

Camden LEP 2010 - (Amendment No. 22) - Reclassification of land from community to operational- Spring Farm Link Road, Camden

Proposal Title :	Camden LEP 2010 - (Amendment No. 22) - Reclassification of land from community to operational- Spring Farm Link Road, Camden		
Proposal Summary :	To reclassify land at 275 Richardson Road, Spring Farm, from Community to Operational for the purpose of road construction associated with the Spring Farm Link Road and Haul Road (Liz Kernohan Drive).		
PP Number :	PP_2013_CAMDE_002_00	Dop File No :	13/06276

Proposal Details

Date Planning Proposal Received :	04-Apr-2013	LGA covered :	Camden
Region :	Sydney Region West	RPA :	Camden Council
State Electorate :	CAMDEN	Section of the Act :	55 - Planning Proposal
LEP Type :	Reclassification		

Location Details

Street :	275 Richardson Road		
Suburb :	Spring Farm	City :	Camden
		Postcode :	2570
Land Parcel :	Part of Lot 4 DP1007608		

DoP Planning Officer Contact Details

Contact Name :	Tai Ta
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RPA Contact Details

Contact Name :	Michael Warrell
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DoP Project Manager Contact Details

Contact Name :	Terry Doran
Contact Number :	0298601149
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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro South West subregion	Consistent with Strategy :	Yes

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MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0
The NSW Government Lobbyists Code of Conduct has been complied with : Yes			
If No, comment :			
Have there been meetings or communications with registered lobbyists? : No			
If Yes, comment : To the best knowledge of the regional team, there has been no meetings or communications with registered lobbyists in this matter.			
Supporting notes			
Internal Supporting Notes :	This is a reclassification Planning Proposal which seeks to reclassify community land to operational land to provide sufficient land for the construction of a roundabout at Spring Farm Link Road.		
External Supporting Notes :			

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objective of this Planning Proposal is to implement an amendment to Camden Local Environmental Plan 2010 (CLEP 2010) which seeks to reclassify land at Spring Farm (Part of Lot 4 DP 1007608) to accommodate road construction (i.e. to accommodate the tail-outs for proposed roundabouts that are needed for the construction of the Spring Farm Link Road (Liz Kernohan Drive and Haul Road).**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The proposed outcome will be achieved by reclassifying certain land at Spring Farm, (part of Lot 4 DP 1007608) for road purposes.**

A statement of Council's interest of the land (275 Richardson Road, Spring Farm -part of Gundungurra Reserve) by way of current freehold ownership and proposed dedication of the reclassified land is provided in the documents section of this report. Council has indicated that the land is held in full freehold ownership of Council.

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Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

4.2 Mine Subsidence and Unstable Land

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

Council indicates that the Planning proposal is consistent with all relevant State Environmental Planning Policies.

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Mapping of the current classification of the subject land is provided in Council's Planning Proposal. However further mapping may be required at legal drafting stage to indicate the amendment to the Land Classification Map.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Council has indicated that the extent of community consultation will be determined by the Gateway Determination. The written notice and display materials will be in accordance with the document "A guide to preparing local environmental plans".

Pursuant to section 34 of the Local Government Act 1993, the Planning proposal must be exhibited for a minimum of 28 days.

As this Planning Proposal seeks to reclassify community land to operational land through the LEP process, a public hearing is required to be undertaken after the close of the exhibition period in accordance with the Department of Planning and Infrastructure's Practice Note PN-09-003.

Additional Director General's requirements

Are there any additional Director General's requirements? **N/A**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

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Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Camden LEP 2010 was made in 2010. This Planning Proposal seeks to amend the principal LEP.**

Assessment Criteria

Need for planning proposal : **Reclassification is required by way of a Planning Proposal under the Environmental Planning and Assessment Act 1979 to allow the proposed road works to proceed.**

Consistency with strategic planning framework : **This Planning Proposal is consistent with Camden Council's Community Strategic Plan 'Camden 2040'.**

Environmental social economic impacts : **There are no likely social or economic effects as a result of this Planning Proposal.**

Assessment Process

Proposal type : **Minor** Community Consultation Period : **28 Days**

Timeframe to make LEP : **6 Month** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Transport for NSW - Roads and Maritime Services**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

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Document File Name	DocumentType Name	Is Public
Council Letter.pdf	Proposal Covering Letter	Yes
Council Report and Planning Proposal.pdf	Proposal	Yes
Council Statement of Interest.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 3.1 Residential Zones
- 4.2 Mine Subsidence and Unstable Land
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information :

It is recommended that the Planning Proposal Proceed subject to the following conditions:

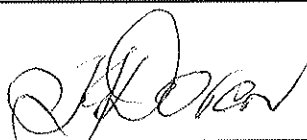
1. Council is to include additional information with the Planning Proposal regarding the discharge of any interests in accordance with the Department's LEP Practice Note PN 09-003 for exhibition purposes.
2. Under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act, the Planning Proposal is to be exhibited for 28 days.
3. A public hearing is not required under section 56(2)(e) of the Environmental Planning and Assessment Act, however, council is to comply with the requirements of the Local Government Act in respect of 'public hearings' following the exhibition period.
4. The timeframe for completing the Planning Proposal is 6 months.
5. Consultation with the Roads and Maritime Services.

Council has not indicated whether it wishes to exercise the Minister's plan making powers. Provided the Governor's approval is not required to extinguish any interests in the land and given the minor nature of the proposal, the regional team recommends that the Minister's plan making powers be delegated to council.

Supporting Reasons :

The Planning Proposal involves the reclassification of land from Community to Operational, will not alter any zoning controls relating to the property, and will allow the land to be used for the purpose of road construction.

Signature:



Printed Name:

T DORAN

Date:

12/4/13