

Attachment 3

ORD01

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
Submission 1				
Department of Primary Industries - Agriculture	20/204491	The amendment to the objective for the RU1 zone will weaken the intent of the current objective which requires non-agricultural land uses to support primary production.	<p>The LSPS identifies that Council will investigate opportunities to build on Camden's natural and cultural assets to promote local agricultural production and increase tourism and the local visitor economy.</p> <p>Amending the RU1 Primary Production and RU2 Rural Landscape zone objectives to include non-agricultural uses (including tourism uses) that are compatible with the agricultural, environmental and conservation values of the land is consistent with the LSPS.</p> <p>The intent of this amendment is to consider appropriate non-agricultural uses that are compatible with the existing agricultural value of the land within RU1 Primary Production and RU2 Rural Landscape zones.</p> <p>This proposed amendment is not considered to weaken the current objectives but rather allow for agricultural production to remain viable and sustainable with the inclusion of eco-tourism facilities and uses with minimal impacts.</p> <p>As noted above, the Camden LSPS identifies that Council will investigate opportunities to increase tourism and the local visitor economy. The introduction of 'eco-tourism facilities' in the RU1 Primary Production zone is consistent with this action. Furthermore, whilst the Rural Lands Strategy recognises the importance of Camden's rural land and its role in producing</p>	No changes to the Planning Proposal are recommended as a result of this submission.
		Objects to permitting eco-tourist facilities in the RU1 zone. It considers that the proposal is inconsistent with action 102 of the Camden LSPS as it will not minimise the potential for land use conflict.		
		Permitting eco-tourist facilities in the RU1 zone is considered to be inconsistent with the action in		

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		<p>the Camden Rural Lands Strategy to “investigate and promote activities to support and promote viable and sustainable agriculture” as eco-tourist facilities are generally unrelated to agricultural production.</p> <p>There is limited RU1 zoned land in the LGA and it contains Biophysical Strategic Agricultural Land and existing intensive agricultural land uses.</p>	<p>fresh food, it also acknowledges other benefits such as tourism.</p>	
		<p>There is limited RU1 zoned land in the LGA and it contains Biophysical Strategic Agricultural Land and existing intensive agricultural land uses.</p>	<p>The SEPP (Mining, Petroleum Production, and Extractive Industries) 2007 applies to land identified as Biophysical Strategic Agricultural Land. There is portion of land set off the Nepean River that is applicable to the SEPP. Clause 12 of the SEPP provides matters of consideration for other land uses when considering development applications within these areas. The clause clearly sets out considerations where other land uses must not provide significant impact and ways other land uses are compatible with existing intensive uses.</p>	<p>Further, as previously stated ‘eco-tourist facilities’ are intended to ensure compatibility with other permissible land uses and would be considered on site-specific merit basis.</p>
		<p>There is limited RU1 zoned land in the LGA and it contains Biophysical Strategic Agricultural Land and existing intensive agricultural land uses.</p>	<p>The SEPP (Mining, Petroleum Production, and Extractive Industries) 2007 applies to land identified as Biophysical Strategic Agricultural Land. There is portion of land set off the Nepean River that is applicable to the SEPP. Clause 12 of the SEPP provides matters of consideration for other land uses when considering development applications within these areas. The clause clearly sets out considerations where other land uses must not provide</p>	<p>where other land uses must not provide</p>

Attachment 3
ORD01

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
			significant impact and ways other land uses are compatible with existing intensive uses. Further, as previously stated 'eco-tourist facilities' are intended to ensure compatibility with other permissible land uses and would be considered on site-specific merit basis.	
		Farmstay accommodation and bed and breakfast accommodation are already permissible in the RU1 zone.	Noted.	
		There is no objection to these changes occurring in the RU2 Rural Landscape zone.	Noted.	
		It is noted that there is limited RU2 zoned land in the LGA. Should Council believe that some of the land currently zoned RU1 is not suitable for agriculture and may be suitable for eco-tourist facilities, it should consider rezoning this land to RU2. This would enable a strategic approach to locating eco-tourist facilities in the LGA.	Noted.	
		Council should also await the completion of the work between Department of Planning, Industry and Environment and the NSW Small Business Commissioner relating to agritourism land uses in rural areas before considering if there is a need to permit non-agricultural land uses in RU1 zones.	Noted. It is important that the rural economy is supported with additional benefits as identified in the RLS. Additional uses such as 'eco-tourist facilities' will help support the viability of rural businesses by whilst providing educational and informative means in compatibility with the existing land uses.	

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
			It should be noted that the Sydney Peri Urban Network (SPUN) which Camden Council is a part of is currently looking at actions to further explore tourism opportunities and understanding the socio-economic values of rural tourism.	
Submission 2				
South Western Sydney Local Health District (SWSLHD)	20/221136	<p>SWSLHD recognises the importance of the built and social environment in influencing health outcomes and in creating healthy, liveable and connected communities.</p> <p>It is very important that health considerations are being integrated into a range of key Council documents such as the CSP, LSPS and now inclusion into the draft LEP Review.</p>	Noted.	No action.
		<p>It is supported to amend the land use tables in the LEP to embed health considerations around walking and cycling into the zone objectives for B1 neighbourhood centres. These proposed zone objectives give greater clarity to the aims of health objectives and will ensure future development reflects the intent of the LEP.</p> <p>It is noted that Council is showing a strong commitment to putting people's health and wellbeing at the heart of planning and designing communities. SWSLHD look forward to continuing it's partnership with Council's to help ensure planning, design and policy considers the overall aims of health in developing new communities.</p>	The support of SWSLHD is noted and Council will continue to consult and collaborate with SWSLHD to improving the health and wellbeing of the Camden LGA residents.	

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
Submission 3				
Department of Primary Industries – Fisheries	20/224066	DPI Fisheries is pleased that the amendment makes provisions to allow additional protection for environmentally sensitive land through the identification of Environmentally Sensitive Land (ESL) mapping. Riparian lands and watercourses is included in the proposed provisions under section 2. (c) the land included in this section is land 40m from the top of the bank. Policy and Guidelines for Fish Habitat Conservation and Management (2013) section 6.1.4 Protecting urban riparian vegetation and 6.1.4.1 3) a) specifically details the riparian buffer required depending on the type and class of water way, ranging from 10m to 100m. So, a 40m width may not necessarily meet the DPI Fisheries requirements.	It is noted that DPI - Fisheries have provided general support for the intention of the Planning Proposal to protect Camden's environmentally sensitive lands. The submission from DPI-Fisheries is noted. It is recommended that the ESL clauses and maps be deleted from the Stage 1 Planning Proposal. The DPI Fisheries Policy and Guidelines will be further consulted to inform appropriate riparian land buffers.	Removal of the proposed ESL mapping and local clauses from the Planning Proposal is recommended.
Submission 4				
Department of Education	20/223522	SINSW is generally supportive of the overall direction and land-use controls contained in the draft CLEP 2020, subject to the considerations identified which will assist with the appropriate provision of school infrastructure to respond to population growth.	It is noted that the Department of Education has provided general support for the intention of the Planning Proposal to protect Camden's environmentally sensitive lands. The Department of Education has requested that the proposed ESL maps be reviewed and updated to consider impacts on existing and future infrastructure. It is recommended that the proposed ESL maps be reviewed and updated to consider all existing and proposed future infrastructure. It is	Removal of the proposed ESL mapping and local clauses from the Planning Proposal is recommended.

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		<p>SINSW notes the introduction of Environmentally Sensitive Land (ESL) mapping and the additional provisions within Part 7 of the Camden LEP for ESL to preserve ecological communities and important biodiversity corridors within the LGA.</p> <p>Several existing school sites will be impacted by the updated mapping, including:</p> <ul style="list-style-type: none"> • Camden Public School • Camden South Public School • Harrington Park Public School • Mount Annan High School • Mawarra Public School • Narellan Public School • Elderslie Public School <p>None of the above sites are currently identified as containing terrestrial biodiversity under the Camden Local Environmental Plan 2010 (CLEP 2010), nor are these mapped on the Department of Planning, Industry and Environment's Biodiversity Values Map.</p> <p>SINSW requests that further clarification be provided regarding the biodiversity values present on the above sites, in particular, advice on surveys that have been undertaken to inform the proposed mapping. This does not appear to</p>	<p>recommended that the proposed ESL maps and associated clauses be deleted from the Stage 1 Planning Proposal. This will enable the ESL maps to be reviewed and updated to reflect recent developments and approvals, along with any recent and future infrastructure projects.</p> <p>The Department of Education has requested that the proposed ESL maps be reviewed and updated to consider impacts on existing and future infrastructure.</p> <p>It is recommended that the proposed ESL maps be reviewed and updated to consider all existing and proposed future infrastructure. It is recommended that the proposed ESL maps and associated clauses be deleted from the Stage 1 Planning Proposal. This will enable the ESL maps to be reviewed and updated to reflect recent developments and approvals, along with any recent and future infrastructure projects.</p>	

Attachment 3

ORD01

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		<p>be specified within the updated Camden Council Local Biodiversity Strategy (2013).</p> <p>Further, SINSW requests that ESL listings and maps that apply to school sites, only apply to those parts of the site that are environmentally sensitive and not to parts of the site where there are existing buildings and therefore not environmentally sensitive land. This will ensure that vital alterations and additions to school elements can be carried out more efficiently as exempt or complying development under State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, where appropriate.</p>		
		<p>SINSW supports the correction of various errors in Schedule 5 of the draft CLEP, including updating site addresses.</p> <p>SINSW requests that during review of the heritage listings, consideration be given to limiting the listings and mapping on schools to only reflect the elements of significance rather than the entire site.</p> <p>Accurate listings will ensure vital alterations and additions to non-heritage significant school elements can be carried out more efficiently as exempt or complying development under State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017, where appropriate.</p>	<p>Noted, the Planning Proposal includes the following update for heritage only:</p> <ul style="list-style-type: none"> Updating the level of significance of St Johns Church Camden from local to State, reflecting its listing on the State Heritage register. <p>Not further updates for heritage are included in the current Planning Proposal.</p> <p>It should be noted that Council has identified the need for a Heritage Review to be undertaken as part of the Stage 2 LEP Review. Department of Education will be further consulted on any potential changes to the heritage listings of their sites.</p>	

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		SINSW requests that Council consider reviewing the relevant section 7.11 or 7.12 Plan to confirm suitable road upgrades, active and public transport infrastructure is provided to service any uplift associated with and future zoning changes as a result of the Stage 2 LEP Review.	Noted, this submission will be forwarded to Council's Contributions Planning branch for consideration in any future review of the current 7.11 plans.	
Submission 5				
Sydney Water	20/224068	<p>Sydney Water is aware of the rezoning of property in Camden from water infrastructure to SP2 Infrastructure and discussions regarding these rezoning submissions have already occurred between Sydney water and Council.</p> <p>Sydney Water supports the new Environmentally Sensitive Land (ESL) clauses and mapping proposed and will consider the objectives of ESL if planning for works in the six properties listed by Council. This will be consistent with Sydney Water's current practice to avoid, minimise, mitigate and offset residual impacts framework.</p>	<p>Noted.</p> <p>It is noted that Sydney Water has provided general support for the intention of the Planning Proposal to protect Camden's environmentally sensitive lands.</p> <p>It is recommended that the proposed ESL maps be reviewed and updated to consider all existing and proposed future infrastructure. It is recommended that the proposed ESL maps and associated clauses be deleted from the Stage 1 Planning Proposal. This will enable the ESL maps to be reviewed and updated to reflect recent developments and approvals, along with any recent and future infrastructure projects.</p> <p>Noted.</p>	<p>Removal of the proposed ESL mapping and local clauses from the Planning Proposal is recommended.</p>
		Sydney Water welcomes the opportunity to comment on future LEP amendments and where proposed changes may trigger an increase in dwellings and jobs within the Camden local government area.	<p>Sydney Water will be consulted as part of Stage 2 of the LEP Review and the Local Housing Strategy.</p>	

Attachment 3

ORD01

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
Submission 6				
Endeavour Energy	20/224897	The proposed amendments affect Endeavour Energy's following four sites (in alphabetical order of suburb) with three being network and one being a non-network site which are shown in the below site plans from Endeavour Energy's G/Net master facility model. Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plans is indicative only. In addition, it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of these works until their capture in the model.	Noted. It is recommended that the proposed ESL maps be reviewed and updated to consider all existing and proposed future infrastructure. It is recommended that the proposed ESL maps and associated clauses be deleted from the Stage 1 Planning Proposal. This will enable the ESL maps to be reviewed and updated to reflect recent developments and approvals, along with any recent and future infrastructure projects.	Removal of the proposed ESL mapping and local clauses from the Planning Proposal is recommended.
		275 Cawdor Road, Cawdor	Noted. See above.	
		The current Cawdor Zone Substation curtilage can support a third transformer but at this time based on the limited load growth expansion is quite unlikely. The watercourse traversing the site is small and any future development / expansion of the zone substation is unlikely to adversely impact the watercourse.		
		130 Alma Road, Leppington	Noted. See above.	
		This area is still marked to be developed and a zone substation will be required here at some point in the future. Supply for the new zone substation is likely to be supplied by 132,000 volt / 132 kilovolt (kV) Feeder 9L4 Nepean		

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		<p>Transmission Substation – North Leppington Zone Substation, which is the line running from the south-west to the north-east in diagram.</p> <p>Typically a 132 / 11 kV zone substation requires a site area of about 12,000 m². The future substation should be outside the riparian land and watercourse (even with the 40 m buffer).</p>		
		<p>17 McPherson Road, Smeaton Grange</p> <p>Narellan Field Service Centre is an operational hub that is home to Distribution, Transmission and Systems Operations staff. The FSC operates 24 hours a day, 7 days a week to support the communities within the surrounding region. Narellan is a key FSC at the heart of the South West Priority Growth Area and services a large industrial customer base. There are currently no proposed major alterations or additions proposed for the FSC.</p>	<p>Noted.</p> <p>See above.</p>	
		<p>156 Springs Road, Spring Farm</p> <p>Areas to the east and west of Nepean Transmission Substation (TS) are existing protected Elderslie Banksia Scrub Forests.</p> <p>The area marked for biodiversity to the east of Nepean TS is one of the main 132 kV transmission routes for the TS. Currently, Nepean TS has 5 x 132 kV transmission bays with no spares. Future extension works are likely to be required to maintain long-term supply security for Camden & Wollondilly Council LGAs. The feeder</p>	<p>Noted.</p> <p>See above.</p>	

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		<p>works are unlikely to impact the area marked for biodiversity.</p> <p>There are currently no plans to extend Nepean TS and no other planned works that would be within the proposed biodiversity area.</p>		
		<p>In regard to Endeavour Energy's easements which may traverse Environmentally Sensitive Land:</p> <ul style="list-style-type: none"> For overhead power lines safety clearances and access must be maintained. Trees, plants or shrubs with a mature height that do not exceed 3 metres may be planted within the easement area provided they are no closer than 5 metres from the nearest structure. Mature trees must be a minimum 3 metres from the vertical projection of the overhead power line. No plants are permitted in an area where they may obstruct access. For underground cables access must be maintained. The planting of trees or the cultivation of shrubs with extensive root systems will not be permitted within the easement area. However, the planting of small shrubs and tilling of soil with a maximum root system 400mm deep may be considered in underground easements, except within 2 metres of joint bays, surface installations, cable marker plates and posts. 	<p>Noted. See above.</p>	

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
Submission 7				
WaterNSW	20/225527	<p>The biodiversity mapping and related provisions will help reduce development pressure on the Upper Canal, thereby protecting the Canal corridor and water quality within the Canal. WaterNSW is concerned that the biodiversity mapping includes areas within the Upper Canal corridor. WaterNSW requests Council exclude the corridor from the mapping, as the corridor provides critical water supply infrastructure. Vegetation along the corridor may need to be removed for operational and maintenance purposes.</p> <p>To improve biodiversity outcomes, WaterNSW is willing to work with Council to help facilitate the use of natural wildlife corridors where these already occur in the landscape.</p>	<p>It is noted that WaterNSW has provided general support for the intention of the Planning Proposal to protect Camden's environmentally sensitive lands.</p> <p>WaterNSW has requested that the proposed ESL maps be reviewed and updated to consider impacts on existing and future infrastructure.</p> <p>It is recommended that the proposed ESL maps be reviewed and updated to consider all existing and proposed future infrastructure. It is recommended that the proposed ESL maps and associated clauses be deleted from the Stage 1 Planning Proposal. This will enable the ESL maps to be reviewed and updated to reflect recent developments and approvals, along with any recent and future infrastructure projects.</p>	Removal of the proposed ESL mapping and local clauses from the Planning Proposal is recommended.
		<p>The Upper Canal is zoned SP2 Water Supply System, enabling water supply to be operated and maintained without the need for development consent. WaterNSW requires this SP2 zoning to be retained.</p>	<p>There is no change proposed to the zoning of the Upper Canal as part of this LEP amendment.</p>	
		<p>WaterNSW has been undertaking a fencing replacement program along sections of the Upper Canal which may impede the movement of fauna.</p>	Noted.	
		<p>Opportunities should be encouraged to direct land based fauna away from the open parts of the Canal in order to avoid wildlife drownings and associated water quality impacts.</p>	Noted.	

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		<p>The proposal would benefit by more clearly articulating the scale of resolution and criteria used in the mapping.</p> <p>WaterNSW notes and supports the fact that the Canal is not mapped as a watercourse given that it is an artificial channel used for transfer of water supply.</p> <p>The mapped hydrology appears to vary from that used by WaterNSW (based on LPI mapping) and shows numerous drainage features affecting the upper canal. The mapping includes the canal in some instances but excludes in others.</p> <p>If mapping is associated with High Ecological Value as stated then any of the artificially channelled watercourse crossings of the Canal should be excluded.</p> <p>Outside the Upper Canal, many watercourses are also mapped in a truncated or discontinuous manner. The Planning Proposal may benefit by elaborating further on how the Science Division undertook the watercourse mapping. The Planning Proposal may benefit by clarifying whether HEV criterion was applied for watercourses.</p> <p>Some areas of riparian vegetation appear as isolated islands and seem to not be associated with any watercourse. Mapping of these areas need to be verified. Some of these areas may be 'wetlands', it may be useful to include wetlands as a third category on the map sheet to</p>	<p>It is recommended that the proposed ESL maps be reviewed and updated to consider all existing and proposed future infrastructure. It is recommended that the proposed ESL maps and associated clauses be deleted from the Stage 1 Planning Proposal. This will enable the ESL maps to be reviewed and updated to reflect recent developments and approvals, along with any recent and future infrastructure projects.</p>	

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		<p>distinguish and clarify that they are isolated from a drainage network and not perceived as an anomaly.</p> <p>A number of watercourses presented on the map occur as straight lines suggesting that they have had the natural flow path varied by urban development.</p> <p>WaterNSW notes that the proposed riparian lands and watercourses clause includes consideration of 'any future rehabilitation of the watercourse and riparian areas'. WaterNSW notes that rehabilitation of waterways and riparian areas in proximity to the Upper Canal Corridor could affect stormwater flows.</p>		
		<p>The protection of watercourses and riparian lands is challenged by the expansion of urban growth as evidenced by the mapping. To address water quality impacts on downstream uses and waterways arising from urban development, Council may wish to introduce a separate Stormwater management clause in its local provisions.</p> <p>Council could also consider including a dedicated Essential Services clause within its LEP.</p> <p>Essential Services and a Stormwater clause would support the proposed health-based objectives and proposed provisions for watercourses and riparian lands. Both the Stormwater Management and Essential Services</p>	<p>Noted.</p> <p>WaterNSW will be consulted as part of Stage 2 of the LEP Review and any further consideration of stormwater management clauses and Essential Services clause.</p>	

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		clause could be considered under the Stage 2 LEP Review.		
Submission 8 Transport for New South Wales (TfNSW)	20/225527	<p>All existing TfNSW corridors and reservations need to be maintained and appropriately reflected in the Land Zoning and Land Reservation Acquisition maps as SP2 Infrastructure.</p> <p>Council may wish to consider a range of travel demand management measures for certain new developments/locations including the requirement of green travel plans to encourage the use of sustainable transport within the LGA.</p>	<p>There is no change proposed to the zoning and reservation for acquisition for existing TfNSW corridors.</p> <p>Noted, to be considered as part of the Stage 2 LEP Review.</p> <p>Council has identified in the following actions in the LSPS to address sustainable transport within the LGA.</p> <ul style="list-style-type: none"> Action 112 commits Council to investigating initiatives to reduce vehicle emissions. Action 18 commits Council to working with TfNSW to support travel behaviour change programs to manage demand on the transport network and will advocate for sustainable transport choices in new developments. <p>Noted, to be considered as part of the Stage 2 LEP Review.</p> <p>The LSPS identifies a number of actions which Council will look to implement to encourage future higher density and mixed-use developments in accessible locations.</p>	Removal of the proposed ESL mapping and local clauses from the Planning Proposal is recommended.

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

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			<p>Action 23 of the LSPS commits Council to work with the Department of Planning, Industry and Environment and TfNSW to identify future centres around planned railway stations which will include consideration higher density and mixed use developments.</p> <p>Further, Local Priority P3 considers the strengthening the Strategic Centres of Narellan and Leppington. Actions deriving from this priority will ensure jobs and homes are provided with great access to public transport such as rail.</p> <p>Local Priority 12 considers connecting Camden through integrated transport solutions. A number of actions deriving from this priority will ensure public transport patronage and walking and cycling to ensure greater integration and accessibility across the LGA and Western City District.</p>	
		<p>Council may wish to investigate and implement measures to reduce dependency on private vehicle use and encourage public transport use through travel demand management measures.</p>	<p>Noted, to be considered as part of the Stage 2 LEP Review.</p> <p>Council has identified the following action in the LSPS to address sustainable transport within the LGA. Action 112 commits Council to investigating initiatives to reduce vehicle emissions.</p>	

Attachment 3

ORD01

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		<p>Council should consider inclusion of requirements in the DCP for new developments to assess the demand for freight and servicing generated by the development and demonstrate to the satisfaction of Council / TfNSW.</p>	<p>Noted, to be considered as part of the Stage 2 LEP Review. Council will consult with TfNSW as part of the Stage 2 LEP Review.</p> <p>Action 9 of the LSPS commits Council to investigating opportunities to support freight movement on state and regional roads within the Camden LGA.</p>	
		<p>TfNSW is supportive of initiatives to give effect to actions contained in the District Plan on protecting freight corridors and industrial land from encroachment by sensitive land uses and managing the interfaces of industrial areas, trade gateways and intermodal facilities.</p>	<p>Noted.</p> <p>Action 12 of the LSPS commits Council to ensure that the Corridor preservation of the M9 Orbital are included in relevant planning instruments when confirmed by the State Government.</p>	
		<p>Council may wish to consider incorporating principles and objectives into the future LEP and DCP amendments, which will reinforce/strengthen the actions contained in the District Plan regarding the protection of freight corridors and industrial land from the encroachment by sensitive land uses.</p>	<p>Noted, to be considered as part of the Stage 2 LEP Review. Council will consult with TfNSW as part of the Stage 2 LEP Review.</p>	
		<p>TfNSW requests Council to liaise closely with Sydney Trains throughout each stage of the future strategic planning process, in particular in the development of the Stage 2 LEP amendment and supporting DCP.</p>	<p>Noted, to be considered as part of the Stage 2 LEP Review. Council will consult with TfNSW as part of the Stage 2 LEP Review.</p> <p>Local Priority 13 considers planning for the delivery of the North South Rail and South West Rail link extension. A number of actions support this priority and Council will consult with the relevant Stage agencies regarding any future LEP or DCP amendment.</p>	

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		<p>TfNSW recommends that Council review the suitability of the proposed riparian land at this property. The proposed amendments appear to be inconsistent with recent changes to the site that are associated with the Northern Road and Bringelly Road Stage 2 upgrade project.</p>	<p>It is recommended that the proposed ESL maps be reviewed and updated to consider all existing and proposed future infrastructure. It is recommended that the proposed ESL maps and associated clauses be deleted from the Stage 1 Planning Proposal. This will enable the ESL maps to be reviewed and updated to reflect recent developments and approvals, along with any recent and future infrastructure projects.</p>	
		<p>TfNSW requests that any proposed major increase to dwellings and employment yields is supported by a comprehensive transport assessment. This should consider and identify the required transport infrastructure to support additional growth.</p>	<p>Noted. Council is currently preparing a Local Housing Strategy and Local Centres and Employments Strategy. Noted. TfNSW will be consulted as part of Stage 2 of the LEP Review and the Local Housing Strategy.</p>	
<p>Submission 9 DPIE - Environment, Energy and Science Group (EES)</p>	<p>20/207445</p>	<p>Council's proposed clauses for environmentally sensitive lands (ESL) terrestrial biodiversity as well as riparian lands and watercourses and associated mapping should be amended to not apply to the land subject to the Growth Centres SEPP. The Council's maps should explicitly state that it excludes the area subject to the Growth Centres SEPP and a note on these maps should say the Growth Centres SEPP continues to apply. EES requests this amendment because currently the PP is inconsistent with the Growth Centres SEPP, Part 6 and the Biocertification Order 2007 Relevant Biodiversity Measures (RBMs), that</p>	<p>The submission from DPI-Environment, Energy and Science Group, the existing provisions of the Growth Centres SEPP and the Bio certification Order 2007 to protect existing native vegetation and flood prone and major creeks are noted. Whilst these provisions do not apply to all land within the SWGA, it is recommended that the ESL maps and associated clauses be deleted from the Stage 1 Planning Proposal.</p> <p>Noted. As above.</p>	<p>Removal of the proposed ESL mapping and local clauses from the Planning Proposal is recommended.</p>

ORD01

Attachment 3

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
		<p>afford greater protection to ENV and Part 5 of the Growth Centres SEPP 2006 currently applies to flood prone and major creeks lands.</p> <p>Camden's proposed LEP maps only excludes the certified land subject to the Growth Centres SEPP and a parcel of land zoned Public Recreation – Regional at Alma Road, Leppington. This parcel zoned RE1 under the Growth Centres SEPP is also non-certified land and marked with red hatching to be acquired as shown on the Biodiversity Certification Order Maps. This parcel is zoned in the SEPP because this parcel was identified as a conservation area to be acquired by the NSW Government. Precinct planning has yet to occur for the rest of the South West Growth Centre as such other land is not zoned under the GC SEPP.</p>	<p>Noted. As above.</p>	
		<p>For consistency, all the land subject to the Growth Centres SEPP (not just the zoned parcel) needs to be excluded from the draft ESL terrestrial biodiversity and riparian lands and watercourses map. The proposed LEP maps must exclude:</p> <ul style="list-style-type: none"> • non-certified land under the Order; • red hatched land under the Order; • existing native vegetation (ENV) land protected under the Order and shown on the Growth Centres Commission draft conservation plan Figure 5 as vegetation and protected. • the land zoned Public Recreation – Regional at Alma Road, Leppington under the GC SEPP. 	<p>Noted. As above.</p>	

Stage 1 LEP Review Planning Proposal – Public Agency Submissions

Agency	EDMS Ref No.	Issue/Comment	Officer response	Proposed Action
DPIE - Environment, Energy and Science Group (EES) - Addendum	20/235790	<ul style="list-style-type: none"> land subject to the Growth Centres SEPP Parts 5 and 6 (which includes the non-certified land identified as floods and major creeks lands under the Growth Centres SEPP). 	Noted.	
		<p>A further submission has been received by EES Group.</p> <p>The submission provides feedback on the extent of ESL mapping within the SWGA.</p> <p><i>ESL-Terrestrial Biodiversity mapping</i> – EES confirms that the removal of all land within the SWGA is supported and consistent with the Sydney Region Growth Centres SEPP, Part 6 and the Biocertification Order 2007 Relevant Biodiversity Measures (BMI)</p> <p><i>ESL-Riparian Land and Watercourses mapping</i> – EES confirms that it supports the removal of the ESL mapping to the following land within the Sydney Region Growth Centres SEPP:</p> <ul style="list-style-type: none"> flood prone and major creeks land (non-certified land) land zoned under the Sydney Region Growth Centres SEPP currently; and transitional land. 	As above.	
Submission 10				
DPIE - Crown Lands	20/227243	No comments are provided for this proposal at this time.	Noted.	No action.