ‘exhibition village’ throughout the Camden LGA. It is not the intention of the Council to allow such developments throughout the entire Camden LGA.

Therefore, this planning proposal seeks to amend Schedule 1 of the Camden LEP 2010 to allow development in Precinct C in Kirkham Rise for the additional use of ‘exhibition homes’ and ‘exhibition villages’ in the following way:

27. Use of Certain land in Kirkam Rise (Precinct C)

- (1) This clause applies to land zoned E4 Environmental Living at Kirkham Rise as shown in heavy blue on sheet APU-007.
- (2) Redevelopment for the purposes of exhibition homes and exhibition villages is permitted with development consent.

The following map will need to be amended and is included in the list of map amendments in Appendix B.

- 1450_COM_APU_007_020_20100705

Item No. 4: Wivenhoe

The subject site is identified as Part Lot 1 in DP 217570, No 229 Macquarie Grove Road and is identified as having local heritage significance. The site is known as ‘Mater Dei’ at Kirkham. The heritage item as described currently does not incorporate some key elements, such as the stables. The site contains heritage item No. 199, (as identified in Part 1 of Schedule 5 of the Camden LEP 2010) which applies to the building known as ‘Wivenhoe’ along with the gardens, outbuildings, stables, servants quarters and coach house. However, the boundary shown on the current map does not include the heritage item in its entirety. This error has resulted from the LEP maps being prepared in accordance with a previous heritage Conservation Management Plan (CMP), rather than reflecting the most current version that defines an updated level of protection for the heritage item. This was an oversight at the time of rezoning which saw the stables inadvertently omitted.

Wivenhoe Conservation Management Plan (Revised 2008) prepared by Design 5 Architects, provided a plan detailing areas of heritage significance and based on the topography of the landscape.

This planning proposal seeks to amend the heritage map to better define the elements that comprise Heritage Item No. I99. The following maps will need to be amended and is included in the list of map amendments in Appendix B.

- 1450_COM_HER_007_020_20100705
- 1450_COM_HER_008_010_20100705

The planning proposal also seeks to amend heritage item No. I99 within Schedule 5 - Environmental Heritage, Part 1 as follows:

- by deleting the existing property description (i.e. Part Lot 1, DP 217570) and replacing it with Part Lot 100, DP 1159926.

Item No. 5: State Heritage Items within the Camden LGA

The State Heritage Inventory contains heritage items on statutory lists within New South Wales. Items listed under the *Heritage Act 1977* (NSW) that are located within the Camden LGA are listed as follows:

Item Name	Address
Camden Park Estate and Belgenny Farm	Elizabeth Macarthur Avenue, Camden South
Camelot	Kirkham Lane, Narellan
Denbigh	421 The Northern Road, Cobbitty
Gledswood	900 Camden Valley Way, Catherine Field
Harrington Park	1 Hickson Circuit, Harrington Park
Kirkham Stables and Precinct	Kirkham Lane, Narellan
Macquarie Grove Cottage	Macquarie Grove Road, Camden
Nant Gwylan and Garden	Exeter Street, Camden
Orielton	179 Northern Road, Narellan
Raby	1025 Camden Valley Way, Catherine Field
Studley Park	Camden Valley Way, Narellan
Upper Canal System (Pheasants Nest Weir to Prospect Reservoir)	Canal Reserve

Council has undertaken a detailed comparison of both the plans under the Heritage Act 1977, that are available for each of the heritage items listed on the State Heritage Inventory, and the heritage maps contained in Camden LEP 2010.

This planning proposal seeks to make minor amendments to the heritage maps for the Camden LEP 2010 to ensure consistency with plans under the *Heritage Act 1977*.

The following maps will need to be amended and are included in the list of map amendments in Appendix B.

- 1450_COM_HER_007_020_20100705
- 1450_COM_HER_008_010_20100705
- 1450_COM_HER_011_010_20100705
- 1450_COM_HER_012_010_20100705
- 1450_COM_HER_013_010_20110916
- 1450_COM_HER_014_020_20100705
- 1450_COM_HER_016_010_20100705
- 1450_COM_HER_017_020_20100705

An addition to the series of heritage maps (Heritage boundary map No.018) is also included as part of this planning proposal to indicate the state heritage item No.122 – Upper Canal System which runs parallel to the eastern side of Mount Annan.

The planning proposal also seeks to amend the property descriptions in Schedule 5 - Environmental Heritage, Part 1 as follows:

- Heritage Item No. 1119 - by deleting the existing property description (being Part Lot 4, DP 1132348 and replacing it with Lot 2001, DP 1035209).
- Heritage Item No. 197 – by deleting the existing property description (being Lot 2, DP 747446 and replacing it with Lot 101 DP 1121442).
- Heritage Item No. 1135 –by deleting the existing property description (being Lot 101, DP 100365 and replacing it with Lot 7 DP 270613).
- Heritage Item No. 1133 – by deleting the existing property description (being Lot 1, DP 859872 and replacing it with Part Lot 1 DP 859872 and Part Lot 5 DP 859872).

This planning proposal also seeks to list 'Denbigh' (currently under the Growth Centres SEPP) within Schedule 5 - Environmental Heritage. As a result the heritage boundary map No.007 will also need to be amended and is included in Appendix B.

Item No. 6: Camden Heritage items

A number of heritage items have been further subdivided, creating new legal property descriptions. This planning proposal seeks to update Schedule 5 to reflect these changes as outlined below.

Item No. 105 - Yamba

“Yamba” is a heritage item located at No. 181 Camden Valley Way, Elderslie.

This planning proposal seeks to amend the current property details from Lot 10, DP 11038895 to Lot 101 DP 1143373.

Further, it is proposed to amend the heritage map to reflect the above changes. The following map will need to be amended and is included in the list of map amendments in Appendix B:

- 1450_COM_HER_012_010_20100705

Item No. 110 – St Mark’s Church

St Mark’s Church located at 33 Luker St, Elderslie Lot 10 DP 921962 and the site was approved for a subdivision (DA 136/2008) in 2008. As a result of the subdivision, the heritage item (being the church building) is now located on Lot 10 DP 1151174.

This planning proposal seeks to amend the current property details from Lot 10 DP 921962 to Lot 10 DP 1151174.

Further, it is proposed to amend the heritage map to reflect the above changes. The following map will need to be amended and is included in the list of map amendments in Appendix B:

- 1450_COM_HER_009_010_20100705

Item No. 108 - Hilsyde

“Hilsyde” is a heritage item located at No. 56 Hilder Street, Elderslie. It is proposed to amend the heritage map to reflect a recent subdivision. The following map will need to be amended and is included in the list of map amendments in Appendix B:

- 1450_COM_HER_013_010_20110916

No changes to the current property details are required.

Item No. 7 Spring Farm Neighbourhood Centre

The Spring Farm neighbourhood centre is located within the Spring Farm Urban Release Area. The neighbourhood centre, known as Lot 1 DP 1135124, Lot 20 DP 632825 and Lot 99 DP 1121639 is illustrated in Figure 4:

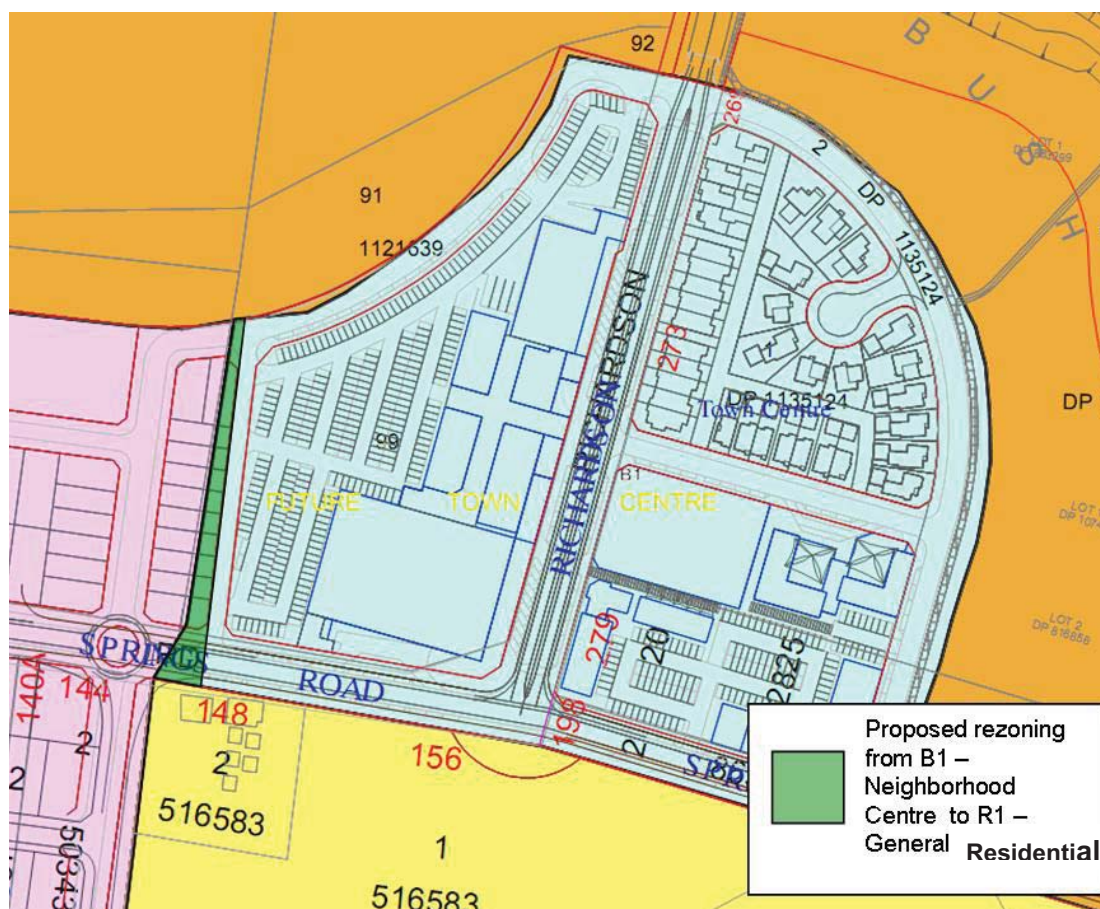


Figure 4: Proposed partial rezoning of the Spring Farm neighborhood centre. (Source: Camden Council, 2012).

This item seeks to amend the B1 zone boundary within the Spring Farm Neighbourhood Centre on the western side of the precinct. This zone boundary currently conflicts with Figure C18 – Spring Farm Masterplan in Camden DCP 2011 as part of the land that is to be a residential precinct is incorrectly zoned B1. This Planning Proposal seeks to adjust the zoning boundary accordingly.

The following maps will need to be amended and are included in the list of map amendments in Appendix B:

- 1450_COM_LZN_013_010_20100705
- 1450_COM_LSZ_013_010_20111222

Item No. 8 Spring Farm minimum lot sizes

The Camden LEP 2010 Minimum Lot Size map No.013 and No.014 to be altered to reflect the amended Clause 4.1A which will read as follows:

4.1A Exceptions to minimum lot sizes for certain residential development use

- (4) The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.

- (5) This clause applies to land in Area 1 at Spring Farm and Area 2 at Elderslie, as shown edged heavy blue on the Lot Size Map.
- (6) Despite clause 4.1, development consent may be granted to the subdivision of a lot on land to which this clause applies on which development for any of the following purposes is proposed to be carried out if the area of each resulting lot is equal to or greater than the area specified for that purpose:
 - (a) attached dwelling—180 square metres,
 - (b) semi-detached dwelling on land in Area 1 at Spring Farm or Area 2 at Elderslie —200 square metres.

The following maps will need to be amended and are included in the list of map amendments in Appendix B:

- 1450_COM_LSZ_013_010_20111222 (Labeling of Area 3 at Spring Farm to be changed to Area 1)
- 1450_COM_LSZ_014_010_20111222 (Labeling of Area 3 at Spring Farm to be changed to Area 1)

Item No. 9 Recreation facilities (indoor)

Schedule 1 Clause 25 – Use of certain land at Richardson Road, Spring Farm of the Camden LEP 2010 applies to land zoned B1 Neighbourhood Centre at Spring Farm.

Pursuant to Clause 25(2) additional uses of the above land zoned B1 Neighbourhood Centre at Spring Farm, is permitted with development consent. These additional uses are listed as follows:

*“Development for the purposes of attached dwellings, dual occupancies, dwelling houses, exhibition homes, exhibition villages, multi dwelling housing and **recreation areas (indoor)** is permitted with development consent.”*

Our emphasis added.

This planning proposal seeks to amend the reference of “recreation **areas** (indoor)” to “recreation **facility** (indoor)” for consistency with the terms in the Camden LEP definitions.

Note: No amendments to Camden LEP 2010 Maps required.

Item No. 10 Recreation areas in the B1, B2, B4 and B5 zones

The Camden LEP currently prohibits ‘recreation areas’ within the B1, B2, B4 and B5 zones. However, there are instances where Council intends to provide local parks and civic spaces that will include children’s’ playgrounds within neighbourhood and local centres.

Given that most recreation areas would be provided by Council, there does not appear to be a valid justification for their prohibition in commercial centres. This planning proposal seeks to amend the land use tables for the B1, B2, B4 and B5 zones by removing ‘recreation areas’ from Item 4 – Prohibited uses and adding ‘recreation areas’ to Item 3 – Permitted with Consent.

Note: No amendments to Camden LEP 2010 Maps required.

Item No. 11: Restricted premises

“Restricted premises” are currently permitted with consent in the B1 and B5 zones as they are not specifically listed as prohibited uses in the land use tables for these zones. Council intends for these uses to be prohibited in the B1 and B5 zones. Under the Standard Instrument (Local Environment Plans) Order 2006, it is mandatory to include ‘restricted premises’ within the B2 - Local Centre and B4 – Mixed Use zones.

As such, this planning proposal seeks to amend Camden LEP by adding the term “restricted premises” to Item 4 – Prohibited uses in the land use tables for the B1 and B5 zones only.

Note: No amendments to Camden LEP 2010 Maps required.

Item No. 12: Referencing of Camden Lakeside

This planning proposal seeks to amend the references of “Camden Lakeside” in the Camden LEP 2010 to “Lakeside”. These references are used interchangeably throughout the Camden LEP 2010 and require amending to ensure consistency between both the Camden LEP 2010 and the corresponding urban release area maps.

Listed in Table 1 below are the sections of the Camden LEP 2010 that require amending.

Reference in LEP 2010	Proposed amendment
Table of Contents (p. 4 of 110) <i>Part 7.8 Road widening of Camden Valley Way, Catherine Field (Camden Lakeside)</i>	 <i>Part 7.8 Road widening of Camden Valley Way, Catherine Field (Lakeside)</i>
Section 7.8 (p. 53 of 110) <i>Road widening of Camden Valley Way, Catherine Field (Camden Lakeside)</i>	 <i>Road widening of Camden Valley Way, Catherine Field (Lakeside)</i>

Schedule 1 Additional permitted uses (p. 54 of 110) 3 Use of certain land at <i>Camden Lakeside</i> (1) <i>This clause applies to land zoned RE2 Private Recreation at Camden Lakeside, as shown edged heavy blue on sheet 016 of the Additional Permitted Uses Map.</i> (2) <i>Development for the purposes of a sewage treatment plant is permitted with development consent if the sewage treatment plan is only to be used in conjunction with development at Camden Lakeside.</i>	3 Use of certain land at <i>Lakeside</i> (1) <i>This clause applies to land zoned RE2 Private Recreation at Lakeside, as shown edged heavy blue on sheet 016 of the Additional Permitted Uses Map.</i> (2) <i>Development for the purposes of a sewage treatment plant is permitted with development consent if the sewage treatment plan is only to be used in conjunction with development at Lakeside.</i>
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Table 1: Location of proposed amendments. (Source: Camden Council, 2012)

Note: No amendments to Camden LEP 2010 Maps required.

Item No. 13 Elderslie release area boundary

The Elderslie Masterplan was developed from LEP 117. As part of the LEP conversion to the Standard Instrument, a small number of maps have not been amended and therefore do not reflect the true Elderslie Masterplan.

The following maps will need to be amended and are included in the list of map amendments in Appendix B:

- 1450_COM_LZN_013_010_20100705 (subject land to be changed from R1 to R2)
- 1450_COM_LSZ_013_010_20111222 (part of subject land to be coloured green to indicate Precinct M 600 sqm and part of subject land to be left uncoloured).
- 1450_COM_URA_013_010_20100705 (subject land to be uncoloured).

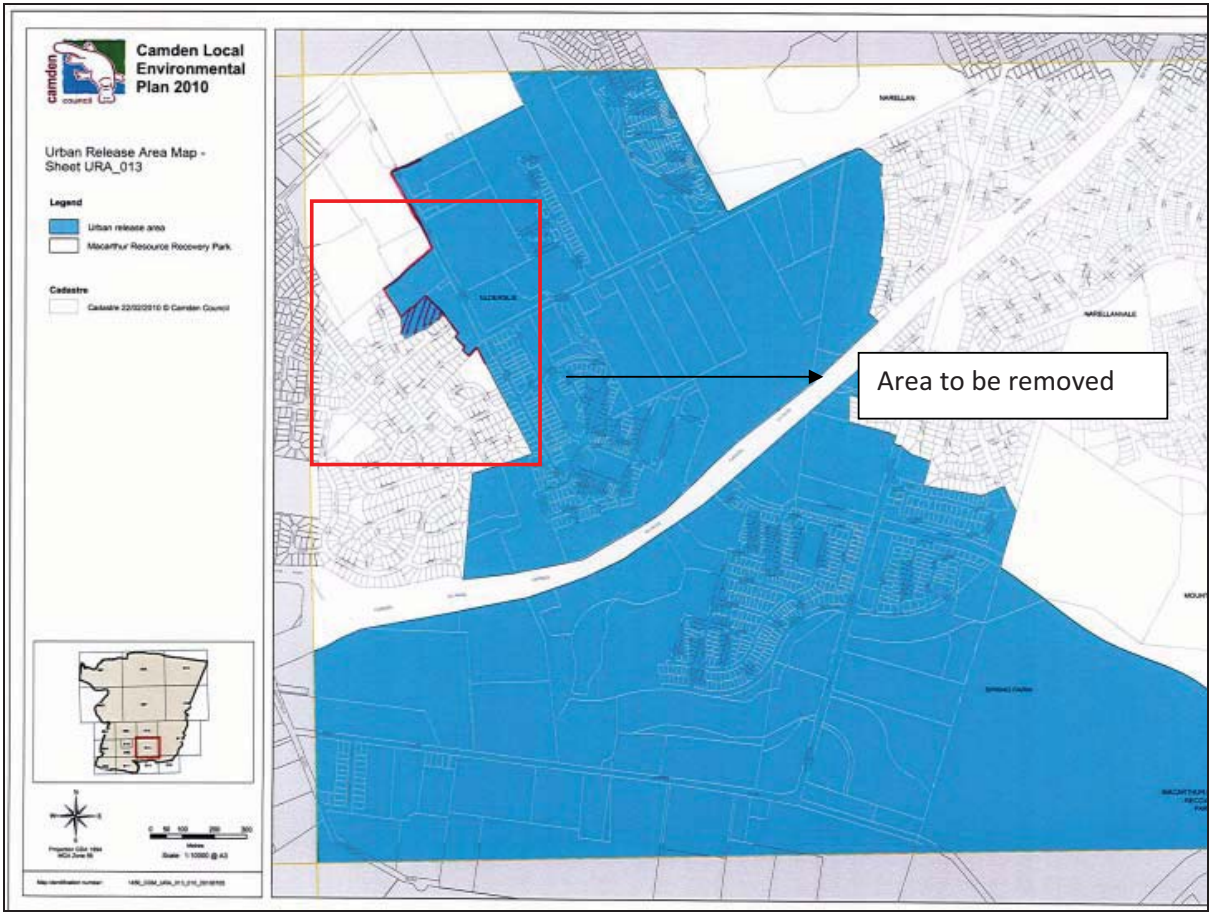


Figure 5: Urban Release Area Map. (Source: Camden Council, 2012).

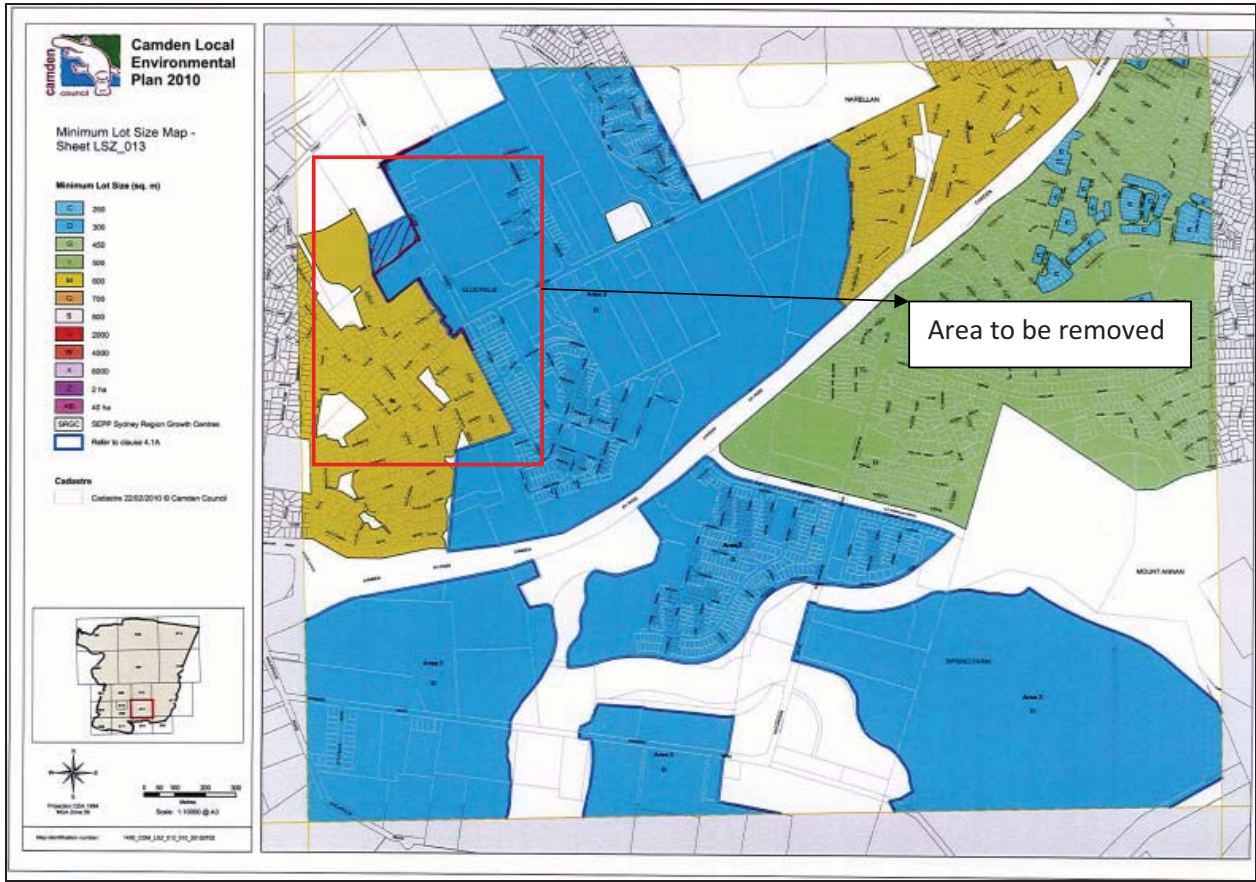


Figure 6: Minimum Lot Size Map. . (Source: Camden Council, 2012).

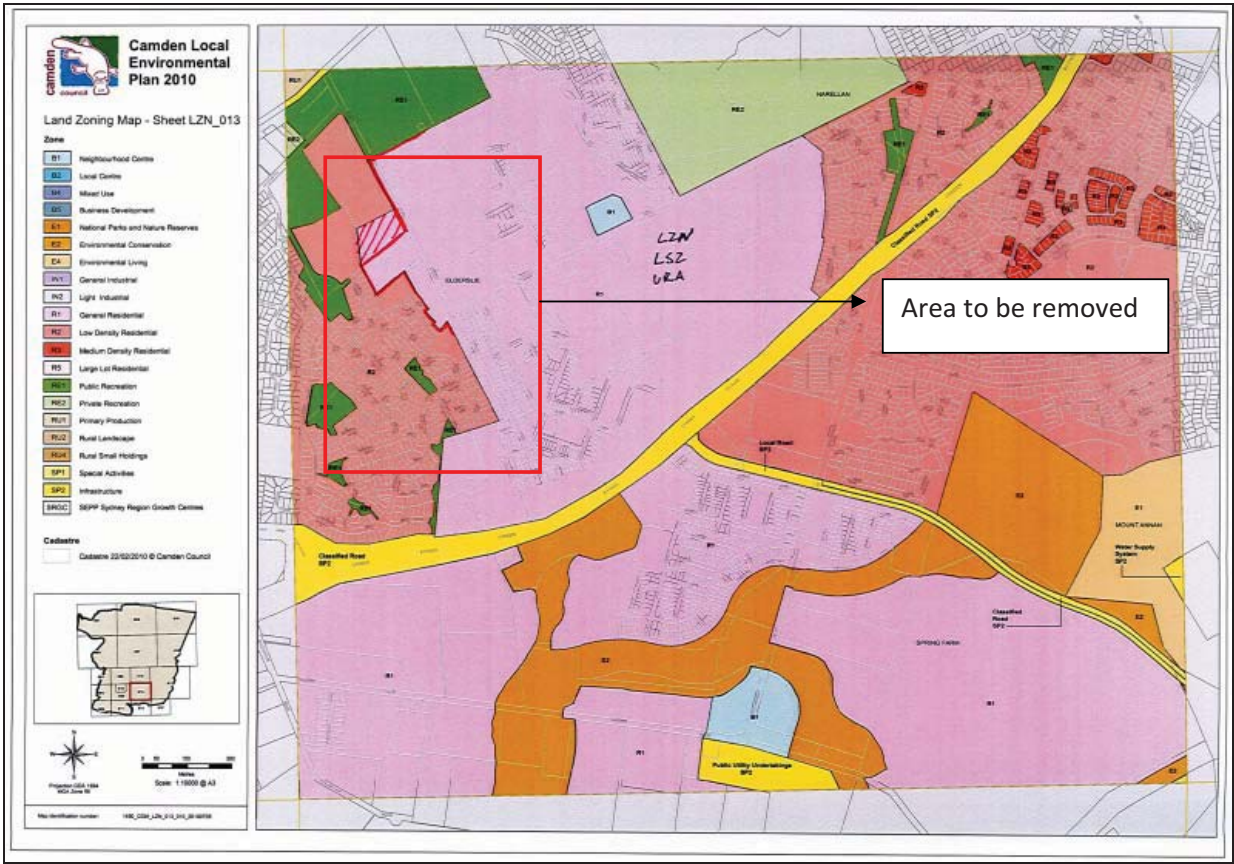


Figure 7: Land Zoning Map. (Source: Camden Council, 2012).

Item No. 14 Special Events

Permits for assembling temporary structures including tents, jumping castles and marquees for public or private special events currently defaults to Clause 2.8 Temporary Use of Land under Camden LEP 2010, requiring development consent from Council. As it stands, the erection of temporary structures for special events is not covered under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

This planning proposal seeks to insert a new clause under Camden LEP 2010 to allow the erection of temporary structures specifically for public or private special events to be carried out on land without development consent. The clause will read as following:

2.9 Special Events

(1) The objective of this clause is to provide for temporary private or public special events to be carried out on land without development consent where they will not have an adverse impact upon the site or the amenity of the surrounding area.

(2) Despite any other provision of this plan, temporary special events may be carried out on any land without development consent if the consent authority is satisfied that:

(a) the event will not have an adverse impact on any adjoining land or the amenity of the neighbourhood, and

(b) the event and location of any structures related to the event will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and

(c) once the event has ended the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the event.

Note: No amendments to Camden LEP 2010 Maps required.

Item No. 15: Benwerrin Crescent boundary alignment

As part of the continual review of the Camden LEP 2010 and the relevant cadastre and land zoning maps, a number of cadastre and boundary alignment issues have been identified. These require amendment to reflect the actual LGA boundary and land zoning to reflect the desired land zoning of R5 Large Lot Residential. The lots affected by the proposed amendments are identified as:

No. 19 Benwerrin Crescent, Grasmere, Lot 110 in DP 1017460

No. 11A Benwerrin Crescent, Grasmere, Lot 831 in DP 1025821

No. 13A Benwerrin Crescent, Grasmere Lot 111 in DP 1017460

The abovementioned lots are currently partly zoned R5 Large Lot Residential and unzoned under the Camden LEP 2010. A plan showing the location and properties concerned is shown in Figure 8 below.

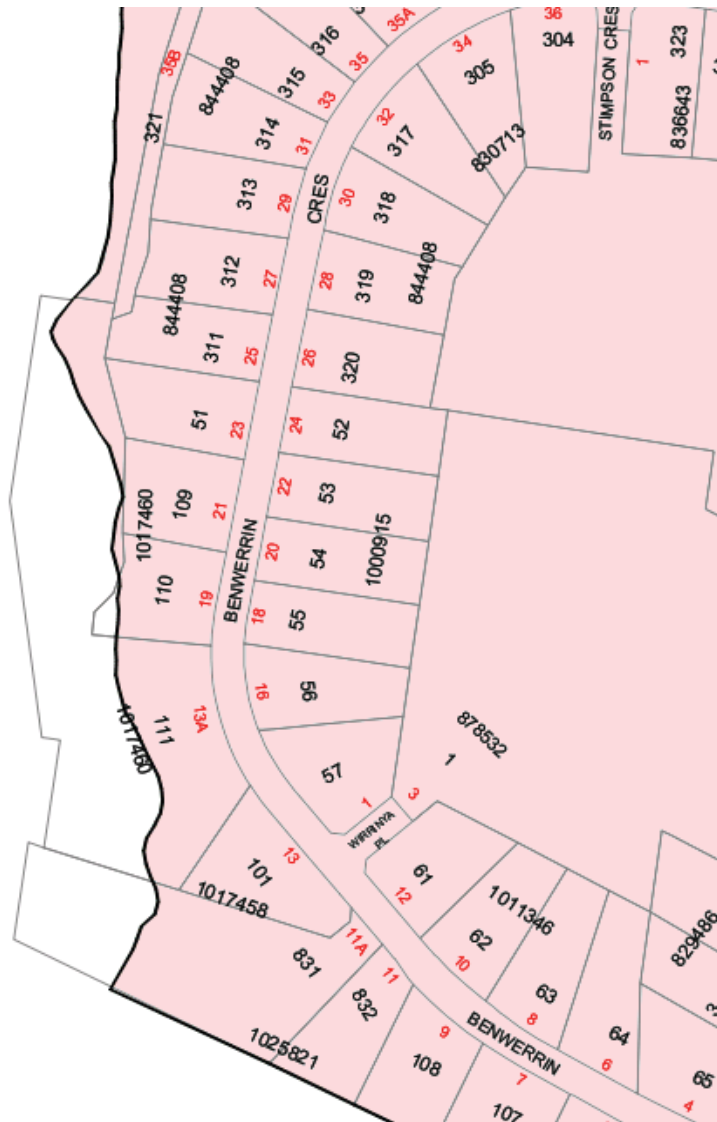


Figure 8: Lot Boundary Map. (Source: Camden Council, 2012).

This planning proposal seeks to amend the following land zoning map to reflect the LGA boundary and the land zoning:

- 1450_COM_LZN_004_010_20100705

Item No. 16: Mt Annan minimum lot size provisions

The existing minimum lot size in Mt Annan is 450sqm. This item seeks to increase the minimum lot size of certain residential land (See Figure 8) adjoining Gundungarra Reserve and William Howe Reserve to 2000sqm. This will circumvent future redevelopment and subdivision of land adjacent to APZ and conservation land.

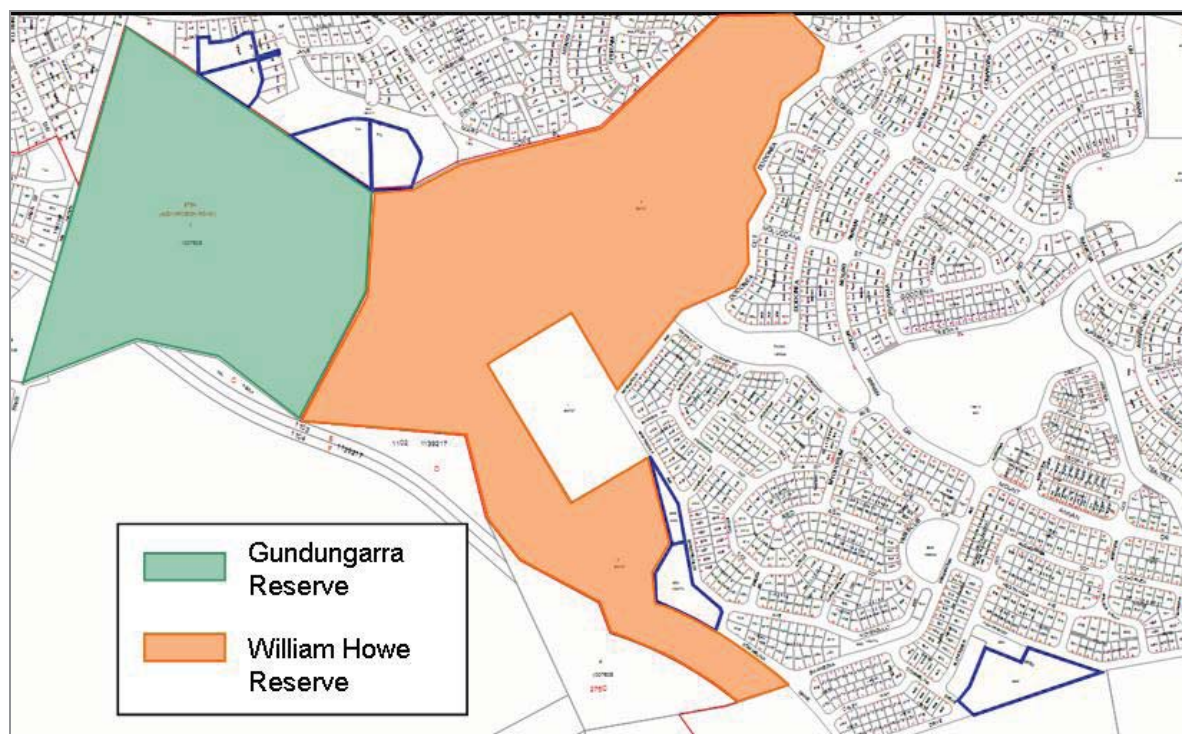


Figure 9: Residential land subject to this item. (Source: Camden Council, 2012).

The following maps will need to be amended and are included in the list of map amendments in Appendix B:

- 1450_COM_LSZ_017_020_20111222
- 1450_COM_LSZ_013_010_20100705

Item No. 17 Control relating to miscellaneous permissible uses

Camden LEP amendment that took effect 13 July 2011 created discrepancies (highlighted in bold) within Clause 5.4 that relate to secondary dwellings and industrial retail outlets as outlined below:

5.4 Controls relating to miscellaneous permissible uses

(4) Industrial retail outlets

If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed:

- (a) **67%** of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or*
 - (b) 400 square metres,*
- whichever is the lesser.*

(9) Secondary dwellings

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

- (a) 60 square metres,*
- (b) **25%** of the total floor area of the principal dwelling.*

This planning proposal seeks to reinstate the original controls as following:

(4) Industrial retail outlets

If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed:

- (a) **40%** of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or*
 - (b) 400 square metres,*
- whichever is the lesser.*

(9) Secondary dwellings

If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:

- (a) 60 square metres,*
- (b) **20%** of the total floor area of the principal dwelling.*

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 sub 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 outlined 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 – Council Report 27 April 2010 (Item 2)

ORDINARY COUNCIL

ORD03

SUBJECT: LOCAL GOVERNMENT BOUNDARY ADJUSTMENT - LIVERPOOL COUNCIL

FROM: Director Governance

FILE NO: Cnl Properties/Council Boundary Adjustment

PURPOSE OF REPORT

To obtain Council resolution in support of a proposal from five (5) residents to adjust part of the western Local Government boundary along Bringelly Creek with Liverpool City Council.

BACKGROUND

Council was originally approached by a resident of Orient Road, Greendale, being the owner of land adjoining the boundary of Camden and Liverpool City Councils, with a request that Council consider transferring the portion of their land to Liverpool City Council in order to eliminate the anomaly of having land split between two Councils.

Upon investigation, there are several additional properties (8 in all) also falling into this situation. The subject properties are located along Bringelly Creek which is the boundary line between Liverpool City and Camden Council Local Government Areas, with portions of each property overlapping into Camden Council area. **A Plan showing the location and the properties concerned is attached to this report.**

REPORT

Following these investigations, Council wrote to all affected landowners outlining the situation and sought a response to the request. Council also contacted Liverpool City Council seeking its views on the proposal. A community meeting was also held in Bringelly Community Hall in late 2009 which was attended by staff from Camden Council and Liverpool City Council together with 5 of the 7 landowners (note: 7 landowners own 8 properties in total). At the meeting, all aspects of the adjustment were fully discussed with the owners present and 3 of the owners agreed in writing to the proposal. Since the meeting, a further 2 landowners have now also agreed to the boundary adjustment.

A report was submitted to Liverpool City Council outlining the proposal and Liverpool City Council has supported the boundary adjustment.

The details of the five (5) properties to be transferred to Liverpool City Council are shown on the table below:

Address details	Property details	Approx Area in	Rates Payable to
-----------------	------------------	----------------	------------------

		Camden LGA (hectares)	Camden Council
889D Cut Hill Road, Cobbitty	Part Lot 4 DP 776502	0.51	\$654.03
889C Cut Hill Road, Cobbitty	Part Lot 5 DP 776502	1.98	\$705.54
899 Cut Hill Road, Cobbitty	Part Lot 6 DP 1056890	6.2	\$918.38
850A Cut Hill Road, Cobbitty	Part Lot 7 DP1056890	2.9	\$761.62
905 Cut Hill Road, Cobbitty	Lot 2 DP 582023	8.1	\$671.62

The total loss of rate income to Camden Council is \$3,711.19.

Following the community meeting, Liverpool City Council has undertaken to complete all the necessary administrative tasks associated with the proposal and has held discussions with the Geographical Names Board (GNB) concerning the changes. The GNB has given in principle approval to the proposal and is likely to approve such an application if both Councils agree to the boundary adjustment. The GNB has also reinforced a preference for all portions of a lot to be within one Local Government Area and Local Government Area boundaries to be based on a rational divide.

Liverpool City Council has now contacted Camden Council and is seeking support to proceed to the next stage of the boundary adjustment and lodge an application with the GNB and the DLG.

Notwithstanding the mixed response of landowners in the area, it is proposed to proceed with the boundary adjustment for the 5 lots where the approval of landowners has been obtained to adjust these lots entirely to within the Liverpool Local Government area. This would represent the first step towards having all the lots within the location moved to one Council area and be in concurrence with the GNB's preference. It is not considered practical to delay the application and attempt to obtain the agreement of the remaining landowners at this time. It is unlikely that any application would be supported by the GNB if all landowners did not agree to the proposal.

CONCLUSION

The owners of the land in the location have long been frustrated in dealing with two Councils and indeed, paying rates to two Councils and have approached both Councils on several occasions in the past in an endeavour to resolve the dilemma.

This is seen as the initial step in adjusting the Local Government boundary to rationalise all properties to within one Local Government area. The loss of property or rate income to Camden Council is not considered a significant factor and the adjustment of the boundary is both logical and in the public interest.

RECOMMENDED

That Council:

i. support the Local Government boundary adjustment between Camden and Liverpool City Councils for the 5 lots described in the report and the lodgement of an application to the Geographical Names Board and the Division of Local Government; and

ii. advise Liverpool City Council of Council's support for the proposal.

ATTACHMENTS



Location Plan LGA Boundary Adjustment March .pdf

RESOLUTION

Moved Councillor Campbell, Seconded Councillor Anderson that Council:

i. support the Local Government boundary adjustment between Camden and Liverpool City Councils for the 5 lots described in the report and the lodgement of an application to the Geographical Names Board and the Division of Local Government; and

ii. advise Liverpool City Council of Council's support for the proposal.

THE MOTION ON BEING PUT WAS CARRIED.

ORD75/10

ACTIONS

CRMS number , Finalised 29/04/2010 2:39:34 PM

Action: Finalised,

Completed

. Noted. Letter written to Liverpool Council.

[Link to CRMS document](#)

CRMS: 11300030 29/04/2010, 11:00:10 AM

Appendix B – Series of Maps

List of maps in Appendix B

1450_COM_LZN_001_020_20111207

1450_COM_LZN_004_010_20100705

1450_COM_LZN_013_010_20100705

1450_COM_HOB_001_020_20100705

1450_COM_LSZ_001_020_20111122

1450_COM_LSZ_013_010_20111222

1450_COM_LSZ_014_010_20111222

1450_COM_LSZ_017_020_20111222

1450_COM_HER_007_020_20100705

1450_COM_HER_008_010_20100705

1450_COM_HER_009_010_20100705

1450_COM_HER_011_010_20100705

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1450_COM_URA_013_010_20100705

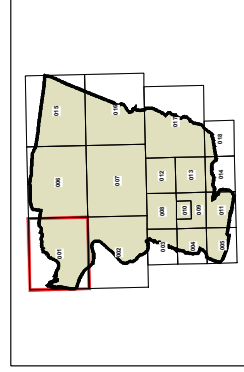
Land Zoning Map - Sheet LZN_001

Zone

- | | |
|---|------------------------------------|
|  | Neighbourhood Centre |
|  | Local Centre |
|  | Mixed Use |
|  | Business Development |
|  | National Parks and Nature Reserves |
|  | Environmental Conservation |
|  | Environmental Living |
|  | General Industrial |
|  | Light Industrial |
|  | General Residential |
|  | Low Density Residential |
|  | Medium Density Residential |
|  | Large Lot Residential |
|  | Public Recreation |
|  | Private Recreation |
|  | Primary Production |
|  | Rural Landscape |
|  | Primary Production Small Lots |
|  | Special Activities |
|  | Infrastructure |
|  | Tourist |
|  | SEPP Sydney Region Growth Centres |

Cadastre

 Cadastre 20/06/2012 © Camden Council



0 100 200 300 400 500 600
Metres
Scale: 1:20000 @ A3
Projection: GDA 1984
MGA Zone 56

Map identification number: 1450_COM_LZN_001_002_20100620

LIVERPOOL CITY COUNCIL

Educational
Establishment
SP2

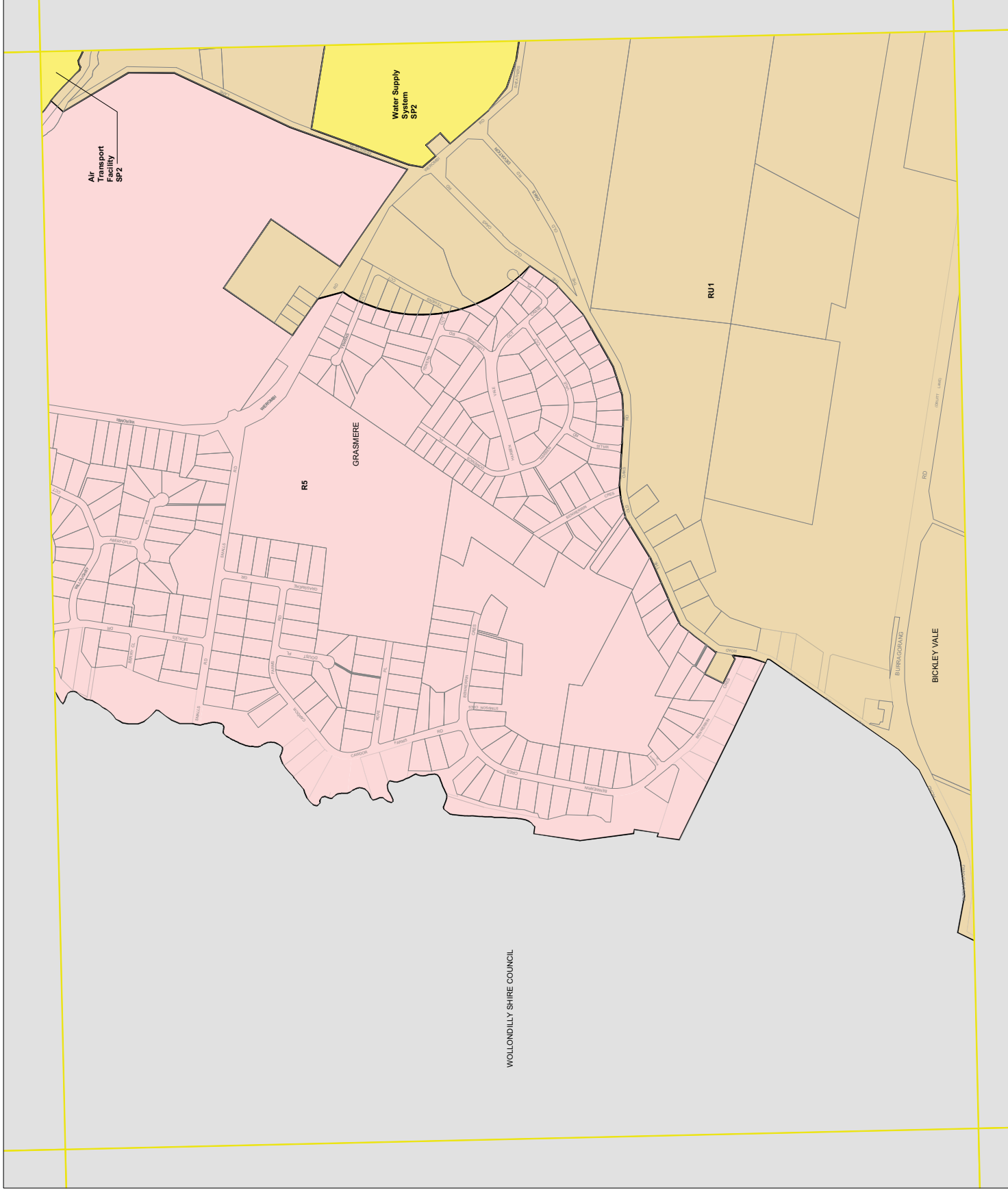
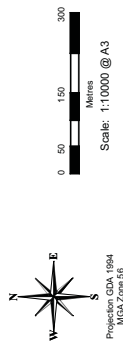
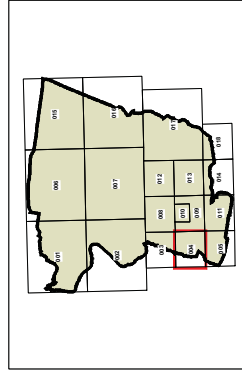
Educational
Establishment
SP2

COBBITTY

RU1

WOLLONDILLY SHIRE COUNCIL

Zone		
B1	Neighbourhood Centre	
B2	Local Centre	
B4	Mixed Use	
B5	Business Development	
E1	National Parks and Nature Reserves	
E2	Environmental Conservation	
E4	Environmental Living	
IN1	General Industrial	
IN2	Light Industrial	
R1	General Residential	
R2	Low Density Residential	
R3	Medium Density Residential	
R5	Large Lot Residential	
RE1	Public Recreation	
RE2	Private Recreation	
RU1	Primary Production	
RU2	Rural Landscape	
RU4	Primary Production Small Lots	
SP1	Special Activities	
SP2	Infrastructure	
SP3	Tourist	
SRGC	SEPP Sydney Region Growth Centres	
Cadastral		
	Cadastral 20/06/2012 © Camden Council	





Camden Local Environmental Plan 2010

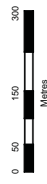
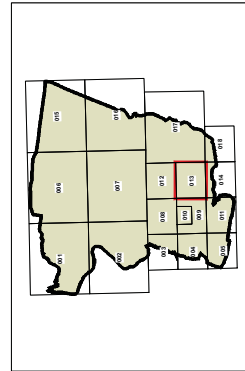
Land Zoning Map - Sheet LZN_013

Zone

- | | |
|-------------|------------------------------------|
| B1 | Neighbourhood Centre |
| B2 | Local Centre |
| B4 | Mixed Use |
| B5 | Business Development |
| E1 | National Parks and Nature Reserves |
| E2 | Environmental Conservation |
| E4 | Environmental Living |
| IN1 | General Industrial |
| IN2 | Light Industrial |
| R1 | General Residential |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RE2 | Private Recreation |
| RU1 | Primary Production |
| RU2 | Rural Landscape |
| RU4 | Primary Production Small Lots |
| SP1 | Special Activities |
| SP2 | Infrastructure |
| SP3 | Tourist |
| SRGC | SEPP Sydney Region Growth Centres |

Cadastre

Cadastre 20/06/2012 © Camden Council



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Projection GDA 1984
MGA Zone 56

Map identification number: 1450_CONLZN_013_010_20100705



Camden Local Environmental Plan 2010

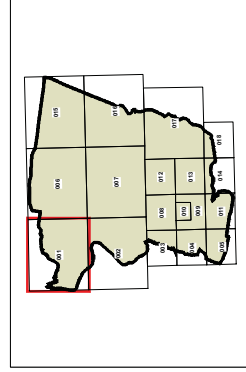
Height of Buildings Map - Sheet HOB_001

Maximum Building Height (m)

C	5
F	6.5
G	7
I	8.5
J	9.5
K	10
L	11
M	12.5
O	15.5
SRGC	SEPP Sydney Region Growth Centres
Refer to Clause 4.3A	
Refer to Clause 4.3B	
Refer to Clause 4.3C	

Cadastral

Cadastral 20/06/2012 © Camden Council



Scale: 1:20000 @ A3
Projection GDA 1984
MGA Zone 56

Map identification number: 1459_COM_HOB_001_002_20120620

LIVERPOOL CITY COUNCIL

COBBITTY

WOLLONDILLY SHIRE COUNCIL



Camden Local Environmental Plan 2010

Lot Size Map - Sheet LSZ_013

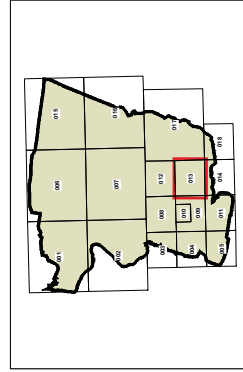
Minimum Lot Size (sq. m)

B	220
C	250
D	300
E	450
F	500
G	600
H	700
I	800
J	900
K	1500
L	2000
M	4000
N	6000
X	2 ha
AB	40 ha
SRGC	SEPP Sydney Region Growth Centres

Cadastre



Cadastre 20/06/2012 © Camden Council

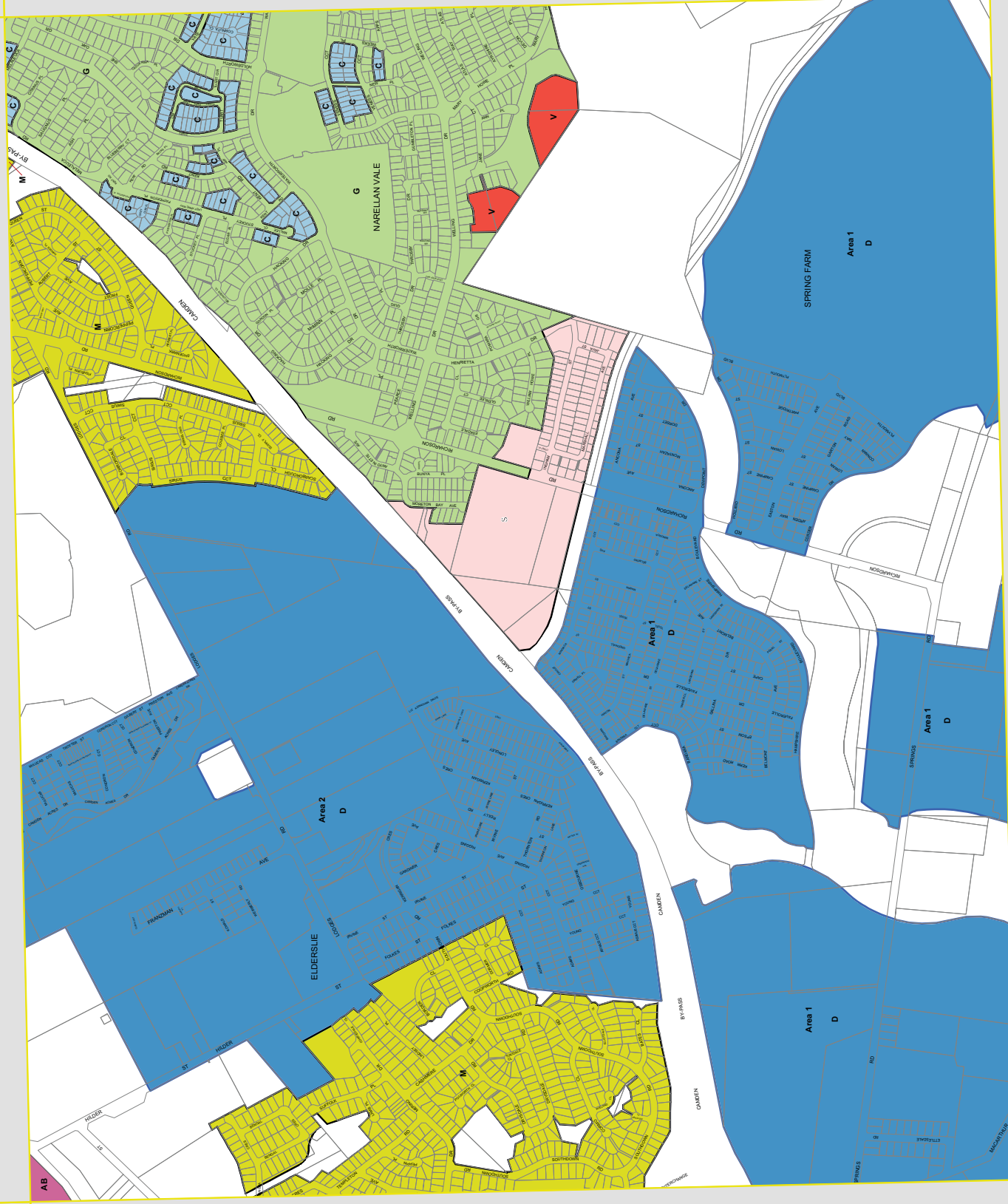


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Property: LGA 1994
MGA Zone 56

Map identification number: 1450_COM_LSZ_013_010_2012020





Camden Local Environmental Plan 2010

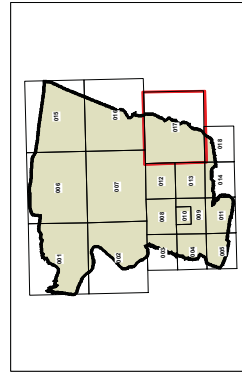
Lot Size Map - Sheet LSZ_017

Minimum Lot Size (sq. m)

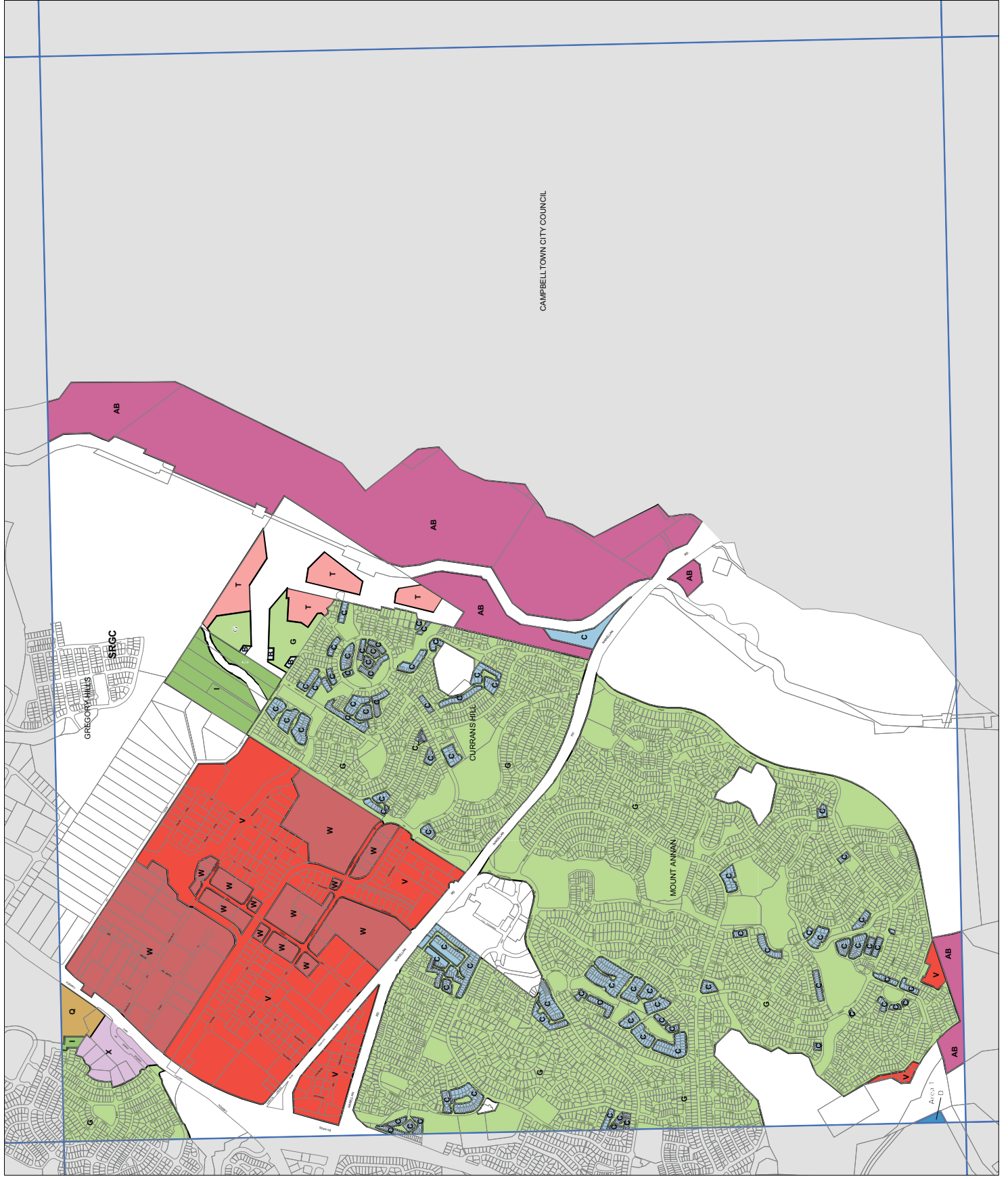
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C	250
D	300
E	350
F	450
G	500
H	600
I	700
J	800
K	900
L	1500
M	2000
N	4000
O	6000
P	2 ha
Q	40 ha
SRGC	SEPP Sydney Region Growth Centres

Cadastre

Cadastre 20/06/2012 © Camden Council



Map Identification number: 1450_COM_LSZ_017_090_20100620





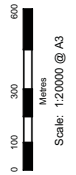
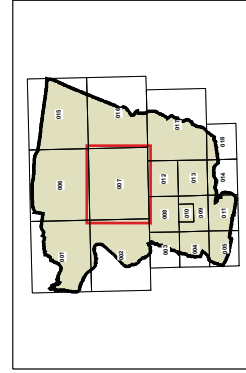
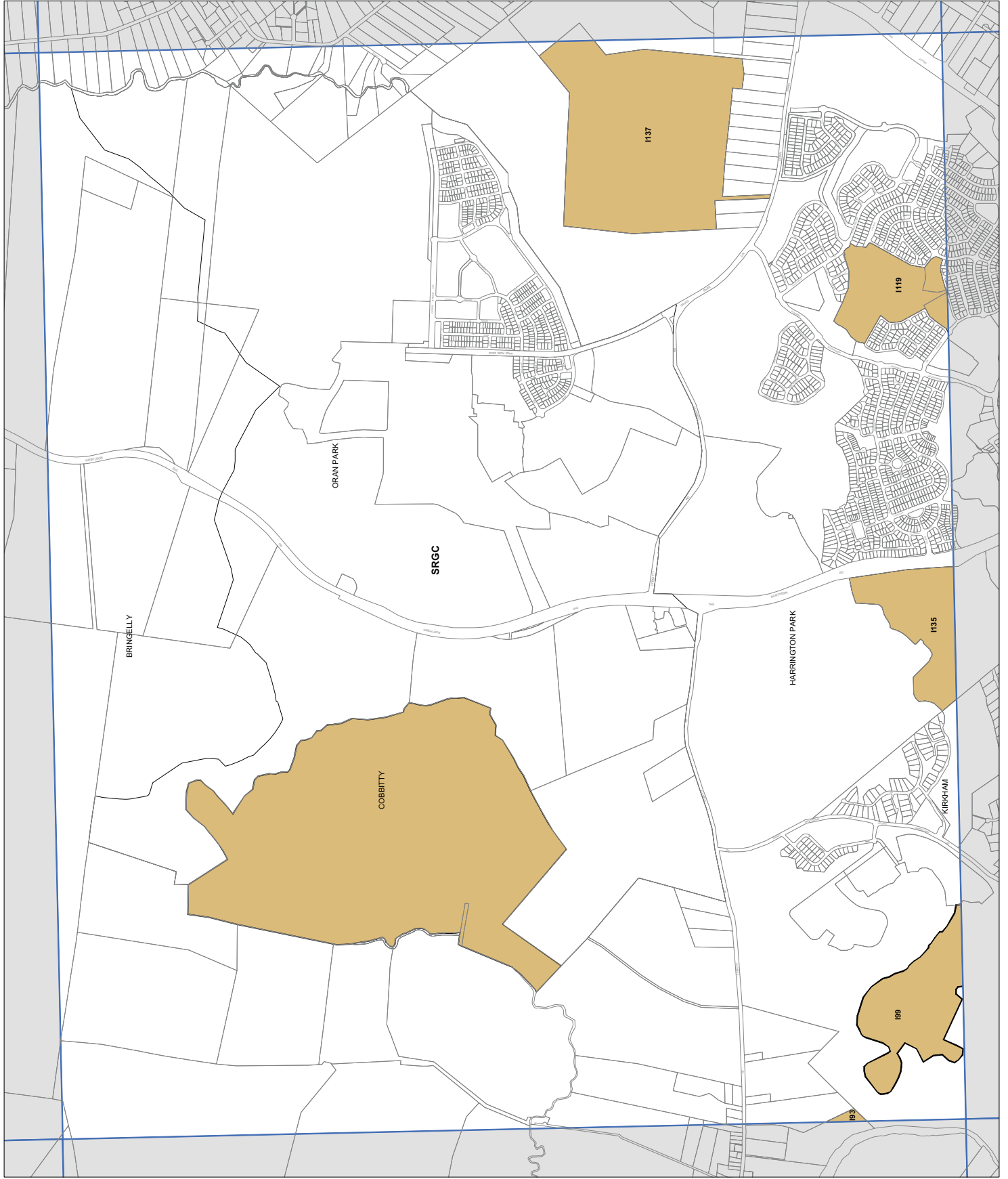
Heritage Map - Sheet HER_007

Heritage

-  General Item
-  Conservation Area - General
-  SRGC Sydney Region Growth Centres

Cadastral

-  Cadastre 20/06/2012 @ Camden Council



Projection: GDA 1994
MGA Zone 56



Camden Local Environmental Plan 2010

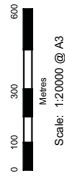
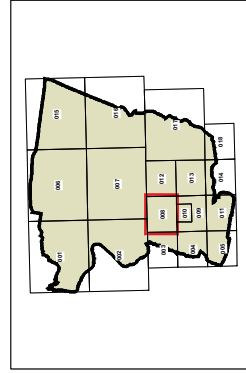
Heritage Map - Sheet HER_008

Heritage

- General Item
- Conservation Area - General
- SRGC
- SEPP Sydney Region Growth Centres

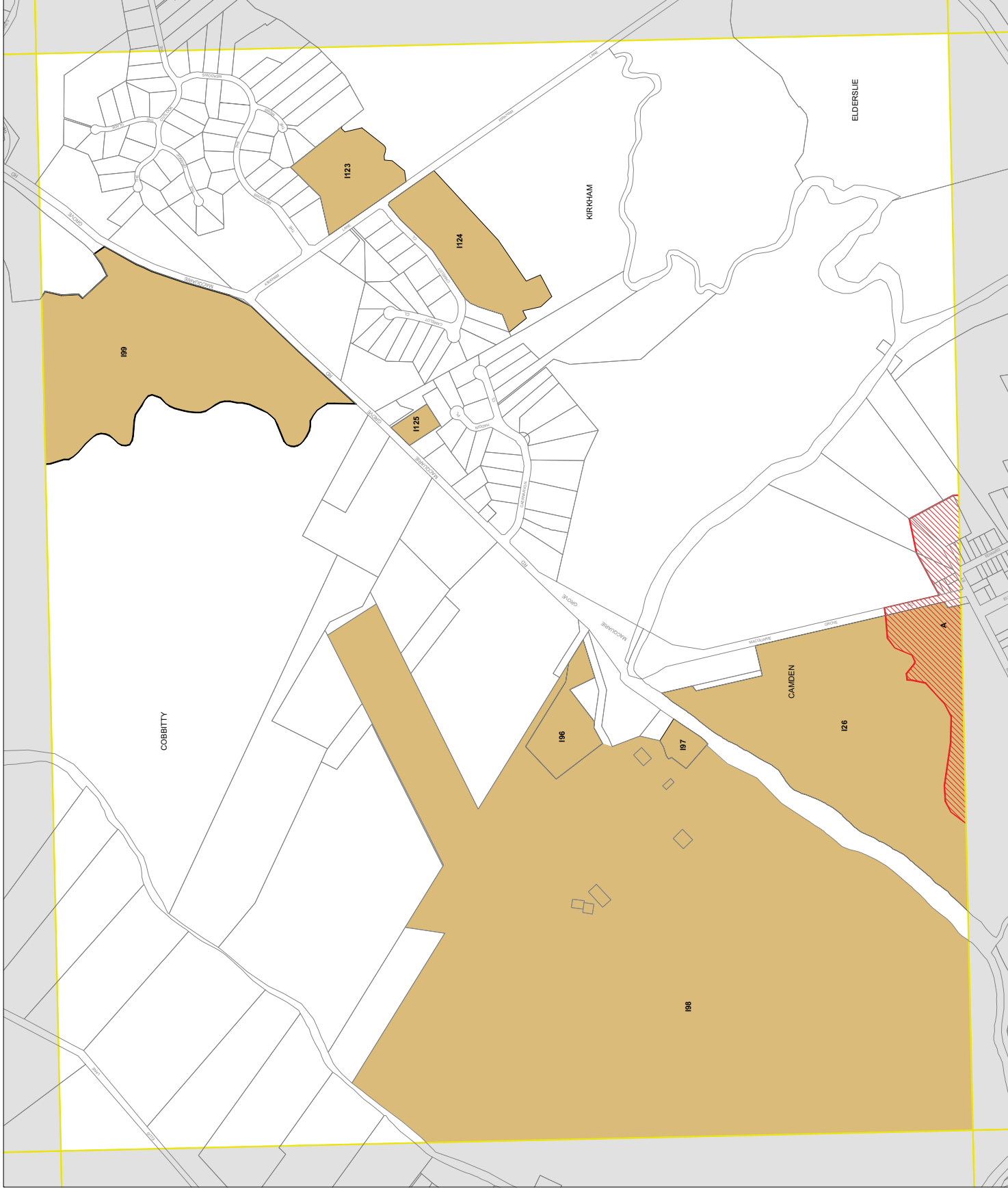
Cadastral

- Cadastral 20/06/2012 © Camden Council



Projection: GDA 1984
MGA Zone 56

Map identification number: 1450_CON_HER_008_010_20120620





Camden Local Environmental Plan 2010

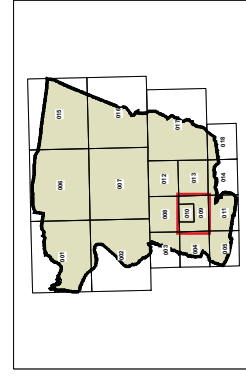
Heritage Map - Sheet HER_009

Heritage

- General Item
- Conservation Area - General
- SRGC
- SEPP Sydney/Region Growth Centres

Cadastral

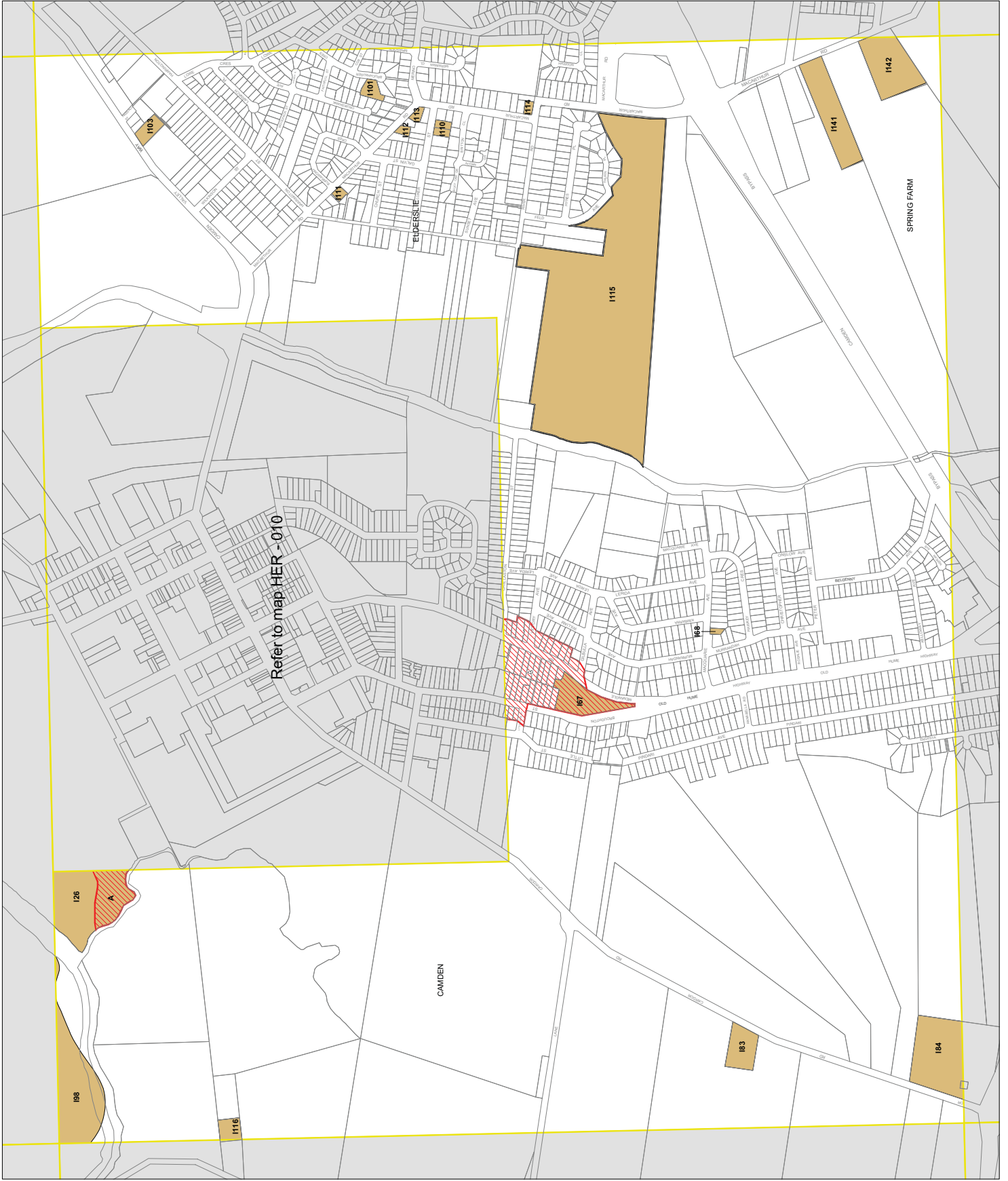
- Cadastral 20/06/2012 © Camden Council



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Projection: GDA 1984
MGA Zone 56

Map identification number: 1459_COM_HER_009_010_20120620

Refer to map HER_010





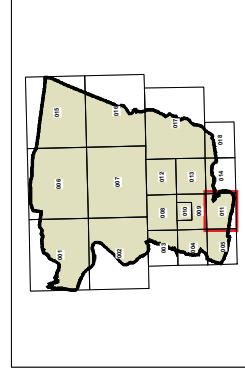
Heritage Map - Sheet HER_011

Heritage

- General Item
- Conservation Area - General
- SEPP Sydney Region Growth Centres
- SRGC

Cadastre

- ☐ Cadastre 20/06/2012 © Camden Council



Metres
Scale: 1:20000 @ A3

Projection GDA 1996
MGA Zone 56

Map identification number:



Camden Local Environmental Plan 2010

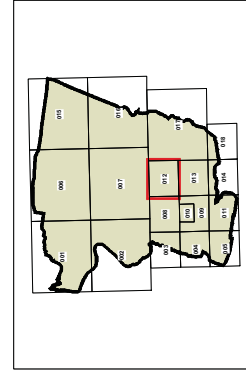
Heritage Map - Sheet HER_012

Heritage

- General Item
- Conservation Area - General
- SRGC
- SEPP Sydney Region Growth Centres

Cadastral

- Cadastral 18/01/2012 © Camden Council



Proposed LGA 1994
Map Scale 1:20000

Map identification number: 1450_COM_HER_012_010_20120620



Camden Local Environmental Plan 2010

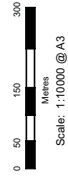
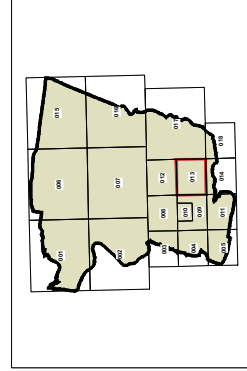
Heritage Map - Sheet HER_013

Heritage

- General Item
- Conservation Area - General
- SRGC
- SEPP Sydney Region Growth Centres

Cadastral

Cadastral 20/06/2012 © Camden Council



Projection GDA 1994
MGA Zone 56

Map identification number:

1450_COM_HER_013_010_20120620



Camden Local Environmental Plan 2010

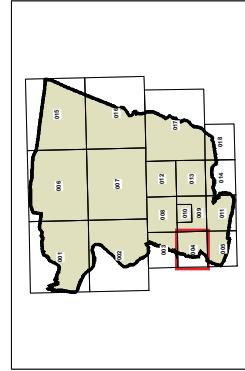
Heritage Map - Sheet HER-014

Heritage

- General Item
- Conservation Area - General
- SRGC
- SEPP Sydney Region Growth Centres

Cadastral

- Cadastral 20/06/2012 © Camden Council



Scale: 1:20000 @ A3

Projection GDA 1984
MGA Zone 56

Map identification number: 1459_COM_HER_014_010_20120620

SPRING FARM

WOLLONDILLY SHIRE COUNCIL

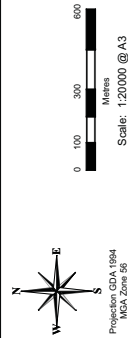


Heritage

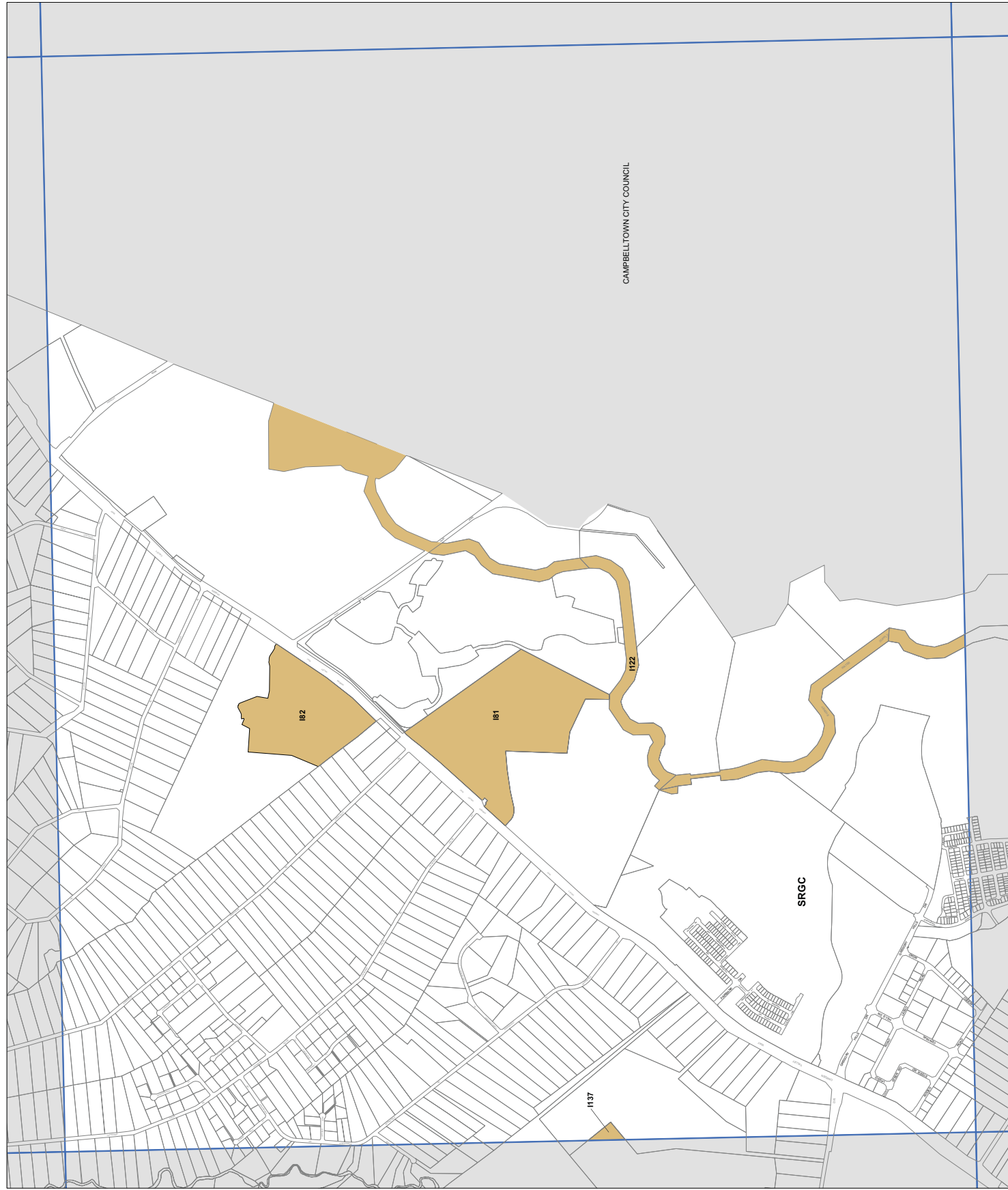
	General Item
	Conservation Area - General
	SEPP Sydney Region Growth Centres

Cadastre

	Cadastre 20/06/2012 © Camden Council
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Map identification number: 1450_COM_HER_016_020_20120620



CAMPBELL TOWN CITY COUNCIL



Camden Local Environmental Plan 2010

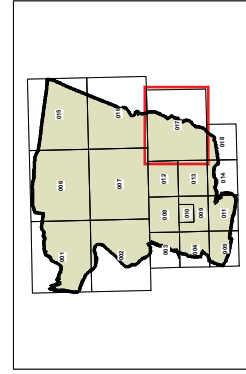
Heritage Map - Sheet HER_017

Heritage

- General Item
- Conservation Area - General
- SRGC
- SEPP Sydney Region Growth Centres

Cadastral

- Cadastral 20/06/2012 © Camden Council



Scale: 1:20000 @ A3
Projection GDA 1994
MGA Zone 56

Map identification number: 1450_COM_HER_017_020_20120620





Camden Local Environmental Plan 2010

Additional Permitted Uses Sheet APU_007

Legend

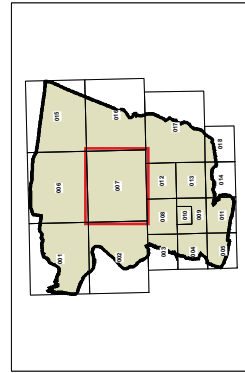


Refer to Schedule 1

Cadastral



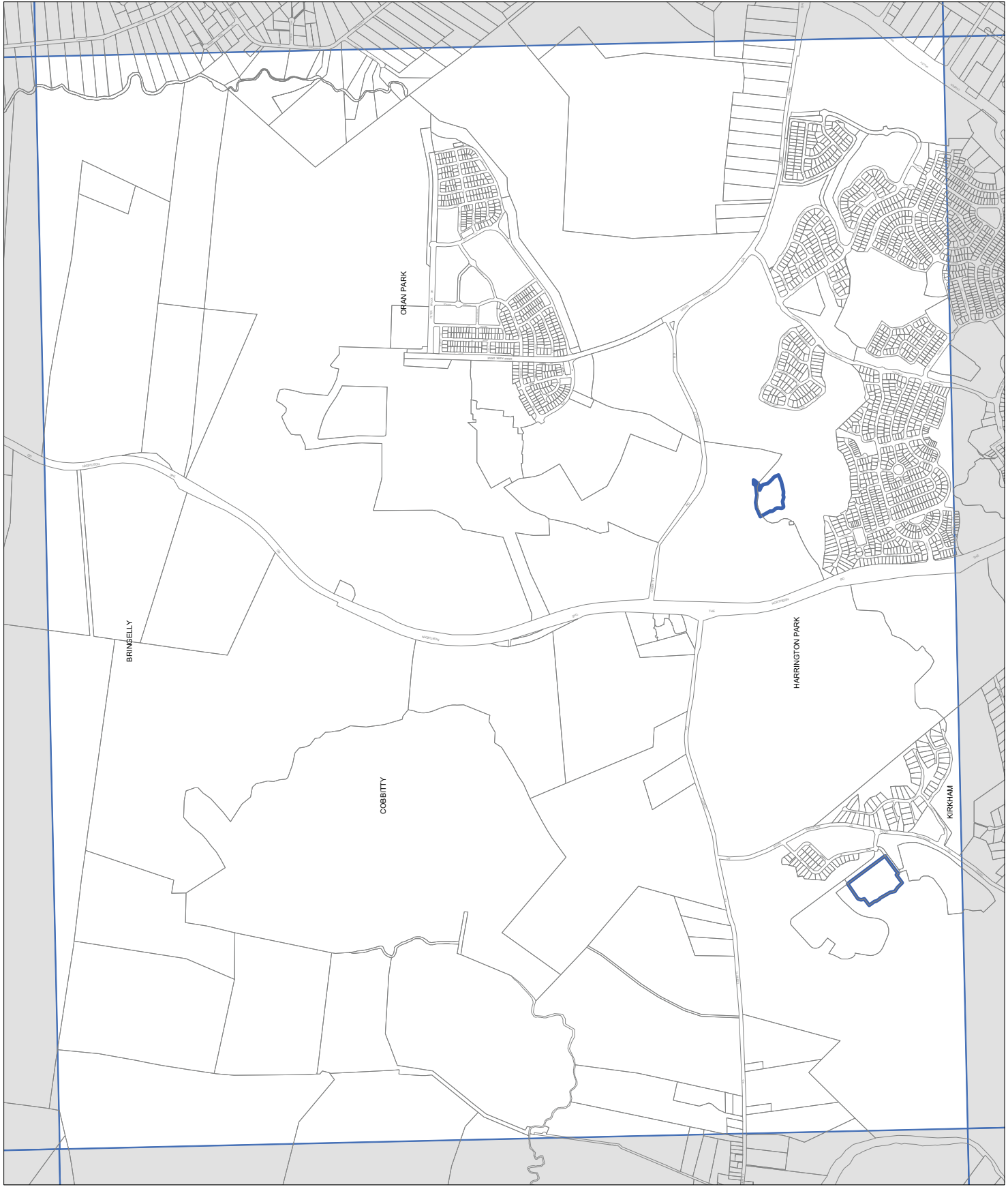
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Projection GDA 1994
MGA Zone 56

Map identification number: 1459_CONLAPU_007_020_20100705





Camden Local Environmental Plan 2010

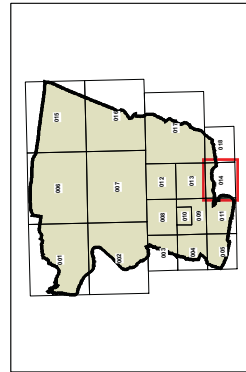
Urban Release Area Map - Sheet URA_013

Legend

- Urban release area
- Macarthur Resource Recovery Park

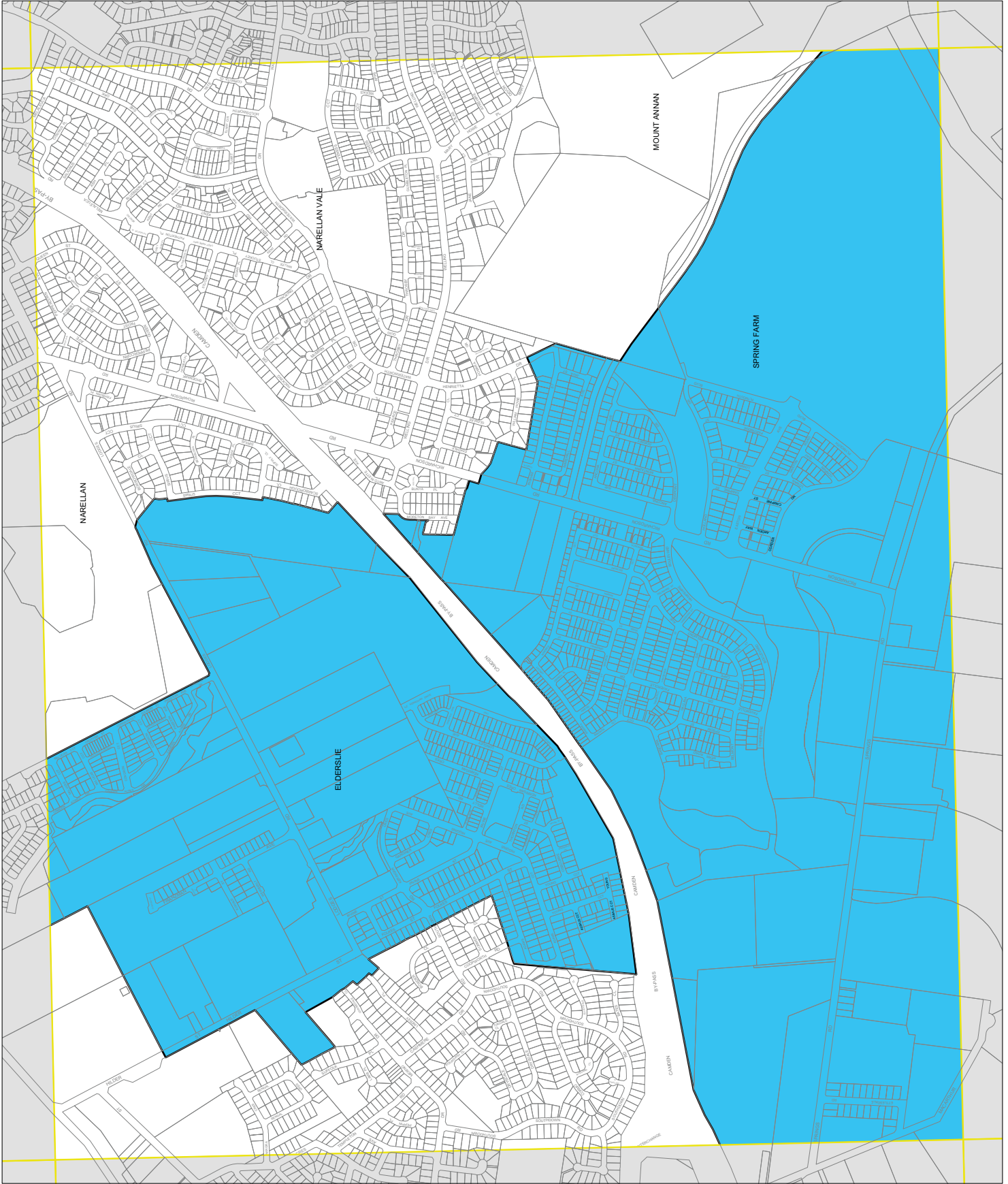
Cadastral

Cadastral 2006/2012 © Camden Council



Projection: GDA 1984
MGA Zone 56

Map identification number: 1450_CON_URA_013_010_20120620



Appendix C – Applicable section 117 directions

Direction	Objective	Response
1.1 Business and Industrial Zones	The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the vitality of identified strategic centres.	<u>Item 10. Recreation areas in the B1, B2, B4 and B5 zones.</u> The land use tables for the business zones will be amended to allow for recreational development with consent. It will facilitate in achieving the objectives of the directions as the viability of the business zone will not be compromised. In addition, the increase in population will encourage the use of recreational facilities in the centres, whilst not detracting from the availability of employment land in the area. <u>Item 11. Restricted Premises</u> This planning proposal seeks to amend Camden LEP by adding the term “restricted premises” to Item 4 – Prohibited uses in the land use tables for the B1 and B5 zones only. This amendment will ensure that the controls are in line with the standard instrument requirements and Councils vision for Camden.
1.2 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	<u>Item 1. RU4 Zone: Development permissible with consent</u> This amendment will ensure that the LEP is consistent with the ‘status quo’ approach adopted during the conversion of the former Camden LEPS into the new LEP template format.

Direction	Objective	Response
2.1 Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	<u>Item 3. Exhibition homes in the E4 zone for Kirkham Rise</u> This planning proposal will allow for exhibition homes and villages to be developed within Precinct C (E4 Environmental Living) of Kirkham Rise. This will provide housing typologies and choice of dwellings that will cater for environmental living zones. As a result it will minimise the impact of residential development on the environment.
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.	<u>Item 4. Wivenhoe</u> The intention of the planning proposal is to amend the curtilage are of the heritage item to incorporate the elements that encompass Heritage Item No.199. This amendment will ensure the significant items that incorporate the site are protected and preserved. <u>Item 5. State Heritage Items within the Camden LGA</u> This planning proposal is to amend the heritage maps to mirror and maintain consistency with the maps as per the heritage database. In addition, some of the state heritage items Lot and DP have also required updating. It is considered that this amendment provides more rigor to the heritage controls and enable S149 certificates to be issued with the appropriate heritage reference. <u>Item 6. Camden heritage items</u> The intention of this planning proposal is to amend the heritage boundary area of 3 local heritage items to comply with the current subdivision layout. It will facilitate in protecting the characteristic of the heritage items whilst ensuring that the LEP is reflecting the current legal property descriptions.

Direction	Objective	Response
3.1 Residential Zones	The objective 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.	<u>Item 2. LEP boundary adjustment</u> This planning proposal involves boundary adjustments to properties split between the Liverpool and Camden LGA's. This will ensure all portions of the lots affected will be within one Local Government Area which is both logical and in the public interest. <u>Item 7. Spring Farm Neighbourhood centre</u> This planning proposal includes amendments to the zone boundary between the residential and B1 zone boundary at Spring Farm. This amendment will ensure that the LEP reflects the approved masterplan under the Camden DCP 2011. Accordingly, the planning proposal is considered to be consistent with this direction. <u>Item 8. Spring Farm minimum lot sizes</u> This amendment clarifies the minimum lot size requirements for Spring Farm and will provide certainty in areas which are currently experiencing increased residential development activity. <u>Item 15. Benwerrin Crescent boundary alignment</u> This planning proposal will amend the zoning map of certain lands in Grasmere to address errors, inconsistencies and reflect the true LGA boundary and zoning. This will ensure the land affected is zoned R5 Large Lot Residential. Accordingly, this planning proposal is considered to be consistent with this direction.
3.5 Development Near Licensed Aerodromes	The objectives of this direction are: (a) to ensure the effective and safe operation of aerodromes, and	<u>Item 3. Exhibition homes in the E4 zone for Kirkham Rise</u> The development of exhibition homes and villages within the E4 zone for Kirkham Rise

Direction	Objective	Response
	(b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and (c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.	will be situated on land that has already been zoned for residential care. Appropriate development control measures have been taken to ensure that future development will not negatively be affected by aircraft noise.
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	<u>Item 12. Special Events</u> This planning proposal inserts a new clause under Camden LEP 2010 to permit the erection of temporary structures specifically for public or private special events to be carried without development consent. This will remove unnecessary complexity and red tape for developers, business owners and applicants alike.
4.2 Mine Subsidence and Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	This direction applies to the Spring Farm planning proposals within the document as Spring Farm has been identified a mine subsidence district. The proposed items are consistent with what was agreed by the Mine Subsidence Board.
4.4 Planning for Bushfire Protection	The objectives of this direction are: (a) to protect life, property and the environment from bushfire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas; and (b) to encourage sound management of bush fire prone areas.	<u>Item 16. Mt Annan minimum lot size provision</u> This planning proposal increases the minimum lot size of certain residential land in Mt Annan to 2000sqm. The land affected by this planning proposal is in close proximity to bush fire prone land. As such this amendment will minimise the perimeter of the area of land interfacing the hazard that may be developed.

Direction	Objective	Response
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 policy is consistent with the aims and objectives of all relevant regional Strategies.
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 proposals are compatible with the Metropolitan Strategy in that it assists with residential Greenfield development.

