



CAMDEN COUNCIL PLANNING PROPOSAL

Camden Local Environmental Plan (LEP) 2010 Review

Stage 1

Version 1

October 2019

Document Register

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1.0 Introduction

This Planning Proposal explains the intent of, and justification for, numerous proposed amendments to the Camden Local Environmental Plan (LEP) 2010. The amendments are proposed to resolve minor errors, anomalies and improve readability of the document. The proposed amendments also align the Camden LEP with the Western City District Plan (the District Plan) and Camden's draft Local Strategic Planning Statement (LSPS).

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and guidelines published by the Department of Planning, Industry and Environment, namely 'A guide to preparing Planning Proposals' to ensure all matters requiring consideration are appropriately addressed.

Background

In March 2018 the Greater Sydney Commission (GSC) released A Metropolis of Three Cities – The Greater Sydney Region Plan (the Region Plan), together with five supporting district plans to establish a clear future vision for Greater Sydney to 2056.

The Camden LGA, along with the Blue Mountains, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly forms the Western City District. The Western City District Plan (the District Plan) identifies four key themes to guide future planning, Infrastructure and Collaboration, Liveability, Productivity and Sustainability.

The LEP Review Process

To align local plans with the strategic directions of the Region and District Plans, all councils are required to review and update their Local Environmental Plans (LEPs) and prepare a Local Strategic Planning Statement (LSPS).

On 26 June 2018, Council resolved to participate in the Accelerated LEP Review Program and accept up to \$2.5 million from the State government to review the Camden LEP 2010. The LEP review commenced in June 2018 and will be completed by June 2020.

The LEP review program developed by the GSC and the Department of Planning, Industry and Environment (DPIE) identified six phases for the completion of the LEP Review.

The first phase, to prepare a LEP Review Report, was endorsed by Council on 30 October 2018 and submitted to the GSC. The LEP Review Report provided a snapshot of how the Camden LEP 2010 and Council's plans, policies and programs align with the priorities and actions of the District Plan. On 21 December 2018, the GSC provided confirmation that Council's LEP Review Report complied with the Phase 1 Assurance for the LEP review program.

Phase two of the LEP review program include the drafting and exhibition of a draft LSPS. Council exhibited its LSPS from 23 July to 27 August 2019. Council officers are currently

reviewing submissions received prior to seeking final endorsement of the LSPS from Council and the GSC. The LSPS must be finalised by 1 March 2020.

The current phase of the LEP review project requires the submission of a Planning Proposal to amend Camden LEP 2010.

This Planning Proposal forms Stage 1 of the broader LEP amendment and seeks minor amendments to align Camden LEP 2010 with the priorities identified in the Western City District Plan and draft LSPS.

Stage 2 of the Planning Proposal will be undertaken following the completion of the technical strategy work required to fully align Camden LEP 2010 with the Western City District Plan and draft LSPS. The following work is currently being undertaken to inform Stage 2 of the Planning Proposal:

- Housing Strategy
- Employment and Centres Strategy
- Green and Blue Grid Analysis
- Heritage Review
- Scenic and Visual Analysis

2.0 The Planning Proposal

2.1 Objectives and Intended Outcomes

The objective of this Planning Proposal is to amend the Camden Local Environmental Plan 2010 (LEP 2010) to improve its alignment with the State Government's direction, and in particular the planning priorities outlined within the Western City District Plan (the District Plan), and the draft Camden Local Strategic Planning Statement (the LSPS). The Planning Proposal also includes minor amendments to improve the readability and application of LEP 2010.

2.2 Explanation of Provisions

The objectives and intended outcomes of the Planning Proposal will be achieved by amending LEP 2010 as shown in **Table 1**. A detailed explanation and justification for each amendment is provided in **Appendix 4**.

| Amendment | Name of item | Proposal | Changes |
|-----------|---|--|--|
| 1. | Environmentally Sensitive Land-Mapping and Part 7 Additional Local Provisions | This item seeks to introduce two new clauses under Part 7 Additional Local Provisions, and associated mapping, to identify areas of terrestrial biodiversity, riparian lands and watercourses. | <p><u>Proposed clauses:</u></p> <ul style="list-style-type: none"> - Environmentally Sensitive Land – Terrestrial Biodiversity - Environmentally Sensitive Land – Riparian Lands and Watercourses <p><u>Mapping:</u></p> <ul style="list-style-type: none"> - Terrestrial Biodiversity Map - Riparian Lands and Watercourses Map |
| 2. | Floodplain Risk Management – Part 7 Additional Local Provision | This item seeks to introduce a new clause for Floodplain Risk Management under Part 7 – Additional Local Provisions. | Include a new clause under Part 7 – Additional Local Provisions for Floodplain Risk Management. |
| 3. | Health objectives | This item seeks to include health objectives in relevant clauses in the LEP. | <p>Include the following objectives in the following clauses:</p> <p><u>1.2 Aims of the Plan</u></p> <p><i>“to protect and promote the health and well-being of</i></p> |

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| | | | <p><i>current and future residents of Camden”</i></p> <p><u>Land Use Table - B1</u> <u>Neighbourhood Centre</u></p> <p><i>“to encourage a safe, attractive, accessible and efficient pedestrian environment”</i></p> |
| 4. | Permissibility of tourism uses | This item seeks to amend the RU1 Primary Production and RU2 Rural Landscape zone objectives to allow for appropriate non-agricultural land uses within the zone, and amend the land use table to permit eco-tourist facilities | <p>Amend the Land Use Table to replace the following existing zone objective:</p> <p><i>“To permit non-agricultural uses which support the primary production purposes of the zone.”</i></p> <p>With the following objective:</p> <p><i>“To permit non-agricultural uses (including tourism-related uses) that are compatible with the agricultural, environmental and conservation values of the land.”</i></p> <p>for the RU1 Primary Production and RU2 Rural Landscape zones.</p> |
| 5. | Eco-tourist facilities | This item seeks to activate existing clause 5.13 Eco-tourist facilities to contain provisions for these developments | Include provisions for the consideration of eco-tourist facilities |
| 6. | Industrial land use conflict | This item seeks to strengthen the zone objectives for the IN2 Light Industrial zone to discourage land use conflicts between industrial uses and surrounding sensitive | <p>Amend the Land Use Table to replace the following existing zone objective:</p> <p><i>“To minimise any adverse effect of industry on other land uses.”</i></p> <p>With the following objective:</p> |

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| | | land uses, including residential land. | <p><i>“To minimise the impacts of development on surrounding residential or other sensitive land uses”</i></p> <p>for the IN2 Light Industrial zone.</p> |
| 7. | Zoning for water infrastructure | This item seeks to rezone several sites across the LGA owned by Sydney Water from their existing zone to SP2 Infrastructure to provide certainty about the existing and future use of the land. | <p>Amend the following Land Zoning Maps:</p> <ul style="list-style-type: none"> - Sheet LZN_008 - Sheet LZN_010 - Sheet LZN_012 - Sheet LZN_015 - Sheet LZN_016 - Sheet LZN_017 |
| 8. | Minor amendment to Schedule 5 – Environmental Heritage | <p>This item seeks to correct the significance level of the St John’s Church Precinct from local to State, following the State listing of 24 August 2018.</p> <p>The item also corrects a spelling error in the schedule for St John’s Church Precinct.</p> | <p>Change level of significance from local to State.</p> <p>Correct spelling error of lych gate</p> |

Table 1: Summary of proposed amendments

2.3 Justification

This section addresses the need for the proposed amendments and details why the Planning Proposal is the best approach.

2.3.1 Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is a result of the release of the Greater Sydney Commission’s Greater Sydney Region Plan and Western City District Plan. In accordance with the EP&A Act, Council is required to review its LEP and ensure it aligns with the priorities listed in these plans.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best way to achieve the intended outcomes and objectives. An amendment to the Camden LEP 2010 is required to align with the Region and District Plan, and for Council to meet its obligation under the EP&A Act.

2.3.2 Section B – Relationship to Strategic Planning Framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes.

The objectives and directions of the Greater Sydney Regional Plan & Western City District Plan applicable to the Planning Proposal have been addressed at **Appendix 1** of this report.

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Camden Community Strategic Plan

The Planning Proposal is consistent with the following Key Directions of Camden Council's Strategic Plan, 'Camden 2040':

- Key Direction 1: Actively Managing Camden LGA's Growth;
- Key Direction 2: Healthy Urban and Natural Environment;
- Key Direction 3: A Prosperous Economy; and
- Key Direction 5: An Enriched and Connected Community.

Draft Camden Local Strategic Planning Statement

The Planning Proposal seeks to align LEP 2010 with the draft LSPS and as such is consistent with the following planning priorities:

- Local Priority L2: Celebrating and respecting Camden's proud heritage
- Local Priority L3: Providing services and facilities to foster a healthy and socially connected community
- Local Priority P4: Ensuring a suitable supply of industrial and urban services land
- Local Priority P6: Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism
- Local Priority S2: Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River
- Local Priority S4: Protecting and restoring environmentally sensitive land and enhancing biodiversity
- Local Priority S6: Improving Camden's resilience to natural hazards and extreme weather events

Further comment on the consistency of the proposed provisions with the draft LSPS are outlined in **Appendix 4**.

Camden Rural Lands Strategy

The Planning Proposal is consistent with the key principles of the Camden Rural Lands Strategy.

Specifically, the proposed inclusion of objectives providing for suitable non- agricultural uses, including tourism uses, within the RU1 and RU2 zones aims to provide appropriate tourism and employment opportunities within Camden's rural land, diversifying the local rural economy.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies? The State Environmental Planning Policies (SEPPs) that are relevant to this Planning Proposal are identified below:

The relevant SEPPs including deemed SEPPs have been addressed at **Appendix 1** to this report.

The Planning Proposal is considered consistent with these SEPPs, including deemed SEPPs.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions)?

The s9.1 Directions applicable to the Planning Proposal have been addressed at **Appendix 2** of this report.

The Planning Proposal is considered consistent with the applicable Directions.

2.3.3 Section C – Environmental, Social and Economic Impact

Q7. 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?

No.

The Planning Proposal seeks to include terrestrial biodiversity and riparian lands and watercourse mapping to the whole LGA in order to preserve ecological communities and important biodiversity corridors.

Q8. 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 other likely environmental effects as a result of the Planning Proposal.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal is not supported by a social or economic assessment. The Planning Proposal is unlikely to have any social and/or economic effects as the Proposal seeks to largely align planning controls with the Western City District Plan and the Camden draft Local Strategic Planning Statement.

2.3.4 State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

Yes.

Services are available within the Camden LGA. The Planning Proposal would not impose any additional demands on local infrastructure, public or community services.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation with public authorities will occur post-gateway as identified in the Gateway Determination.

2.5 Mapping

The following maps will need to be amended to support the planning proposal:

- Land Zoning Map - Sheet LZN_008
- Land Zoning Map - Sheet LZN_010
- Land Zoning Map - Sheet LZN_012
- Land Zoning Map - Sheet LZN_015
- Land Zoning Map - Sheet LZN_016
- Land Zoning Map - Sheet LZN_017

New map sheets will also be introduced to identify:

- Environmentally Sensitive Land – Terrestrial Biodiversity
- Environmentally Sensitive Land- Riparian Lands and Watercourses

2.6 Community Consultation

The Planning Proposal and associated documents will be publicly exhibited for a period of 28 days, or in accordance with the gateway determination. Notifications will be placed in the local newspaper and exhibition material will be available at:

- Council Administrative Centre, 70 Central Avenue, Oran Park (Hard Copy)
- Narellan Library, Queen Street, Narellan (Hard Copy);
- Camden Library, John Street, Camden (Hard Copy);
- Camden Council website (Electronic Copy).

2.7 Project Timeline

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|---|---|
| Anticipated commencement date (date of Gateway determination) | November 2019 |
| Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination) | December 2019 – January 2020 (extended exhibition timeframe to account for Christmas) |

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| Commencement and completion dates for public exhibition period | December 2019 – January 2020 (extended exhibition timeframe to account for Christmas) |
| Timeframe for consideration of submissions | February 2020 |
| Post-exhibition report to Council | April 2020 |
| Date of submission to the department to finalise the LEP | TBC |
| Anticipated date RPA will make the plan (if delegated) | TBC |
| Anticipated date RPA will forward to the department for notification | TBC |

3.0 Conclusion and Recommendations

The draft Planning Proposal seeks to amend the Camden LEP 2010 to align the instrument with the priorities and directions of the Greater Sydney Region Plan, the Western City District Plan (the District Plan) and the draft Camden Local Strategic Planning Statement (draft LSPS).

The draft Planning Proposal has been prepared with consideration of key strategic documents, including the Greater Sydney Region Plan, the Western City District Plan, the Community Strategic Plan, draft Camden Local Strategic Planning Statement and Rural Lands Strategy.

It is considered that the proposal demonstrates sufficient planning merit to proceed to Gateway Determination as it:

- Aligns LEP 2010 with the strategic directions and objectives of the Greater Sydney Region Plan, Western City District Plan and the draft Camden Local Strategic Planning Statement;
- Implements several actions identified within the draft Local Strategic Planning Statement;
- Protects environmentally sensitive land within Camden LGA;
- Introduces mechanisms to manage development on floodplains;
- Supports the design of healthy neighbourhoods;
- Allows alternative and appropriate uses within the rural zones of Camden to diversify the local economy;
- Manages land use conflict between industrial uses and surrounding land; and
- Continues to protect significant heritage items.

4.0 Appendices

Appendix 1: Greater Sydney Regional Plan - Directions and Objectives & Western City District Planning Priorities and Objectives

Appendix 2: Consistency against State Environmental Planning Policies

Appendix 3: s9.1 Directions

Appendix 4: Detailed Explanation of Provisions

Appendix 5: Proposed Environmentally Sensitive Land Mapping

Appendix 1: Greater Sydney Regional Plan - Directions and Objectives & Western City District Planning Priorities and Objectives

| Greater Sydney Regional Plan - Directions and Objectives | | |
|--|--------------------|---|
| Objective | Consistency | Comment |
| Infrastructure and Collaboration | | |
| 1: Infrastructure supports the three cities | N/A | |
| 2: Infrastructure aligns with forecast growth – growth infrastructure compact | N/A | |
| 3: Infrastructure adapts to meet future needs | N/A | |
| 4: Infrastructure use is optimised | N/A | |
| 5: Benefits of growth realised by collaboration of governments, community and business | N/A | |
| Liveability | | |
| 6: Services and infrastructure meet communities changing needs | N/A | |
| 7: Communities are healthy, resilient and socially connected. | Yes | The Planning Proposal introduces health-related objectives into the Aims of the Plan and the B1 Neighbourhood Centre zones to encourage healthy, pedestrian focused neighbourhoods. |
| 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods | N/A | |
| 9: Greater Sydney Celebrates the arts and supports creative industries and innovation | N/A | |
| 10: Greater housing supply | N/A | |
| 11: Housing is more diverse and affordable | N/A | |
| 12: Great Places that bring people together | N/A | |
| 13: Environmental heritage is conserved and enhanced | Yes | The Planning Proposal will update the listing of St Johns Church to reflect its significance as a State Heritage Item and ensure its continued conservation. |
| Productivity | | |
| 14: A Metropolis of Three Cities – integrated land use and transport | N/A | |

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| creates walkable and 30-minute cities | | |
| 15: The Eastern GOP and Western Economic Corridors are better connected and more competitive | N/A | |
| 16: Freight and logistics network is competitive and efficient | N/A | |
| 17: Regional transport is integrated with land use | N/A | |
| 18: Harbour CBD is stronger and more competitive | N/A | |
| 19: Greater Parramatta is stronger and better connected | N/A | |
| 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City | N/A | |
| 21: Internationally Competitive health, education, research and innovation precincts | N/A | |
| 22: Investment and business activity in centres | N/A | |
| 23: Industrial and urban services land is planned retained and managed | Yes | <p>The Planning Proposal seeks to introduce an objective into the IN2 Light Industrial zone which seeks to minimise land use conflict between industrial land uses in this zone and surrounding sensitive land uses, including residential.</p> <p>The inclusion of this objective will ensure that industrial uses are able to be carried out, and industrial land retained.</p> |
| 24: Economic sectors are targeted for success | Yes | <p>The Planning Proposal seeks to introduce tourism objectives within the RU1 and RU2 zones with the aim of providing appropriate tourism opportunities within Camden.</p> <p>The Planning Proposal also seeks to activate the eco-tourist facilities clause, which will further encourage suitable tourism opportunities within Camden.</p> |

| Sustainability | | |
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| 25: The coast and waterways are protected and healthier | Yes | The Planning Proposal seeks to introduce riparian lands and watercourse mapping in order to protect these environmentally sensitive areas. |
| 26: A cool and green parkland city in the South Creek corridor | Yes | The Planning Proposal seeks to introduce terrestrial biodiversity mapping which will protect important vegetation within Camden and contribute to a cooler and greener parkland city. |
| 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced | Yes | The proposed terrestrial biodiversity mapping will protect environmentally sensitive bushland and remnant vegetation. |
| 28: Scenic and cultural landscapes are protected | N/A | |
| 29: Environmental, social and economic values in rural areas are protected and enhanced | Yes | The Planning Proposal does not propose urban development within the Metropolitan Rural Area. |
| 30: Urban tree canopy cover is increased | Yes | The proposed terrestrial biodiversity mapping will protect remnant vegetation which will contribute to the urban canopy. |
| 31: Public open space is accessible, protected and enhanced | N/A | |
| 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths | Yes | The proposed environmentally sensitive land mapping will contribute to the broader Green and Blue Grid. |
| 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change | N/A | |
| 34: Energy and water flows are captured, used and re-used | N/A | |
| 35: More waste is re-used and recycled to support the development of a circular economy | N/A | |
| 36: People and places adapt to climate change and future shocks and stresses | N/A | |

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| 37: Exposure to natural and urban hazards is reduced | Yes | The Planning Proposal seeks to introduce a Floodplain Risk Management clause which will assist in reducing hazard during flooding events. |
| 38: Heatwaves and extreme heat are managed | N/A | |
| Implementation | | |
| 39: A collaborative approach to city planning | N/A | |
| 40: Plans refined by monitoring and reporting | N/A | |

| Western City District Plan Priority | | |
|--|--|---|
| Planning Priority | Objective | Comment |
| Infrastructure and Collaboration | | |
| W1: Planning for a city supported by infrastructure | <p>1 - Infrastructure supports the three cities.</p> <p>2 - Infrastructure aligns with forecast growth – growth infrastructure compact.</p> <p>3 - Infrastructure adapts to meet future needs.</p> <p>4 - Infrastructure use is optimised.</p> | N/A |
| W2: Working through collaboration. | 5 - Benefits of growth realised by collaboration of governments, community and business. | N/A |
| Liveability | | |
| W3: Providing services and social infrastructure to meet people's changing needs. | 6 - Services and infrastructure meet communities' changing needs. | N/A |
| W4: Fostering healthy, creative, culturally rich and socially | 7 - Communities are healthy, resilient and socially connected. | The Planning Proposal introduces health-related objectives into the Aims of the Plan and the B1 |

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| connected communities. | <p>8 - Greater Sydney's communities are culturally rich with diverse neighbourhoods.</p> <p>9 - Greater Sydney celebrates the arts and supports creative industry and innovation</p> | Neighbourhood Centre zones to encourage healthy, pedestrian focused neighbourhoods. |
| W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport. | <p>10 - Greater housing supply.</p> <p>11 - Housing is more diverse and affordable.</p> | N/A |
| W6: Creating and renewing great places and local centres, and respecting the District's heritage. | <p>12 - Great places that bring people together.</p> <p>13 - Environmental heritage is identified, conserved and enhanced.</p> | The Planning Proposal will update the listing of St Johns Church to reflect its significance as a State Heritage Item and ensure its continued conservation. |
| Productivity | | |
| W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City. | <p>14 - <i>A Metropolis of Three Cities</i> – integrated land use and transport creates walkable and 30-minute cities.</p> <p>15 - The Eastern, GOP and Western Economic Corridors are better connected and more competitive.</p> <p>16 - Freight and logistics network is competitive and efficient.</p> <p>17 - Regional connectivity is enhanced.</p> | N/A |
| W8: Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis | 20 - Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City. | The Planning Proposal seeks to introduce tourism objectives within the RU1 and RU2 zones with the aim of providing appropriate tourism opportunities within Camden. |

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| | 24 - Economic sectors are targeted for success. | The Planning Proposal also seeks to activate the eco-tourist facilities clause, which will further encourage suitable tourism opportunities within Camden. |
| W9: Growing and strengthening the metropolitan city cluster | <p>20 - Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City.</p> <p>21 - Internationally competitive health, education, research and innovation precincts.</p> <p>22 - Investment and business activity in centres.</p> | N/A |
| W10: Maximising freight and logistics opportunities and planning and managing industrial and urban services land. | <p>16 - Freight and logistics network is competitive and efficient.</p> <p>23 - Industrial and urban services land is planned, retained and managed.</p> | <p>The Planning Proposal seeks to introduce an objective into the IN2 Light Industrial zone which seeks to minimise land use conflict between industrial land uses in this zone and surrounding sensitive land uses, including residential.</p> <p>The inclusion of this objective will ensure that industrial uses are able to be carried out, and industrial land retained.</p> |
| W11: Growing investment, business opportunities and jobs in strategic centres. | 22 - Investment and business activity in centres. | N/A |
| Sustainability | | |

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| W12: Protecting and improving the health and enjoyment of the District's waterways. | 25 - The coast and waterways are protected and healthier. | The Planning Proposal seeks to introduce riparian lands and watercourse mapping in order to protect these environmentally sensitive areas. |
| W13: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element. | 26 - A cool and green parkland city in the South Creek corridor. | The Planning Proposal seeks to introduce terrestrial biodiversity mapping which will protect important vegetation within Camden and contribute to a cooler and greener parkland city. |
| W14: Protecting and enhancing bushland and biodiversity. | 27 - Biodiversity is protected urban bushland and remnant vegetation is enhanced. | The proposed terrestrial biodiversity mapping will protect environmentally sensitive bushland and remnant vegetation. |
| W15: Increasing urban tree canopy cover and delivering Green Grid connections. | 30 - Urban tree canopy cover is increased. 32 - The Green Grid links parks, open spaces, bushland and walking and cycling paths. | The proposed environmentally sensitive land mapping will contribute to the urban tree canopy and the broader Green and Blue Grid. |
| W16: Protecting and enhancing scenic and cultural landscapes. | 28 - Scenic and cultural landscapes are protected. | N/A |
| W17: Better managing rural areas. | 29 - Environmental, social and economic values in rural areas are protected and enhanced. | <p>The Planning Proposal does not propose urban development within the Metropolitan Rural Area.</p> <p>The proposed objective for the RU1 and RU2 zones allows for non-agricultural land uses only where they are compatible with the agricultural, environmental and conservation values of the land.</p> |

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| W18: Delivering high quality open space. | 31 - Public open space is accessible, protected and enhanced. | N/A |
| W19: Reducing carbon emissions and managing energy, water and waste efficiency. | 33 - A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change. 34 - Energy and water flows are captured, used and re-used. 35 - More waste is re-used and recycled to support the development of a circular economy. | N/A |
| W20: Adapting to the impacts of urban and natural hazards and climate change. | 36 - People and places adapt to climate change and future shocks and stresses. 37 - Exposure to natural and urban hazards is reduced. 38 - Heatwaves and extreme heat are managed. | The Planning Proposal seeks to introduce a Floodplain Risk Management clause which will assist in reducing hazard during flooding events. |
| W21: Preparing local strategic planning statements informed by local strategic planning. | 39 - A collaborative approach to city planning. | N/A |
| W22: Monitoring and reporting on the delivery of the plan. | 40 - Plans refined by monitoring and reporting | N/A |

Appendix 2: Consistency against State Environmental Planning Policies

| SEPP Title | Consistency | Comment |
|---|--------------------|---|
| 1. Development Standards | N/A | |
| 19. Bushland in Urban Areas | Yes | Significant vegetation will be protected through the proposed terrestrial biodiversity mapping. |
| 21. Caravan Parks | N/A | |
| 30. Intensive Agriculture | N/A | |
| 33. Hazardous and Offensive Development | N/A | |
| 36. Manufactured Home Estates | N/A | |
| 44. Koala Habitat Protection | N/A | |
| 47. Moore Park Showground | N/A | Does not apply to the Camden LGA. |
| 50. Canal Estate Development | N/A | |
| 55. Remediation of Land | Yes | The Planning Proposal does not seek to rezone land. |
| 62. Sustainable Aquaculture | N/A | |
| 64. Advertising and Signage | N/A | |
| 65. Design Quality of Residential Apartment Development | N/A | |
| 70. Affordable Housing (Revised Schemes) | N/A | |
| SEPP (Aboriginal Land) 2019 | N/A | |

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| SEPP (Affordable Rental Housing) 2009 | N/A | |
| SEPP (Building Sustainability Index: BASIX) 2004 | N/A | |
| SEPP (Coastal Management) 2018 | N/A | Does not apply to the Camden LGA. |
| SEPP (Concurrences) 2018 | N/A | |
| SEPP (Educational Establishments and Child Care Facilities) 2017 | Yes | The Planning Proposal does not prevent the effective delivery of educational establishments and early education and care facilities. |
| SEPP (Exempt and Complying Development Codes) 2008 | N/A | |
| SEPP (Gosford City Centre) 2018 | N/A | Does not apply to the Camden LGA. |
| SEPP (Housing for Seniors or People with a Disability) 2004 | N/A | |
| SEPP (Infrastructure) 2007 | Yes | The Planning Proposal does not prevent the effective delivery of infrastructure. |
| SEPP (Kosciuszko National Park-Alpine Resorts) 2007 | N/A | Does not apply to the Camden LGA. |
| SEPP (Kurnell Peninsula) 1989 | N/A | Does not apply to the Camden LGA. |
| SEPP (Mining, Petroleum Production and Extractive Industries) 2007 | N/A | |
| SEPP (Miscellaneous Consent Provisions) 2007 | N/A | |
| SEPP (Penrith Lakes Scheme) 1989 | N/A | Does not apply to the Camden LGA. |

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| SEPP (Primary Production and Rural Development) 2019 | Yes | The Planning Proposal does not inhibit the application of this SEPP. |
| SEPP (State and Regional Development) 2011 | N/A | |
| SEPP (State Significant Precincts) 2005 | N/A | Does not apply to the Camden LGA. |
| SEPP (Sydney Drinking Water Catchment) 2011 | N/A | Does not apply to the Camden LGA. |
| SEPP (Sydney Region Growth Centres) 2006 | Yes | <p>The Planning Proposal does not prevent the delivery of the South West Growth Centre.</p> <p>Council has considered the relationship between the LEP and the SEPP. The proposed amendments seek to provide consistent land use objectives across the Camden LGA, whether the land is subject to the SEPP or the LEP.</p> |
| SEPP (Three Ports) 2013 | N/A | Does not apply to the Camden LGA. |
| SEPP (Urban Renewal) 2010 | N/A | |
| SEPP (Vegetation in Non-Rural Area) 2017 | Yes | Significant vegetation will be protected through the proposed terrestrial biodiversity mapping. |
| SEPP (Western Sydney Employment Area) 2009 | N/A | Does not apply to the Camden LGA. |
| SEPP (Western Sydney Parklands) 2009 | N/A | Does not apply to the Camden LGA. |
| Sydney Regional Environment Plan No 8 (Central Coast Plateau Areas) | N/A | Does not apply to the Camden LGA. |
| Sydney Regional Environment No 9 (Extractive Industry) | Yes | The Planning Proposal does not inhibit the application of this SREP. |

| | | |
|--|-----|---|
| Sydney Regional Environmental Plan No 16 (Walsh Bay) | N/A | Does not apply to the Camden LGA. |
| Sydney Regional Environmental Plan No 20 Hawkesbury-Nepean River | Yes | The proposed amendments are unlikely to impact the health of the Hawkesbury-Nepean River. |
| Sydney Regional Environmental Plan No 24—Homebush Bay Area | N/A | Does not apply to the Camden LGA. |
| Sydney Regional Environmental Plan No 26—City West | N/A | Does not apply to the Camden LGA. |
| Sydney Regional Environmental Plan No 30 St Marys | N/A | Does not apply to the Camden LGA. |
| Sydney Regional Environmental Plan No 33—Cooks Cove | N/A | Does not apply to the Camden LGA. |
| Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 | N/A | Does not apply to the Camden LGA. |

Appendix 3 : s9.1 Directions

| s9.1 Direction Title | Consistency | Comment |
|--|--------------------|---|
| 1.0 Employment and Resources | | |
| 1.1 Business and Industrial Zones | Yes | <p>The Planning Proposal seeks to introduce an objective into the IN2 Light Industrial zone which seeks to minimise land use conflict between industrial land uses in this zone and surrounding sensitive land uses, including residential.</p> <p>The inclusion of this objective will ensure that industrial uses are able to be carried out, and industrial land retained.</p> |
| 1.2 Rural Zones | Yes | The Planning Proposal does not rezone rural land or seek to amend minimum lot sizes on rural land. |
| 1.3 Mining, Petroleum Production and Extractive Industries | N/A | |
| 1.4 Oyster Aquaculture | N/A | Does not apply to the Camden LGA. |
| 1.5 Rural Lands | N/A | Does not apply to the Camden LGA. |
| 2.0 Environment and Heritage | | |
| 2.1 Environment Protection Zones | Yes | The Planning Proposal facilitates the protection of environmentally sensitive land through the proposed terrestrial biodiversity and riparian lands and watercourse mapping. |
| 2.2 Coastal Management | N/A | Does not apply to the Camden LGA. |
| 2.3 Heritage Conservation | Yes | The Planning Proposal includes appropriate protections for heritage items. |
| 2.4 Recreation Vehicle Areas | Yes | The Planning Proposal does not propose recreation vehicle areas. |
| 2.5 Application of E2 and E3 Zones and Environmental | N/A | Does not apply to the Camden LGA. |

Overlays in Far North Coast LEPs

3.0 Housing, Infrastructure and Urban Development

| | | |
|---|-----|---|
| 3.1 Residential Zones | N/A | The Planning Proposal does not propose any amendments to land zoned for residential purposes. |
| 3.2 Caravan Parks and Manufactured Home Estates | N/A | |
| 3.3 Home Occupations | N/A | |
| 3.4 Integrating Land Use and Transport | Yes | The Planning Proposal applies to the whole LGA and is not inconsistent with the requirements of this Direction. |
| 3.5 Development Near Regulated Airports and Defence Airfields | N/A | |
| 3.6 Shooting Ranges | N/A | |
| 3.7 Reduction in non-hosted short term accommodation period | N/A | Does not apply to the Camden LGA. |

4.0 Hazard and Risk

| | | |
|---------------------------------------|-----|---|
| 4.1 Acid Sulphate Soils | N/A | |
| 4.2 Mine Subsidence and Unstable Land | N/A | |
| 4.3 Flood Prone Land | Yes | <p>The proposed Floodplain Risk Management clause will apply to land to which an adopted floodplain risk management plan applies.</p> <p>The Upper South Creek Floodplain Risk Management Study and Plan (2019) has been prepared in accordance with the NSW Government Floodplain Development Manual (2005).</p> <p>The proposed clause will require future assessment against the adopted flood</p> |

plan, which will ensure that flood planning controls remain as up to date as possible. As additional flood plans are adopted the planning controls will automatically respond to the new information without the need for an LEP amendment.

| | | |
|--|-----|---|
| 4.4 Planning for Bushfire Protection | Yes | <p>The proposed amendments will not impact on this Direction.</p> <p>Council will consult with the Rural Fire Service following receipt of a Gateway Determination.</p> |
| 5.0 Regional Planning | | |
| 5.1 Implementation of Regional Strategies | N/A | Does not apply to the Camden LGA. |
| 5.2 Sydney Drinking Water Catchments | N/A | Does not apply to the Camden LGA. |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast | N/A | Does not apply to the Camden LGA. |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast | N/A | Does not apply to the Camden LGA. |
| 5.9 North West Rail Link Corridor Strategy | N/A | Does not apply to the Camden LGA. |
| 5.10 Implementation of Regional Plans | Yes | The Planning Proposal is consistent with the Greater Sydney Region Plan. |
| 5.11 Development of Aboriginal Land Council land | N/A | |
| 6.0 Local Plan Making | | |
| 6.1 Approval and Referral Requirements | Yes | The Planning Proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority. |

| | | |
|---|-----|---|
| 6.2 Reserving Land for Public Purposes | Yes | The Planning Proposal does not propose any additional land for public purposes. |
| 6.3 Site Specific Provisions | N/A | |
| 7.0 Metropolitan Plan Making | | |
| 7.1 Implementation of A Plan for Growing Sydney | Yes | |
| 7.2 Implementation of Greater Macarthur Land Release Investigation | N/A | Does not apply to the Camden LGA. |
| 7.3 Parramatta Road Corridor Urban Transformations Strategy | N/A | Does not apply to the Camden LGA. |
| 7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan | N/A | Does not apply to the Camden LGA. |
| 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | N/A | Does not apply to the Camden LGA. |
| 7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan | N/A | Does not apply to the Camden LGA. |
| 7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor | N/A | Does not apply to the Camden LGA. |
| 7.8 Implementation of the Western Sydney Aerotropolis Interim Land use and Infrastructure Implementation Plan | Yes | The Planning Proposal is not inconsistent with the Western Sydney Aerotropolis Interim LUIIP. |
| 7.9 Implementation of Bayside West Precincts 2036 Plan | N/A | Does not apply to the Camden LGA |

7.10 Implementation of Planning Principles for the Cooks River Cove Precinct

N/A

Does not apply to the Camden LGA

Appendix 4: Detailed Explanation of Provisions

1. Environmentally Sensitive Land- Mapping and Part 7 Additional Local Provisions

The Planning Proposal seeks to introduce Environmentally Sensitive Land mapping for terrestrial biodiversity and watercourses and riparian land, as well as introduce two new clauses under Part 7 Additional Local Provisions for environmentally sensitive land. These clauses outline heads of consideration that must be considered when assessing applications on land to which the clause applies and requires development to avoid, minimise, mitigate and offset impacts to terrestrial biodiversity, watercourses and riparian lands.

The purpose of the new clauses and associated mapping is to allow an additional layer of protection for the LGA's environmentally sensitive lands which are a key contributor to the scenic and landscape qualities of Camden. The inclusion of biodiversity mapping is also consistent with Planning Priority W12 – Protecting and improving the health and enjoyment of the District's waterways, and Planning Priority W14 – Protecting and enhancing bushland and biodiversity of the District Plan.

Planning Priority W12 aims to protect and improve the environmental health of waterways, and outlines that identifying and mapping environmentally sensitive areas of waterways and the use of additional local provisions are one such way to provide these protections. Through the incorporation of riparian land and watercourse mapping and protections into the Camden LEP 2010, Council will achieve Action 67 of the District Plan.

Planning Priority W14 outlines that bushland and remnant vegetation throughout the District's urban and rural areas provide habitat, help cool the environment and support cleaner waterways and air. There are valuable areas of bushland and remnant vegetation within the urban and rural parts of the Camden LGA. Through the incorporation of terrestrial biodiversity mapping in the Camden LEP 2010, Council will achieve Action 72 of the District Plan.

Council's draft Local Strategic Planning Statement (LSPS) further acknowledges the importance of these environmentally sensitive areas through Local Priority S2- Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River, and Local Priority S4 – Protecting and restoring environmentally sensitive land and protecting biodiversity. Through the incorporation of the proposed controls and mapping into the CLEP 2010 Council will achieve the following actions of the draft LSPS:

- *Council will undertake a review of Camden's waterways and riparian areas and investigate opportunities to incorporate protections into planning instruments; and*
- *Council will investigate amending its Local Environmental Plan to protect biodiversity and environmentally sensitive land.*

The proposed mapping is provided as Appendix 5. The Terrestrial Biodiversity Mapping is based on the Environmentally sensitive lands mapping within the Camden Council Local Biodiversity Strategy (2013), which has been updated by Council staff based on a desktop analysis which has identified newly developed areas and vegetation removal. The proposed

mapping does not apply to land identified as certified on the South West Growth Centre Biodiversity Certification map under the *Threatened Species Conservation Act 1995*.

The Riparian Lands and Watercourses Mapping is based on information prepared by the Science Division of the Department of Planning, Industry and Environment and provided to Council. The map identifies where waterways and water dependent ecosystems are defined as high ecological value, based on definitions, guidelines and policies under the *Environment Protection and Biodiversity Conservation Act 1999*, *Biodiversity Conservation Act 2016*, *Fisheries Management Act 1994* and *Water Management Act 2000*.

The draft wording of the proposed clauses is identified below. This wording has been modelled on existing clauses in other Council's LEPs.

Environmentally sensitive land—terrestrial biodiversity

(1) The objective of this clause is to maintain terrestrial biodiversity by:

- (a) protecting native fauna and flora, and*
- (b) protecting the ecological processes necessary for their continued existence, and*
- (c) encouraging the conservation and recovery of native fauna and flora and their habitats.*

(2) This clause applies to land identified as “Environmentally Sensitive Land” on the [Terrestrial Biodiversity Map](#).

(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider:

- (a) whether the development is likely to have:*
 - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
 - (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
 - (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
 - (iv) any adverse impact on the habitat elements providing connectivity on the land, and*
- (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

(4) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that:

- (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Environmentally sensitive land—riparian lands and watercourses

(1) The objective of this clause is to protect and maintain the following:

- (a) water quality within watercourses,*
- (b) the stability of the bed and banks of watercourses,*
- (c) aquatic and riparian habitats,*
- (d) ecological processes within watercourses and riparian areas.*

(2) This clause applies to watercourses and wetlands, including all of the following:

- a) land identified as “Environmentally Sensitive Land- Watercourses” on the [Riparian Lands and Watercourses Map](#).*
- b) land identified as “Environmentally Sensitive Land – Riparian Land” on that map,*
- c) all land that is within 40 metres of the top of the bank of the watercourse.*

(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider:

- (a) whether or not the development is likely to have any adverse impact on the following:*
 - (i) the water quality and flows within the watercourse,*
 - (ii) aquatic and riparian species, habitats and ecosystems of the watercourse,*
 - (iii) the stability of the bed and banks of the watercourse,*
 - (iv) the free passage of fish and other aquatic organisms within or along the watercourse,*
 - (v) any future rehabilitation of the watercourse and riparian areas, and*
- (b) whether or not the development is likely to increase water extraction from the watercourse, and*
- (c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.*

(4) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that:

(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or

(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or

(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

2. Floodplain Risk Management – Additional Local Provision

The Upper South Creek Floodplain Risk Management Study and Plan (FRMS&P) was adopted by Council on 12 March 2019. The South Creek catchment covers a significant north-eastern portion of the Camden LGA. Council is currently in the process of preparing a FRMS&P for the Nepean River, which will include the Nepean River and Narellan Creek catchment areas.

The Planning Proposal seeks to introduce a new Floodplain Risk Management clause as an Additional Local Provision. The proposed clause will align Camden LEP 2010 with the adopted FRMS&P and any additional flood plan without the need for future LEP amendments.

The addition of the Floodplain Risk Management clause is consistent with Planning Priority W20- Adapting to the impacts of urban and natural hazards and climate change – of the District Plan, Local Priority S6- Improving Camden's resilience to natural hazards and extreme weather events of the draft LSPS, and would achieve the following action of the draft LSPS:

“Council will review planning controls related to flood prone land”

The proposed clause is outlined below.

Floodplain risk management

(1) *The objectives of this clause are as follows:*

(a) in relation to development with particular evacuation or emergency response issues—to enable evacuation of land subject to flooding in events exceeding the flood planning level,

(b) to protect the operational capacity of emergency response facilities and critical infrastructure during extreme flood events.

(2) *This clause applies to:*

(a) land between the flood planning level and the level of the probable maximum flood, and

(b) flood islands that are caused by water rising to the flood planning level and surrounding the land, and

(c) land to which Councils adopted floodplain risk management plan applies.

(3) Development consent must not be granted to development, unless the Council is satisfied that the development will not affect the safe occupation of, and evacuation from, the land, as detailed in Councils adopted floodplain risk management plan.

(4) *In this clause:*

flood planning level means the level of a 1% AEP (Annual Exceedance Probability) flood event plus 0.5 meters freeboard, or other freeboard determined by an adopted floodplain risk management plan.

probable maximum flood has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0), published in 2005 by the NSW Government.

Note.

Note.

*The **probable maximum flood** is the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation.*

3. Inclusion of health objectives

The built environment is increasingly being viewed as influencing the health of the population. As part of a stronger focus on prevention in relation to chronic disease, NSW Health has been developing its capacity to support urban environments which contribute to ensuring that communities start out, and stay, healthy.

Whilst built form outcomes can be most effectively implemented at the design stage of development, there is opportunity to reflect the focus on healthy placemaking within the broader aims of the Camden LEP.

In order to facilitate a greater focus on health and wellbeing within the built form of the Camden LGA, it is proposed include health-focused objectives within the aims and objectives of Camden LEP 2010. Currently, Parramatta LEP 2011 and Pittwater LEP 2014 include provisions relating to health.

It is proposed to include the following additional aim under Clause 1.2 of Camden LEP 2010:

“to protect and promote the health and well-being of current and future residents of Camden”

Through the inclusion of the above aims in Clause 1.2 of the LEP, future developments and proposals would need to demonstrate health and wellbeing objectives.

Whilst the B2 Local Centre and B4 Mixed Use zones currently contain objectives to maximise public transport patronage and encourage walking and cycling, the B1 Neighbourhood Centre does not have an objective relating to walkability. To maintain consistency with Clause 1.2 of the Camden LEP, the following additional objective is proposed for the B1 zone:

“to encourage a safe, attractive, accessible and efficient pedestrian environment”

The inclusion of provisions relating to health is consistent with Planning Priority W4- Fostering healthy, creative, culturally rich and socially connected communities - of the District Plan, and Local Priority L3 – Providing services and facilities to foster a healthy a socially connected community of the draft LSPS.

4. Supporting the visitor economy in Camden's rural lands

Camden's rural setting, rich heritage and proximity to Sydney present several opportunities to grow the visitor economy. Local Priority P6 – Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism - of the draft LSPS identifies that Council will investigate opportunities to build on these assets to grow the local visitor economy, with a focus on the area around Camden Town Centre (and surrounding rural land), Gledswood Homestead, and Mount Annan Botanic Gardens.

The permissibility of tourism-focused uses within Camden's rural areas diversifies the rural economy and promotes the landscape that is so highly valued by the community and visitors. This must be undertaken in such a way so as to achieve the appropriate balance between the positive effects of tourism on the economy, and the protection of the natural and heritage qualities of the LGA.

A review of LEP 2010 has identified opportunity to strengthen the objectives of the RU1 Primary Production and RU2 Rural Landscape zones to support appropriate non-agricultural uses.

LEP 2010 currently contains the following objective in both the RU1 and RU2 zones:

“To permit non-agricultural uses which support the primary production purposes of the zone.”

The Planning Proposal seeks to replace this objective with the following:

“To permit non-agricultural uses (including tourism-related uses) that are compatible with the agricultural, environmental and conservation values of the land.”

5. Eco-tourist Facilities

The Planning Proposal also seeks to remove eco-tourist facilities as prohibited land uses within the RU1 and RU2 zone, which would make these uses permissible with consent. It is considered that given their low-impact nature, these uses are appropriate in these zones. Bed and breakfast and farm stay accommodation are already permitted in these zones, and allowing eco-tourist facilities would further diversify the visitor accommodation options within Camden.

The inclusion of eco-tourist facilities as permissible land uses would achieve the following action of the draft LSPS:

“Council will investigate the appropriate types of visitor accommodation for Camden and identify the appropriate location for future accommodation”

To accompany this amendment to the Land Use Table, the Planning Proposal also seeks to activate clause 5.13- Eco tourist facilities, to include provisions for these uses. This clause is currently within LEP 2010, but as eco-tourist facilities are not currently permitted, the clause is not active. The proposed clause for eco-tourist facilities has been modelled on other council's LEPs where these uses are currently permitted and is outlined below.

5.13 Eco-tourist facilities

(1) The objectives of this clause are as follows:

(a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,

(b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.

(2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.

(3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that:

(a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and

(b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and

(c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and

(d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and

- (e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and*
- (f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and*
- (g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and*
- (h) any infrastructure services to the site will be provided without significant modification to the environment, and*
- (i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and*
- (j) the development will not adversely affect the agricultural productivity of adjoining land, and*
- (k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment:*
 - (i) measures to remove any threat of serious or irreversible environmental damage,*
 - (ii) the maintenance (or regeneration where necessary) of habitats,*
 - (iii) efficient and minimal energy and water use and waste output,*
 - (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,*
- (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.*

6. Industrial land use conflict

Since 2017, Council has been investigating various options to manage land use conflict issues between industrial land uses and surrounding sensitive uses, including residential uses. Most recently, Council has updated the Camden Development Control Plan (DCP) 2019 to include development controls to help manage these conflicts.

At its meeting of 12 September 2017 and 26 September 2017, Council resolved the following:

“investigate a new LEP clause for industrial development adjacent to residential uses as part of Phase 2 of the comprehensive review of Camden LEP 2010”

As part of the comprehensive review of Camden LEP 2010, Council officers are currently undertaking an Industrial and Employment Lands Study, to inform the preparation of an Employment Lands Strategy for the Camden LGA. This body of work will investigate longer term options for Camden’s employment lands, including industrial lands, and it is considered that any significant change to planning controls for these lands must be carefully considered through these investigations.

The existing IN2 Light Industrial zone in the Camden LEP 2010 currently contains the following objective:

- *To minimise any adverse effect of industry on other land uses.*

It is proposed that given Council’s commitment to mitigating land use conflict at residential/industrial interfaces, that this objective be strengthened. The Sutherland Shire LEP 2012 contains the following specific objective regarding industrial development impacts on surrounding residential uses:

- *To minimise the impacts of development on surrounding residential or other sensitive land uses.*

It is proposed that the existing objective be removed from the IN2 Light Industrial zone and replaced with this objective to ensure that the impact of industrial development on residential development and sensitive land uses is a clear consideration for future development proposals.

The inclusion of this objective in the IN2 zone reinforces that the purpose of this zone is to provide light industrial uses, which by nature are not intended to cause nuisance or adversely affect the surrounding amenity.

7. Zoning for water infrastructure

Council has received correspondence from Sydney Water seeking to rezone a number of sites in their ownership to SP2 Infrastructure in order to reflect their ongoing use as vital and permanent infrastructure associated with the provision of water and sewer services to the community.

The sites are located across the LGA with the current zones ranging between RU4 Primary Production Small Lots, B4 Mixed Use, R2 Low Density Residential, IN1 General Industrial and R5 Rural Village. The existing zoning of these sites cause confusion from nearby owners as to the ongoing use of the site as permanent water or sewer infrastructure. Distinguishing the site as SP2 Infrastructure gives the community better clarity as to the ongoing use of the site and preserves the use of the site as permanent infrastructure.

The proposed sites are outlined below.

| Site Address | Suburb | Current Zoning | Proposed Zoning | Lot | DP | Site use | Site Name |
|-----------------------|----------------|-----------------------|------------------------|------------|-----------|-----------------|-----------------------------|
| 24 Woolgen Park Road | Leppington | RU4 | SP2 | 1 | 560646 | Reservoir | Leppington Reservoir WS0315 |
| 10 Exeter Street | Camden | B4 | SP2 | B | 337924 | Sewer Pump | SP0120 |
| 207 Camden Valley Way | Narellan | R2 | SP2 | 1 | 625917 | Sewer Pump | SP0484 |
| 207 Camden Valley Way | Narellan | R2 | SP2 | 100 | 1143373 | Sewer Pump | SP0484 |
| 472 Camden Valley Way | Smeaton Grange | IN1 | SP2 | 1 | 708090 | Sewer Pump | SP0614 |
| Camden Valley Way | Smeaton Grange | IN1 | SP2 | 11 | 1169269 | Sewer Pump | SP0614 |
| 24 The Outlook | Kirkham | R5 | SP2 | 127 | 1008458 | Sewer Pump | SP1109 |

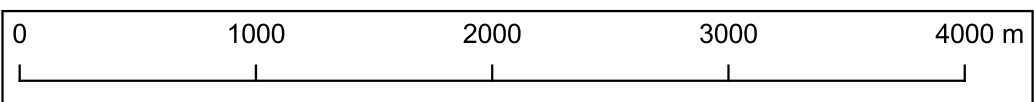
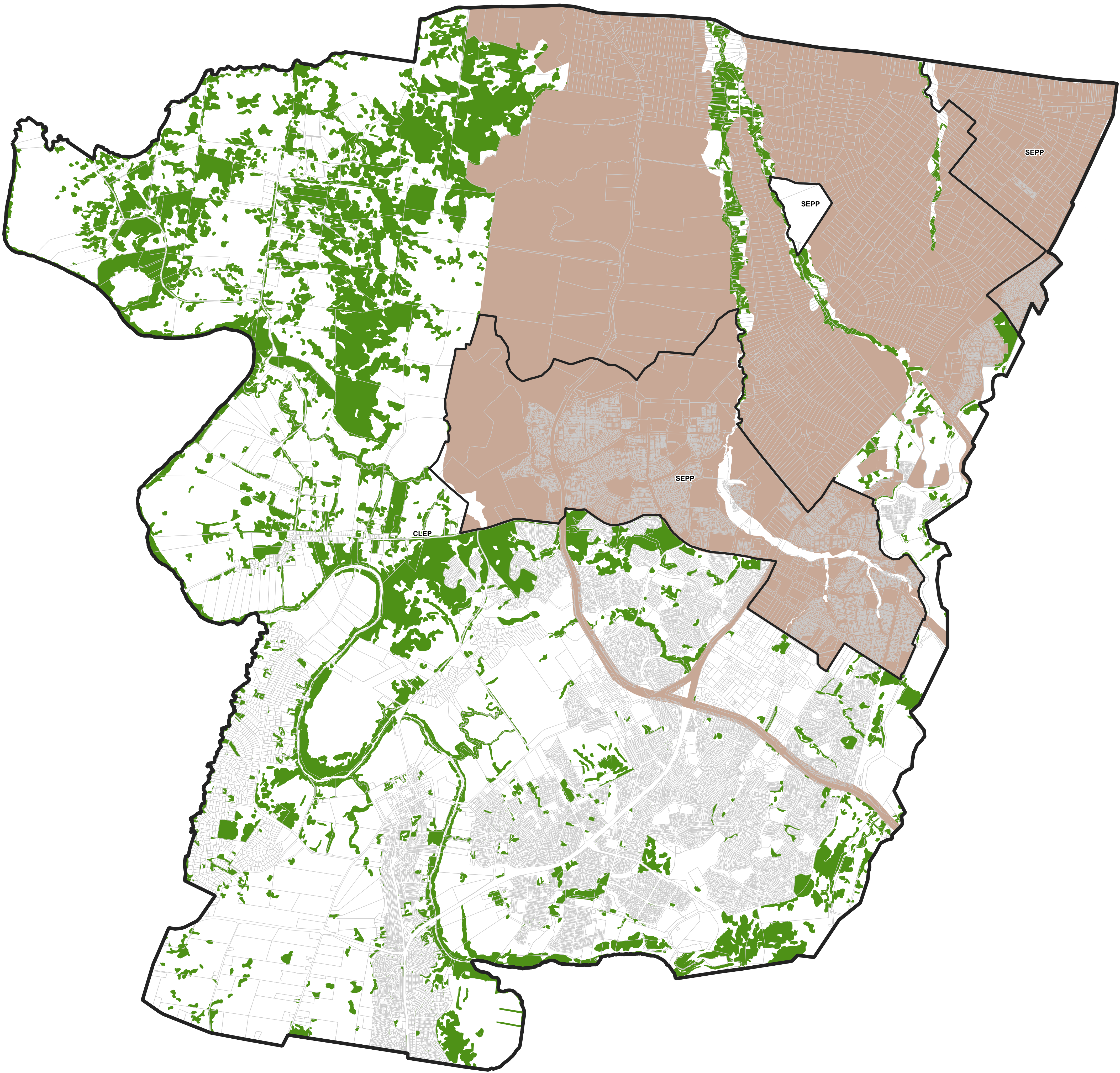
Maps comparing the current zoning to the proposed zoning of each of the above sites is contained at Appendix 6.

8. Minor amendment to Schedule 5 – Environmental Heritage

The St John's Anglican Church Precinct was listed on the State Heritage Register on 24 August 2018. Schedule 5 Environmental Heritage currently identifies St John's Anglican Church Precinct as a local heritage item. It is proposed to amend Schedule 5 to correctly list St John's Church Precinct as a State heritage item.

In addition to the above, there is a minor spelling error in the item description. It is proposed to correct the listing to properly identify the lych gates.

Appendix 5: Proposed Environmentally Sensitive Land Mapping



- Legend
- Environmentally Sensitive Land
 - Biodiversity Certified Land
 - CLEP
 - SEPP
 - Camden LGA
 - Cadastre

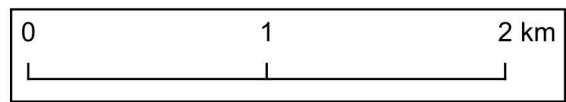
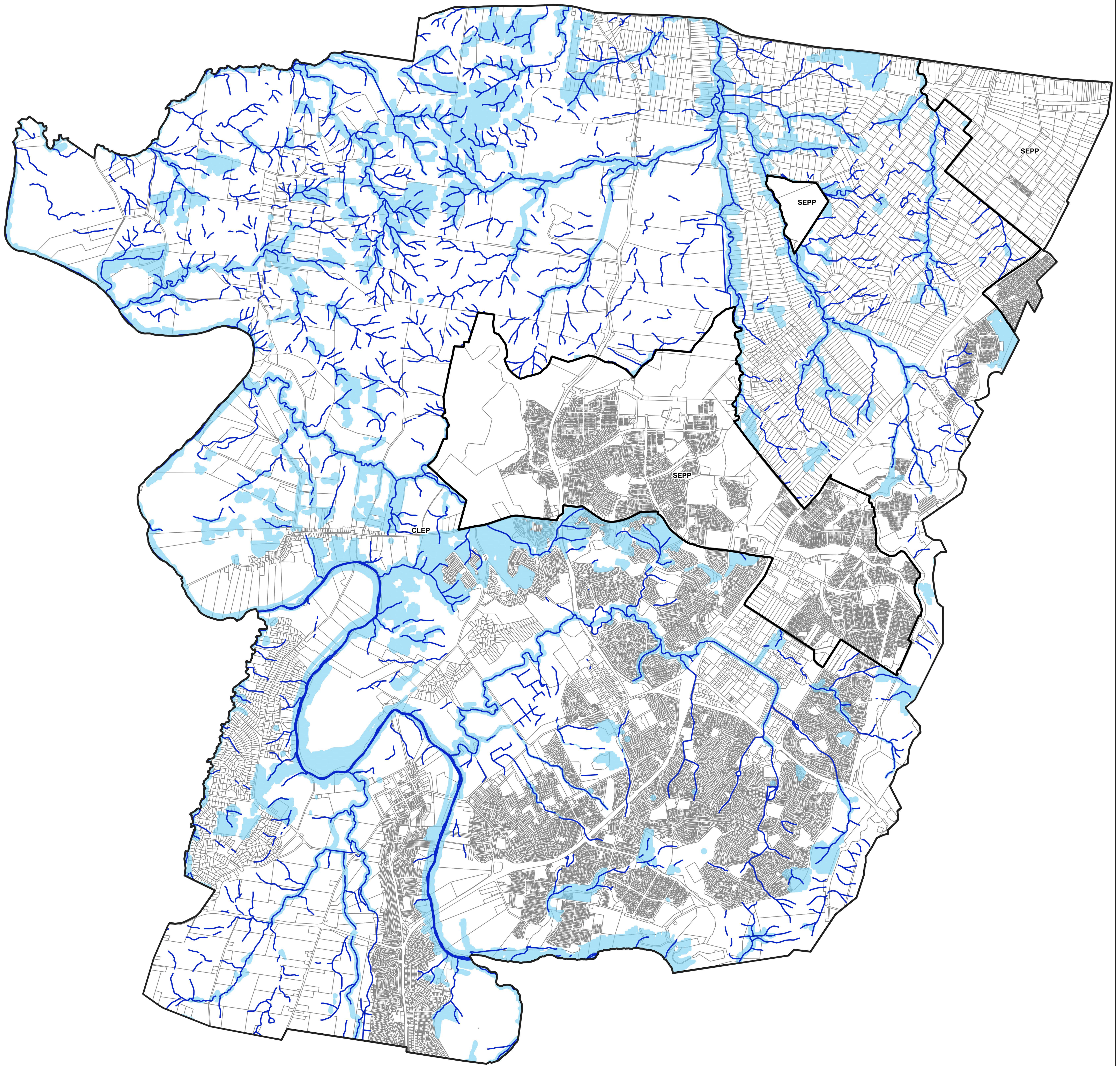


CAMDEN LOCAL ENVIRONMENTAL PLAN 2010 – PROPOSED TERRESTRIAL BIODIVERSITY MAP

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MAP DATE:
30-08-2019



DRAFT

| Legend | |
|--------|--|
| | Environmentally Sensitive Land - Watercourses |
| | Environmentally Sensitive Land - Riparian Land |
| | Cadastral |
| | CLEP |
| | SEPP |
| | LGA Boundary |



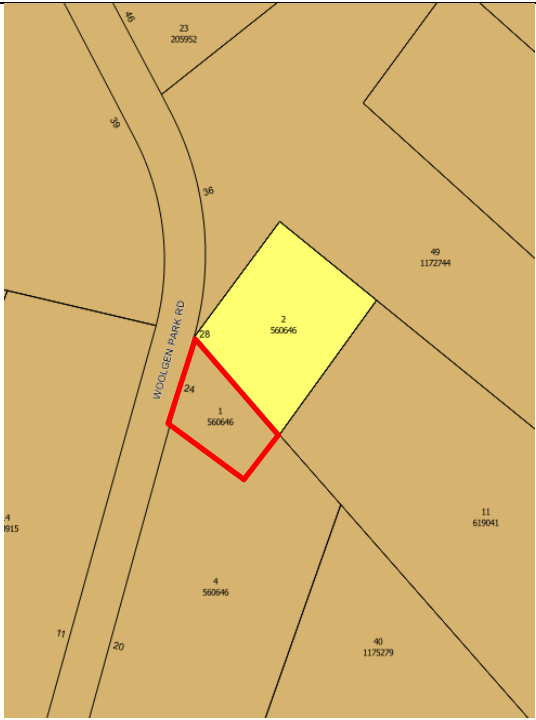
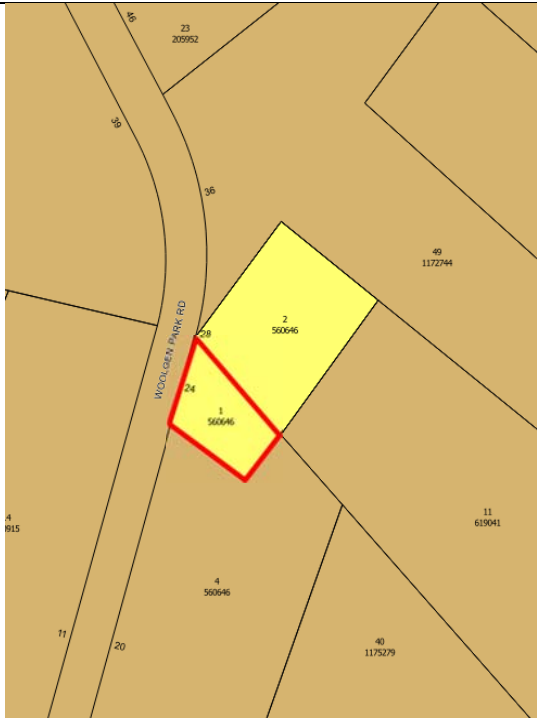

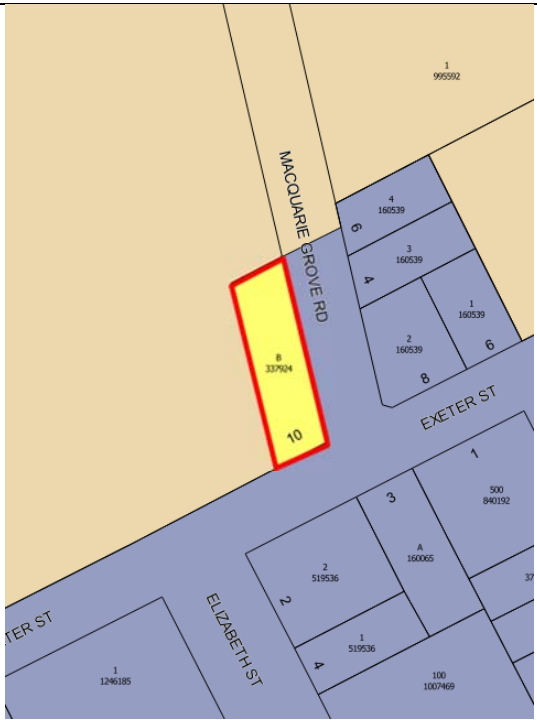
CAMDEN LOCAL ENVIRONMENTAL PLAN 2010 - PROPOSED RIPARIAN LANDS AND WATERCOURSE MAP

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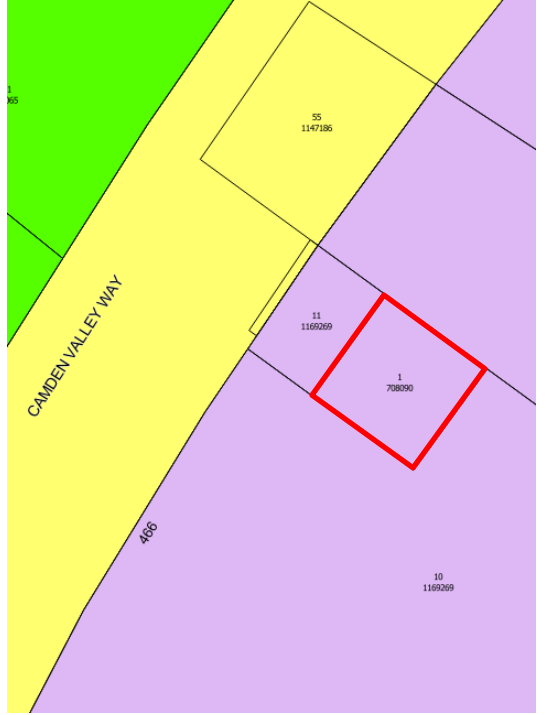
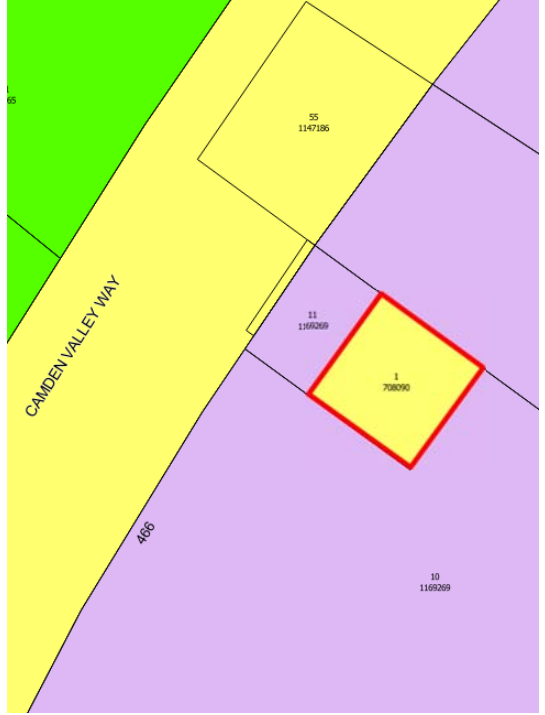
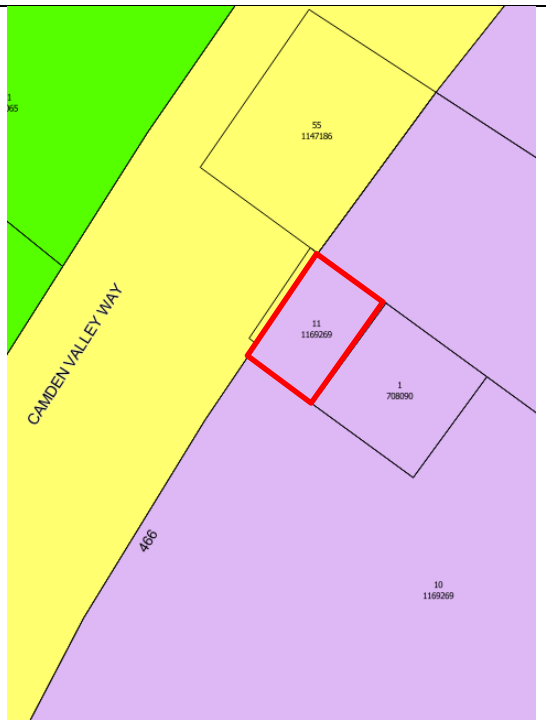
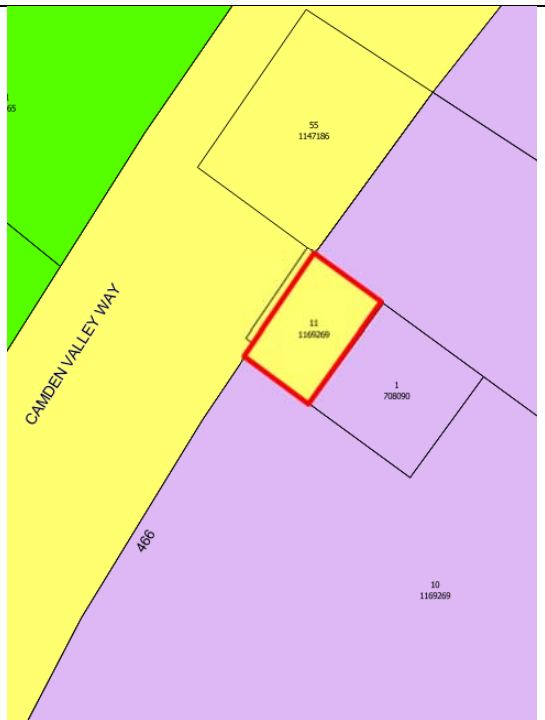


MAP DATE:
20-08-2019

Appendix 6: Sydney Water Sites – Zoning Comparison Table

| Site Address Lot and DP | Existing Zoning | Proposed Zoning |
|--|---|--|
| 24 Woolgen Park Road Leppington Lot 1 DP 560646 |  |  |
| 10 Exeter Street, Camden Lot B DP 337924 |  |  |

| | | |
|--|---|--|
| <p>207 Camden Valley Way, Narellan</p> <p>Lot 1 DP 625917</p> |  |  |
| <p>207 Camden Valley Way, Narellan</p> <p>Lot 100 DP 1143373</p> |  |  |

| | | |
|---|--|---|
| <p>472 Camden Valley Way, Smeaton Grange</p> <p>Lot 1 DP 708090</p> |  |  |
| <p>Camden Valley Way, Smeaton Grange</p> <p>Lot 11 DP 1169269</p> |  |  |

| | | |
|--|--|---|
| <p>24 The Outlook, Kirkham</p> <p>Lot 127 DP 1008458</p> |  <p>A cadastral map showing several land parcels. The parcels are labeled with numbers and DP (Deeds Plan) numbers: 128 1008458, 304 1009938, 305 1009938, 25, 23, 26, 28, 21, 20, 22, 124 1008458, 125 1008458, and 324 1009938. A road labeled 'THE OUTLOOK' runs diagonally across the middle. Lot 127 DP 1008458 is highlighted with a red outline.</p> |  <p>A cadastral map identical to the one in the previous column, showing the same land parcels and labels. Lot 127 DP 1008458 is highlighted with a yellow outline.</p> |
|--|--|---|

Appendix 7: Camden Planning Panel Minutes / Camden Council Report

CCLPP02 CAMDEN LOCAL ENVIRONMENTAL PLAN (LEP) REVIEW - STAGE 1

PANELS RECOMMENDATION

The Camden Local Planning Panel has considered the draft planning proposal. The Panel has read the planning proposal documents and has received a comprehensive written report and briefing from Council officers.

The Panel understands that this planning proposal is stage 1 of a comprehensive review of Camden Local Environmental Plan 2010. The Panel is also aware that the Council is currently undertaking a housing study, centres study, industrial lands study and preparation of a draft Local Strategic Planning Statement (LSPS) all of which will inform stage 2 of the comprehensive review.

The Panel is satisfied that the stage 1 planning proposal is generally in the nature of a housekeeping amendment and probably not inconsistent with the pending studies and LSPS. The Panel considers it appropriate to include terrestrial biodiversity and riparian lands and watercourse map in the LEP in order to be consistent with the District Plan and to provide land owners and the community with certainty about constraints and opportunities for future development.

The Panel considers it is appropriate to progress the amendments set out in the stage 1 planning proposal to gateway determination.

VOTING NUMBERS

The Panel voted 4-0 in favour of the recommendation.



ORDINARY COUNCIL

ORD04

SUBJECT: PLANNING PROPOSAL FOR STAGE 1 OF THE CAMDEN LOCAL ENVIRONMENTAL PLAN (LEP) 2010 REVIEW

FROM: Director Planning & Environment

TRIM #: 19/269649

PURPOSE OF REPORT

The purpose of this report is to advise Council of a draft Planning Proposal for Stage 1 of the Camden Local Environmental Plan (LEP) 2010 Review and to recommend that the draft Planning Proposal be forwarded to the Department of Planning, Industry and Environment (DPIE) for a Gateway Determination.

The draft Planning Proposal is provided as an **attachment** to this report.

BACKGROUND

In March 2018, the Greater Sydney Commission (GSC) released A Metropolis of Three Cities – The Greater Sydney Region Plan (the Region Plan), together with five supporting district plans to establish a clear future vision for Greater Sydney to 2056.

The Camden LGA, along with the Blue Mountains, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly forms the Western City District. The Western City District Plan (the District Plan) identifies four key themes to guide future planning: Infrastructure and Collaboration; Liveability; Productivity and Sustainability.

The LEP Review Process

To align local plans with the strategic directions of the Region and District Plans, all councils are required to review and update their Local Environmental Plans (LEPs) and prepare a Local Strategic Planning Statement (LSPS).

On 26 June 2018, Council resolved to participate in the Accelerated LEP Review Program and accept up to \$2.5 million from the State government to review the Camden LEP 2010. The LEP review commenced in June 2018 and will be completed by June 2020.

The LEP Review program, developed by Greater Sydney Commission (GSC) and Department of Planning, Industry and Environment (the Department), identified six phases for the completion of the LEP review:

- Phase 1 – LEP Review Report.
- Phase 2 – Prepare Draft LSPS.
- Phase 3 – Finalise LSPS.
- Phase 4 – Amendment to Camden LEP 2010 – Seek Gateway Determination.
- Phase 5 – Exhibition of Planning Proposal for LEP Amendment.
- Phase 6 – LEP Amendment Finalised - Plan is made.

The first phase, to prepare a LEP Review Report, was endorsed by Council on 30 October 2018 and submitted to the GSC. The LEP Review Report provided a snapshot of how the Camden LEP 2010 and Council's plans, policies and programs align with the priorities and actions of the District Plan. On 21 December 2018, the GSC provided confirmation that Council's LEP Review Report complied with the Phase 1 Assurance for the LEP review program.

Phase Two of the LEP review program included the drafting and exhibition of a draft LSPS. Council exhibited its draft LSPS from 23 July to 27 August 2019. Council officers are currently reviewing submissions received prior to seeking final endorsement of the draft LSPS from Council and the GSC. The LSPS must be finalised by 1 March 2020.

The current phase of the LEP review project requires the submission of a Planning Proposal to amend Camden LEP 2010.

Previous LEP Review Program

On 10 April 2018, Council endorsed a minor amendments package for the Camden LEP 2010 which was gazetted on 28 February 2019. The minor amendments package sought to address matters which were of an administrative or low-impact nature, with the aim to improve the overall operation and accuracy of the LEP, and included:

- Administrative review of heritage listings (Schedule 5);
- Review of LEP mapping;
- Review of LEP clauses;
- Review of the land use table; and
- Review of additional permitted uses.

The 10 April 2018 Council report identified that a broader review of the Camden LEP 2010 was required.

The Planning Proposal

It is proposed to undertake the broader review of Camden LEP 2010 in two stages:

- Stage 1 – Alignment with the key strategic documents; and
- Stage 2 – Significant investigations as a result of technical strategy work.

This Planning Proposal forms Stage 1 and seeks amendments to align Camden LEP 2010 with the priorities identified in the Western City District Plan and draft LSPS.

Stage 2 of will be undertaken following the completion of the technical strategy work required to fully align Camden LEP 2010 with the District Plan and draft LSPS. The following work is currently being undertaken to inform Stage 2 of the Planning Proposal:

- Housing Strategy;
- Employment and Centres Strategy;
- Green and Blue Grid Analysis;
- Heritage Review;
- Scenic and Visual Analysis.



A series of Councillor briefings have been provided on the LEP review and the preparation of the draft LSPS. Specifically, Councillors were briefed on this Planning Proposal on 27 August 2019.

MAIN REPORT

Summary of Proposal

The objective of the draft Planning Proposal is to amend the Camden LEP 2010 to improve its alignment with the State Government's direction and, in particular the planning priorities outlined within the District Plan and draft LSPS. The proposal also includes minor amendments to improve the readability and application of Camden LEP 2010.

The proposed amendments sought through the Stage 1 Planning Proposal include:

- Introducing environmentally sensitive land mapping and relevant provisions;
- Introducing a floodplain risk management clause;
- Introducing health-focused objectives into relevant sections of the LEP;
- Providing for appropriate non-agricultural uses, including tourism uses, within the RU1 Primary Production and RU2 Rural Landscape zones;
- Introducing eco-tourist facilities as permitted uses with consent in the RU1 and RU2 zones;
- Strengthening the objectives of the IN2 Light Industrial zone to manage land use conflicts;
- Rezoning several sites owned by Sydney Water and used for water infrastructure to SP2 Infrastructure; and
- Updating the level of significance of St Johns Church Camden from local to State, reflecting its listing on the State Heritage Register.

Further detail on each of the proposed amendments is outlined below.

Environmentally Sensitive Land

The draft Planning Proposal seeks to introduce Environmentally Sensitive Land mapping for biodiversity, watercourses and riparian land, as well as introducing two new clauses under Part 7 Additional Local Provisions.

These clauses outline heads of consideration that must be considered when assessing development applications on land to which the clause applies and requires development to avoid, minimise, mitigate and offset impacts to terrestrial biodiversity, watercourses and riparian lands.

The existing provisions within Camden Development Control Plan 2019 relating to environmentally sensitive land and riparian corridors will continue to apply to land affected by the proposed clauses. The new clauses and mapping will strengthen the protection of environmentally sensitive lands, which contribute to the scenic and landscape qualities of Camden.

The inclusion of biodiversity mapping is also consistent with *Planning Priority W12 – Protecting and improving the health and enjoyment of the District's waterways*, and *Planning Priority W14 – Protecting and enhancing bushland and biodiversity* of the District Plan.

The draft LSPS further acknowledges the importance of environmentally sensitive areas through *Local Priority S2 – Protecting and enhancing the health of Camden’s waterways, and strengthening the role and prominence of the Nepean River*, and *Local Priority S4 – Protecting and restoring environmentally sensitive land and protecting biodiversity*. Through the incorporation of the proposed amendment to Camden LEP 2010, Council will achieve the following actions of the draft LSPS:

- “Council will undertake a review of Camden’s waterways and riparian areas and investigate opportunities to incorporate protections into planning instruments”; and
- “Council will investigate amending its Local Environmental Plan to protect biodiversity and environmentally sensitive land”.

Floodplain Risk Management

The draft Planning Proposal seeks to introduce a new Floodplain Risk Management clause. The objective of this clause is to enable evacuation of flood affected land during flooding events.

On 12 March 2019, Council adopted the Upper South Creek Floodplain Risk Management Study and Plan (FRMS&P). The South Creek catchment covers a significant north eastern portion of the Camden LGA. Council officers are currently preparing a FRMS&P for the Nepean River, which will include the Nepean River and Narellan Creek catchment areas.

The proposed clause will align Camden LEP 2010 with the adopted FRMS&P and any additional flood plan without the need for future LEP amendments.

The addition of the clause is consistent with *Planning Priority W20 – Adapting to the impacts of urban and natural hazards and climate change* of the District Plan, *Local Priority S6 – Improving Camden’s resilience to natural hazards and extreme weather events* of the draft LSPS, and would achieve the following action of the draft LSPS: “Council will review planning controls related to flood prone land”

Inclusion of health objectives

In order to facilitate a greater focus on health and wellbeing within the built form of the Camden LGA, it is proposed include health-focused objectives within the aims and objectives of Camden LEP 2010.

It is proposed to include the following additional aim under Clause 1.2 of Camden LEP 2010, which will require development to demonstrate health and wellbeing objectives:

- *To protect and promote the health and well-being of current and future residents of Camden*

Whilst the B2 Local Centre and B4 Mixed Use zones currently contain objectives to maximise public transport patronage and encourage walking and cycling, the B1 Neighbourhood Centre zone does not have an objective relating to walkability. To maintain consistency with Clause 1.2 of the Camden LEP 2010, the following additional B1 objective is proposed:

- *To encourage a safe, attractive, accessible and efficient pedestrian environment*

The built environment is increasingly being viewed as influencing the health of the population. As part of a stronger focus on prevention in relation to chronic disease, NSW Health has been developing its capacity to support urban environments which contribute to ensuring that communities start out and stay, healthy.

Whilst built form outcomes can be most effectively implemented at the design stage of development, there is opportunity to reflect the focus on healthy placemaking within the broader aims of the Camden LEP 2010.

The inclusion of provisions relating to health is consistent with *W4 – Fostering healthy, creative, culturally rich and socially connected communities of the District Plan*; and *Local Priority L3 – Providing services and facilities to foster a healthy a socially connected community* of the draft LSPS.

Supporting the visitor economy in Camden's rural lands

A review of Camden LEP 2010 has identified an opportunity to strengthen the objectives of the RU1 Primary Production and RU2 Rural Landscape zones to support appropriate non-agricultural uses.

Camden LEP 2010 currently contains the following objective in both the RU1 and RU2 zones:

- *To permit non-agricultural uses which support the primary production purposes of the zone.*

The draft Planning Proposal seeks to replace this objective with the following:

- *To permit non-agricultural uses (including tourism-related uses) that are compatible with the agricultural, environmental and conservation values of the land.*

Camden's rural setting, rich heritage and proximity to Sydney present several opportunities to grow the visitor economy. *Local Priority P6 – Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism* - of the draft LSPS identifies that Council will investigate opportunities to build on these assets to grow the local visitor economy, with a focus on the area around Camden Town Centre (and surrounding rural land), Gledswood Homestead, and Mount Annan Botanic Gardens.

The permissibility of tourism-focused uses within Camden's rural areas diversifies the rural economy and promotes the landscape that is highly valued by the community and visitors.

Eco-tourist Facilities

The draft Planning Proposal seeks to permit eco-tourist facilities with consent by removing them as a prohibited land use within the RU1 and RU2 zone.

It is considered that given their low-impact nature, these uses are appropriate in these zones. Bed and breakfast and farm stay accommodation are already permitted in these

zones and allowing eco-tourist facilities would further diversify the visitor accommodation options within Camden.

The inclusion of eco-tourist facilities as permissible land uses would achieve the following action of the draft LSPS:

“Council will investigate the appropriate types of visitor accommodation for Camden and identify the appropriate location for future accommodation”

Industrial land use conflict

The existing IN2 Light Industrial zone in the Camden LEP 2010 currently contains the following objective:

- *To minimise any adverse effect of industry on other land uses.*

It is proposed that, given Council's commitment to mitigating land use conflict at residential/industrial interfaces, that this objective be strengthened. The draft Planning Proposal seeks to replace this objective with the following:

- *To minimise the impacts of development on surrounding residential or other sensitive land uses.*

It is proposed that the existing objective be removed from the IN2 Light Industrial zone and replaced with this objective to ensure that the impact of industrial development on residential development and sensitive land uses is a clear consideration for future development proposals.

Since 2017, Council has been investigating various options to manage land use conflict issues between industrial land uses and surrounding sensitive uses, including residential uses. Most recently, Council has updated the Camden Development Control Plan (DCP) 2019 to include development controls to help manage these conflicts.

At its meeting of 12 September 2017 and 26 September 2017, Council resolved the following:

“investigate a new LEP clause for industrial development adjacent to residential uses as part of Phase 2 of the comprehensive review of Camden LEP 2010”

As part of the comprehensive review of Camden LEP 2010, Council officers are currently undertaking an Industrial and Employment Lands Study, to inform the preparation of an Employment Strategy for the Camden LGA. This work will investigate longer term options for Camden's employment lands, including industrial lands, and it is considered that any significant change to planning controls for these lands must be carefully considered through these investigations.

The inclusion of this objective in the IN2 zone reinforces that the purpose of this zone is to provide light industrial uses, which by nature are not intended to cause nuisance or adversely affect the surrounding amenity.

Zoning for water infrastructure

Council has received correspondence from Sydney Water seeking to rezone a number of sites in their ownership to SP2 Infrastructure in order to reflect their ongoing use as



vital and permanent infrastructure associated with the provision of water and sewer services to the community.

The sites are located across the LGA with the current zones ranging between RU4 Primary Production Small Lots, B4 Mixed Use, R2 Low Density Residential, IN1 General Industrial and R5 Rural Village. The specific sites identified for zone changes are identified in the draft Planning Proposal attached to this report.

The existing zoning of these sites cause confusion from nearby owners as to the ongoing use of the site as permanent water or sewer infrastructure. Distinguishing sites as SP2 Infrastructure gives the community better clarity as to the ongoing use for permanent infrastructure.

Minor amendment to Schedule 5 – Environmental Heritage

Schedule 5 Environmental Heritage currently identifies St John's Anglican Church Precinct as a local heritage item. It is proposed to amend Schedule 5 to correctly list St John's Church Precinct as a State heritage item.

In addition to the above, there is a minor spelling error in the item description. It is proposed to correct the listing to properly identify the lych gates.

The St John's Anglican Church Precinct was listed on the State Heritage Register on 24 August 2018. The proposed amendment is therefore considered administrative in nature.

Assessment against Key Strategic Documents

An assessment against the Key Strategic Documents is provided as an **attachment** to this report, however below is a summary and the relevant consistency with the documents.

Greater Sydney Region Plan

The Greater Sydney Region Plan (Region Plan) was released by the Greater Sydney Commission (GSC) on 18 March 2018. The Region Plan has a vision and plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters.

The proposal is consistent with the relevant directions and objectives of the Region Plan:

- Direction 3: A city for people – celebrating diversity and putting people at the heart of planning. Relevant objective 7.
- Direction 5: A city of great places – Designing places for people. Objective 13.
- Direction 7: Jobs and skills in the city – Creating the conditions for a stronger economy. Relevant objectives 23 and 24.
- Direction 8: A city in its landscape – Valuing green spaces and landscape. Relevant objectives 25, 26, 27, 29, 30 and 32.
- Direction 10: A resilient city – Adapting to a changing world. Relevant objective 37.

Western City District Plan

The Western City District Plan (District Plan) was released by the GSC on 18 March 2018. The District Plan guides the 20-year growth of the district to improve its social, economic and environmental assets.

The draft Planning Proposal is consistent with the following priorities of the District Plan:

- Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities.
- Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage.
- Planning Priority W8: Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis.
- Planning Priority W10: Maximising freight and logistics opportunities and planning and managing industrial and urban services land
- Planning Priority W12: Protecting and improving the health and enjoyment of the District's waterways
- Planning Priority W13: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element
- Planning Priority W14: Protecting and enhancing bushland and biodiversity
- Planning Priority W15: Increasing urban tree canopy cover and delivering Green Grid connections
- Planning Priority W17: Better managing rural areas
- Planning Priority W20: Adapting to the impacts of urban and natural hazards and climate change

Draft Camden Local Strategic Planning Statement (LSPS)

The Draft Camden Local Strategic Planning Statement (draft LSPS) is a 20-year planning vision, emphasising land use, transport and sustainability objectives to demonstrate how Camden LGA will change to meet the community's needs over the next 20 years.

The draft Planning Proposal has been assessed against the relevant Local Priorities and Actions of the draft LSPS and is consistent with the following Local Priorities:

- Local Priority L2 - Celebrating and respecting Camden's proud heritage.
- Local Priority L3 - Providing services and facilities to foster a healthy and socially connected community.
- Local Priority P4 - Ensuring a suitable supply of industrial and urban service land.
- Local Priority P6 - Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism.
- Local Priority S2 - Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River.
- Local Priority S4 - Protecting and restoring environmentally sensitive land and enhancing biodiversity.
- Local Priority S6 - Improving Camden's resilience to natural hazards and extreme weather events.

Community Strategic Plan



The Community Strategic Plan (CSP) seeks to actively manage Camden LGA's growth by retaining Camden's heritage sites, scenic vistas and cultural landscapes. The Proposal is assessed against the relevant Directions of the CSP below:

Key Direction 1: Actively Managing Camden LGA's Growth

This direction of the CSP outlines that Camden LGA's valued heritage sites are to be retained. The Proposal seeks to correct the level of significance of St Johns Church Camden to accurately reflect its State heritage listing which will ensure that adequate protections are in place for the site.

Key Direction 2: Healthy Urban and Natural Environment

This direction of the CSP outlines the importance of Camden's natural environment and Council's role in caring for the environment. The Proposal introduces environmentally sensitive land mapping which will protect the natural areas of Camden, including vegetation and waterways.

Key Direction 3: A Prosperous Economy

This direction of the CSP contains an objective to support tourism and economic development. The Proposal seeks to support suitable non-agricultural uses, including tourism uses, within the rural areas of Camden to attract visitors and diversify the local economy.

Key Direction 5: An Enriched and Connected Community

This direction of the CSP focuses on providing the elements to encourage healthy lifestyles and community health. The Proposal seeks to reflect this direction and apply it to the built form by including health focused objectives in Camden LEP 2010.

Camden Local Planning Panel

From 1 June 2018, Planning Proposals are required to be referred to the Camden Local Planning Panel (the Panel) for advice pursuant to the Ministerial Direction under Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

The draft Planning Proposal was reported to the Panel on 17 September 2019. The Panel voted in favour of supporting the Planning Proposal being forwarded to the Minister for Planning for a Gateway Determination. No further recommendations were made by the Panel.

The Panel's recommendations are provided as an **attachment** to this report.

Assessment of Planning Merit

The draft Planning Proposal has been prepared with consideration to key strategic documents, including the Greater Sydney Region Plan, Western City District Plan, the Draft Camden Local Strategic Planning Statement and the Community Strategic Plan, and has been considered by the Camden Local Planning Panel.

It is considered that the draft Planning Proposal demonstrates planning merit to proceed to Gateway Determination for the following reasons:

- Aligns Camden LEP 2010 with the strategic directions and objectives of the Region and District Plans and the draft LSPS;
- Implements several actions identified within the draft LSPS;
- Protects environmentally sensitive land within Camden LGA;
- Introduces mechanisms to manage development on floodplains;
- Supports the design of healthy neighbourhoods;
- Allows alternative and appropriate uses within the rural zones of Camden to diversify the local economy;
- Manages land use conflict between industrial uses and surrounding land; and
- Continues to protect significant heritage items.

Subject to Council endorsement, the draft Planning Proposal will be submitted to the Department of Planning, Industry and Environment for a Gateway Determination. If a favourable Gateway Determination is received, the draft Planning Proposal will be placed on public exhibition in accordance with the conditions in the Gateway Determination.

A further report will be submitted to Council on completion of the public exhibition to consider submissions.

FINANCIAL IMPLICATIONS

There are no financial implications for Council as a result of this report.

CONCLUSION

The draft Planning Proposal seeks to amend the Camden LEP 2010 to align the instrument with the priorities and directions of the Region and District Plans and the draft LSPS.

Council officers have assessed the draft Planning Proposal and consider the proposal has sufficient planning merit to proceed to Gateway Determination as outlined in this report.

RECOMMENDED

That Council:

- endorse the draft Planning Proposal for Stage 1 of the Camden Local Environmental Plan (LEP) 2010 Review to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination; and**
- subject to a favourable Gateway Determination from the Department of Planning, Industry and Environment, proceed to public exhibition in accordance with the requirements of the Gateway Determination.**

ATTACHMENTS

1. Draft Planning Proposal - Stage 1 Camden LEP 2010 LEP Review
2. LEP Review Stage 1 Planning Proposal - Key Strategic Documents
3. CLPP Minutes 17 September 2019

ORD03 RATES AND CHARGES AND LEVIES WRITTEN OFF 2018/2019

Resolution: Moved Councillor C Cagney, Seconded Councillor Symkowiak that Council note and write off rates, charges and levies outlined in this report totalling \$794,231.92 for the 2018/2019 financial year.

ORD177/19 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD04 PLANNING PROPOSAL FOR STAGE 1 OF THE CAMDEN LOCAL ENVIRONMENTAL PLAN (LEP) 2010 REVIEW

Resolution: Moved Councillor A Cagney, Seconded Councillor C Cagney that Council:

- i. endorse the draft Planning Proposal for Stage 1 of the Camden Local Environmental Plan (LEP) 2010 Review to be forwarded to the Department of Planning, Industry and Environment for Gateway Determination; and
- ii. subject to a favourable Gateway Determination from the Department of Planning, Industry and Environment, proceed to public exhibition in accordance with the requirements of the Gateway Determination.

ORD178/19 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD05 DISCLOSURES BY COUNCILLORS AND DESIGNATED PERSONS RETURNS 2018/2019

Resolution: Moved Councillor Campbell, Seconded Councillor C Cagney that Council note the tabling of the Disclosures by Councillors and Designated Persons Returns.

ORD179/19 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

ORD06 ROAD CLOSURE - SECTION OF THE OLD OAKS ROAD, GRASMERE

Resolution: Moved Councillor A Cagney, Seconded Councillor Symkowiak that Council:

- i. approve the closure of a section of The Old Oaks Road, Grasmere as shown on the attached plan;
- ii. resolve that the land be classified as Operational on completion of the road closure;
- iii. endorse all documents associated with the closure of a section of The Old Oaks Road Grasmere be executed under delegated authority; and
- iv. note that a further report will be presented to Council following the road closure to determine any future disposal of the land.

ORD180/19 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Campbell, Fedeli, C Cagney, A Cagney, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)

Appendix 8: Submissions Response Table / Submissions from Public Agencies