



# **CAMDEN COUNCIL**

## **DRAFT PLANNING PROPOSAL**

**Amendment No. 39 - LGA boundary  
re-alignment housekeeping amendment  
to Camden LEP 2010**

V2 - December 2015

## Contents

|                                                |    |
|------------------------------------------------|----|
| Background .....                               | 3  |
| Part 1 – Objectives or Intended Outcomes ..... | 3  |
| Part 2 – Explanation of Provisions .....       | 3  |
| Part 3 – Justification .....                   | 4  |
| Part 4 – Maps.....                             | 12 |
| Part 5 – Community Consultation .....          | 13 |
| Part 6 – Project Timeline .....                | 14 |

## BACKGROUND

At the meeting of 9 December 2014, Camden Council resolved to realign the Local Government Area (LGA) boundary between Camden and Campbelltown Councils in order to address historic anomalies which affect the East Leppington/Willowdale and Emerald Hills developments. Campbelltown Council similarly resolved to proceed with the boundary realignment.

A request was subsequently made to the Office of Local Government (OLG) to undertake the realignment. At the date of preparation of this planning proposal, both Camden and Campbelltown Councils have agreed to the maps and Metes and Bounds (which outline the extent of the proposed changes) prepared by the OLG and gazettal of the amended boundaries is pending.

The amendment to the LGA boundaries is **included as Attachment A to this Planning Proposal**.

Given that the LGA boundary defines the edge of the land to which the Camden LEP 2010 and Campbelltown LEP 2002 applies, an amendment is required to the maps contained in these LEPs to reflect the amended LGA boundary.

At the meeting of Council on 22 September 2015, Council resolved to

- i. endorse the draft planning proposal regarding the gazettal of the re-aligned LGA boundary between Camden and Campbelltown;*
- ii. upon gazettal of the LGA boundary adjustment, forwards the planning proposal to the Department of Planning and Environment to seek a Gateway Determination and advise that Council will be using its delegation pursuant to Section 23 of the Environmental Planning and Assessment Act 1979; and*
- iii. consider future reports regarding the amendments to the Camden DCP 2011, the Camden Growth Areas DCP and the East Leppington VPA.*

A copy of the Council report is **included as Attachment B to this Planning Proposal**.

The gazettal of the boundary realignment occurred on 27 November 2015. A copy of the NSW Government Gazette of 27 November 2015 is **included as Attachment C to this Planning Proposal**.

## PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to amend the relevant maps under the Camden LEP 2010 to reflect the amended LGA boundary between the Camden and Campbelltown LGAs.

## PART 2 – EXPLANATION OF PROVISIONS

The Planning Proposal intends to amend the following maps under the Camden LEP 2010 to reflect the re-alignment of the LGA boundary between the Camden and Campbelltown LGAs:

- Land Application Map LAP\_001 (1450\_COM\_LAP\_001\_060\_20140808)
- Land Zoning Map LZN\_015 (1450\_COM\_LZN\_015\_020\_20140808)
- Land Zoning Map LZN\_016 (1450\_COM\_LZN\_016\_020\_20141216)
- Height of Buildings Map HOB\_015 (1450\_COM\_HOB\_015\_020\_20140808)
- Height of Buildings Map HOB\_016 (1450\_COM\_HOB\_016\_020\_20141216)
- Lot Size Map LSZ\_015 (1450\_COM\_LSZ\_015\_020\_20140808)
- Lot Size Map LSZ\_016 (1450\_COM\_LSZ\_016\_020\_20141216)
- Land Reservation Acquisition Map LRA\_016 (1450\_COM\_LRA\_016\_020\_20140709)
- Heritage Map HER\_015 (1450\_COM\_LRA\_016\_020\_20140709)
- Heritage Map HER\_016 (1450\_COM\_HER\_016\_020\_20140808)
- Additional Permitted Uses Map APU\_015 (1450\_COM\_APU\_015\_020\_20140808)
- Additional Permitted Uses Map APU\_016 (1450\_COM\_APU\_016\_020\_20140808)
- Urban Release Area Map URA\_016 (1450\_COM\_URA\_016\_020\_20140808)

A detailed explanation of the proposed map amendments is included in **PART 4 – MAPS** of this Planning Proposal.

It is noted that the above Camden LEP 2010 map reference numbers are correct at the date of preparation of this planning proposal. Should any amendments occur to these maps via a separate planning proposal (thereby altering the date reference in the map title), this planning proposal seeks to amend whichever maps are in force at the time of the map amendments taking place.

## **PART 3 – JUSTIFICATION**

### **Section A – Need for the Planning Proposal**

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

No. The Planning Proposal is required so that the Camden LEP maps are consistent with the recently gazetted re-alignment of the Camden and Campbelltown LGA boundaries. The amendments are minor and administrative in nature.

**2. 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 means of implementing the necessary changes to the Camden LEP 2010 maps as a result of the re-alignment of the Camden and Campbelltown LGA boundaries. There is no alternative option to undertake the proposed amendments.

## **Section B – Relationship to strategic planning framework.**

### **3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

The Planning Proposal is required so that the Camden LEP maps are consistent with the recently gazetted re-alignment of the Camden and Campbelltown LGA boundaries. The amendments are minor and administrative in nature; and are consistent with the applicable regional or sub-regional strategies.

### **4. Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?**

The Planning Proposal is required so that the Camden LEP maps are consistent with the recently gazetted re-alignment of the Camden and Campbelltown LGA boundaries. The amendments are minor and administrative in nature and are not relevant to Camden 2040.

### **5. Is the planning proposal consistent with applicable state environmental planning policies?**

| <b>State Environmental Planning Policy</b>                              | <b>Applicable</b> | <b>Comment</b>                                                                              | <b>Consistent</b> |
|-------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------|-------------------|
| Standard Instrument (Local Environmental Plans) Order 2006              | ✓                 | The Planning Proposal intends to amend Council's LEP conforming to the standard instrument. | ✓                 |
| Standard Instrument—Principal Local Environmental Plan                  | ✓                 | The Planning Proposal intends to amend Council's LEP conforming to the standard instrument. | ✓                 |
| State Environmental Planning Policy No 1—Development Standards          | n/a               | This SEPP is not relevant to the planning proposal.                                         | n/a               |
| State Environmental Planning Policy No 14—Coastal Wetlands              | n/a               | This SEPP is not relevant to the planning proposal.                                         | n/a               |
| State Environmental Planning Policy No 15—Rural Landsharing Communities | n/a               | This SEPP is not relevant to the planning proposal.                                         | n/a               |
| State Environmental Planning Policy No 19—Bushland in Urban Areas       | n/a               | This SEPP is not relevant to the planning proposal.                                         | n/a               |
| State Environmental Planning Policy No 21—Caravan Parks                 | n/a               | This SEPP is not relevant to the planning proposal.                                         | n/a               |

|                                                                                                             |     |                                                                                                                                                                                                                                 |     |
|-------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| State Environmental Planning Policy No 26—Littoral Rainforests                                              | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                             | n/a |
| State Environmental Planning Policy No 29—Western Sydney Recreation Area                                    | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                             | n/a |
| State Environmental Planning Policy No 30—Intensive Agriculture                                             | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                             | n/a |
| State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)                 | ✓   | This SEPP applies to the state, however, the application primarily applies to the urban consolidation of land for the purposes of multi-unit residential development. This Planning Proposal is not inconsistent with the SEPP. | ✓   |
| State Environmental Planning Policy No 33—Hazardous and Offensive Development                               | ✓   | This SEPP applies to the state, however, the proposal is not hazardous or offensive. This Planning Proposal is not inconsistent with the SEPP.                                                                                  | ✓   |
| State Environmental Planning Policy No 36—Manufactured Home Estates                                         | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                             | n/a |
| State Environmental Planning Policy No 39—Spit Island Bird Habitat                                          | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                             | n/a |
| State Environmental Planning Policy No 44—Koala Habitat Protection                                          | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                             | n/a |
| State Environmental Planning Policy No 47—Moore Park Showground                                             | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                             | n/a |
| State Environmental Planning Policy No 50—Canal Estate Development                                          | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                             | n/a |
| State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                             | n/a |
| State Environmental Planning Policy No 55—Remediation of Land                                               | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                             | n/a |
| State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential        | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                             | n/a |
| State Environmental Planning Policy No 62—Sustainable Aquaculture                                           | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                             | n/a |
| State Environmental Planning Policy No 64—Advertising and Signage                                           | ✓   | SEPP 64 will apply to the new land to be located within the Camden LGA as a result of the boundary re-alignment. The Planning Proposal is consistent with the SEPP.                                                             | ✓   |
| State Environmental Planning Policy No 65—Design Quality of Residential Flat Development                    | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                             | n/a |

|                                                                                                   |     |                                                                                                                                                                                                                                                                |     |
|---------------------------------------------------------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)                    | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy No 71—Coastal Protection                                      | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy (Affordable Rental Housing) 2009                              | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004                   | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy (Exempt and Complying Development Codes) 2008                 | ✓   | This Planning Proposal is consistent with the provisions of this SEPP.                                                                                                                                                                                         | ✓   |
| State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004        | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy (Infrastructure) 2007                                         | ✓   | This Planning Proposal is consistent with the provisions of this SEPP.                                                                                                                                                                                         | ✓   |
| State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007                | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy (Kurnell Peninsula) 1989                                      | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy (Major Development) 2005                                      | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy (Penrith Lakes Scheme) 1989                                   | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy (Rural Lands) 2008                                            | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011                        | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy (State and Regional Development) 2011                         | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011                        | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                                                                                                            | n/a |
| State Environmental Planning Policy (Sydney Region Growth Centres) 2006                           | ✓   | The planning proposal includes the amendment of the Camden LEP 2010 maps near the East Leppington South West Growth Centre precinct which was rezoned under the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 in March 2013. The map | ✓   |

|                                                                              |     |                                                                                                                                                                             |     |
|------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
|                                                                              |     | amendments relate to the LGA boundary at East Leppington only, and do not propose to make any changes to the SEPP. The Planning Proposal is not inconsistent with the SEPP. |     |
| State Environmental Planning Policy (Urban Renewal) 2010                     | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| State Environmental Planning Policy (Western Sydney Employment Area) 2009    | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| State Environmental Planning Policy (Western Sydney Parklands) 2009          | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)        | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)      | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| Sydney Regional Environmental Plan No 16—Walsh Bay                           | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| Sydney Regional Environmental Plan No 18—Public Transport Corridors          | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| Sydney Regional Environmental Plan No 19—Rouse Hill Development Area         | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997) | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| Sydney Regional Environmental Plan No 24—Homebush Bay Area                   | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| Sydney Regional Environmental Plan No 25—Orchard Hills                       | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| Sydney Regional Environmental Plan No 26—City West                           | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| Sydney Regional Environmental Plan No 28—Parramatta                          | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| Sydney Regional Environmental Plan No 30—St Marys                            | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| Sydney Regional Environmental Plan No 33—Cooks Cove                          | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |
| Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005           | n/a | This SEPP is not relevant to the planning proposal.                                                                                                                         | n/a |



**6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?**

The following table provides an assessment of the planning proposal with the relevant S117 Directions:

| Ministerial Direction                                      | Compliance | Comment                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Employment and Resources</b>                         |            |                                                                                                                                                                                                                                                                               |
| 1.1 Business and Industrial Zones                          | N/A        | This s.117 direction is not relevant to the planning proposal.                                                                                                                                                                                                                |
| 1.2 Rural Zones                                            | N/A        | This s.117 direction is not relevant to the planning proposal.                                                                                                                                                                                                                |
| 1.3 Mining, Petroleum Production and Extractive Industries | N/A        | This s.117 direction is not relevant to the planning proposal.                                                                                                                                                                                                                |
| 1.4 Oyster Aquaculture                                     | N/A        | This s.117 direction is not relevant to the planning proposal.                                                                                                                                                                                                                |
| 1.5 Rural Lands                                            | N/A        | This s.117 direction is not relevant to the planning proposal.                                                                                                                                                                                                                |
| <b>2. Environment and Heritage</b>                         |            |                                                                                                                                                                                                                                                                               |
| 2.1 Environment Protection Zones                           | Yes        | The proposal intends to apply an E2 Environmental Conservation zone to land which will be subject to a Biobanking Agreement under the Emerald Hills development. This is consistent with the zoning applied to the Biobanking land under the original Emerald Hills rezoning. |
| 2.2 Coastal Protection                                     | N/A        | This s.117 direction is not relevant to the planning proposal.                                                                                                                                                                                                                |
| 2.3 Heritage Conservation                                  | Yes        | The proposal has no impact upon the heritage listing of the adjacent Sydney Upper Canal which is a State heritage item.                                                                                                                                                       |
| 2.4 Recreation Vehicle Areas                               | N/A        | This s.117 direction is not relevant to the planning proposal.                                                                                                                                                                                                                |
| <b>3. Housing, Infrastructure and Urban Development</b>    |            |                                                                                                                                                                                                                                                                               |
| 3.1 Residential Zones                                      | N/A        | This s.117 direction is not relevant to the planning proposal.                                                                                                                                                                                                                |
| 3.2 Caravan Parks and Manufactured Home Estates            | N/A        | This s.117 direction is not relevant to the planning proposal.                                                                                                                                                                                                                |

|                                                                                   |     |                                                                |
|-----------------------------------------------------------------------------------|-----|----------------------------------------------------------------|
| 3.3 Home Occupations                                                              | N/A | This s.117 direction is not relevant to the planning proposal. |
| 3.4 Integrating Land Use and Transport                                            | N/A | This s.117 direction is not relevant to the planning proposal. |
| 3.5 Development Near Licensed Aerodromes                                          | N/A | This s.117 direction is not relevant to the planning proposal. |
| 3.6 Shooting Ranges                                                               | N/A | This s.117 direction is not relevant to the planning proposal. |
| <b>4. Hazard and Risk</b>                                                         |     |                                                                |
| 4.1 Acid Sulphate Soils                                                           | N/A | This s.117 direction is not relevant to the planning proposal. |
| 4.2 Mine Subsidence and Unstable Land                                             | N/A | This s.117 direction is not relevant to the planning proposal. |
| 4.3 Flood Prone Land                                                              | N/A | This s.117 direction is not relevant to the planning proposal. |
| 4.4 Planning for Bushfire Protection                                              | N/A | This s.117 direction is not relevant to the planning proposal. |
| <b>5. Regional Planning</b>                                                       |     |                                                                |
| 5.1 Implementation of Regional Strategies                                         | N/A | This s.117 direction is not relevant to the planning proposal. |
| 5.2 Sydney Drinking Water Catchments                                              | N/A | This s.117 direction is not relevant to the planning proposal. |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast        | N/A | This s.117 direction is not relevant to the planning proposal. |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast      | N/A | This s.117 direction is not relevant to the planning proposal. |
| 5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)  | N/A | This s.117 direction is not relevant to the planning proposal. |
| 5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1) | N/A | This s.117 direction is not relevant to the planning proposal. |
| 5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)               | N/A | This s.117 direction is not relevant to the planning proposal. |

|                                                        |     |                                                                                                               |
|--------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------|
| 5.8 Second Sydney Airport: Badgerys Creek              | N/A | This s.117 direction is not relevant to the planning proposal.                                                |
| <b>6. Local Plan Making</b>                            |     |                                                                                                               |
| 6.1 Approval and Referral Requirements                 | Yes | The proposal as submitted is consistent with the objectives of this direction.                                |
| 6.2 Reserving Land for Public Purposes                 | Yes | The proposal as submitted is consistent with the objectives of this direction.                                |
| 6.3 Site Specific Provisions                           | N/A | This s.117 direction is not relevant to the planning proposal.                                                |
| <b>7. Metropolitan Planning</b>                        |     |                                                                                                               |
| 7.1 Implementation of the Metropolitan Plan for Sydney | Yes | The Planning Proposal is consistent with the relevant actions from the draft South West Subregional Strategy. |

## Section C – Environmental, social and economic impact.

### 7. 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?

The Planning Proposal is required so that the Camden LEP maps are consistent with the recently gazetted re-alignment of the Camden and Campbelltown LGA boundaries. The amendments are minor and administrative in nature. The application of an E2 Environmental Conservation zoning to the portion of the Emerald Hills lot which now sits wholly within the Camden LGA is consistent with the zoning applied during the Emerald Hills rezoning process in consultation with the Office of Environment and Heritage.

### 8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The Planning Proposal is required so that the Camden LEP maps are consistent with the recently gazetted re-alignment of the Camden and Campbelltown LGA boundaries. The amendments are minor and administrative in nature and no adverse environmental impacts are likely to occur as a result of the Planning Proposal.

### 9. How has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal is required so that the Camden LEP maps are consistent with the recently gazetted re-alignment of the Camden and Campbelltown LGA boundaries. The amendments are minor and administrative in nature and no adverse social or economic impacts are likely to occur as a result of the Planning Proposal.

## Section D – State and Commonwealth interests.

### 10. Is there adequate public infrastructure for the planning proposal?

The Planning Proposal is required so that the Camden LEP maps are consistent with the recently gazetted re-alignment of the Camden and Campbelltown LGA boundaries. The amendments are minor and administrative in nature, and do not propose any intensification of land use or rezoning of land to enable development to occur. The Planning Proposal does not place any additional demand upon existing public infrastructure.

### 11. What are the views of state and Commonwealth public authorities consulted in accordance with the gateway determination?

State and Commonwealth public authorities have not been consulted at the pre-Gateway stage. However, given that the planning proposal is administrative in nature and reflects the recent gazettal of the re-aligned LGA boundary between Camden and Campbelltown Councils, it is proposed that agency consultation will be limited.

## PART 4 – MAPS

The Planning Proposal intends to amend the following maps as described below:

- Land Application Map LAP\_001 (1450\_COM\_LAP\_001\_060\_20140808) – amendment to reflect the re-aligned LGA boundary at East Leppington/Willowdale and Emerald Hills.
- Land Zoning Map LZN\_015 (1450\_COM\_LZN\_015\_020\_20140808) – amendment to reflect the re-aligned LGA boundary near East Leppington/Willowdale with no other changes to this map.
- Land Zoning Map LZN\_016 (1450\_COM\_LZN\_016\_020\_20141216) – amendment to reflect the re-aligned LGA boundary near Emerald Hills and to apply an E2 Environmental Conservation, RU2 Rural Landscape and SP2 Water Supply System zoning to land as shown in the diagram **included in Attachment E to this Planning Proposal.**
- Height of Buildings Map HOB\_015 (1450\_COM\_HOB\_015\_020\_20140808) – amendment to reflect the re-aligned LGA boundary near East Leppington/Willowdale with no other changes to this map.
- Height of Buildings Map HOB\_016 (1450\_COM\_HOB\_016\_020\_20141216) – amendment to reflect the re-aligned LGA boundary near Emerald Hills and to apply a height limit of J – 9.5m to land as shown in the diagram **included in Attachment E to this Planning Proposal.**
- Lot Size Map LSZ\_015 (1450\_COM\_LSZ\_015\_020\_20140808) – amendment to reflect the re-aligned LGA boundary near East Leppington/Willowdale with no other changes to this map.
- Lot Size Map LSZ\_016 (1450\_COM\_LSZ\_016\_020\_20141216) – amendment to reflect the re-aligned LGA boundary near Emerald Hills and to apply a minimum lot size of Z –

2ha and AB – 40ha as shown in the diagram **included in Attachment E to this Planning Proposal.**

- Land Reservation Acquisition Map LRA\_016 (1450\_COM\_LRA\_016\_020\_20140709) – amendment to reflect the re-aligned LGA boundary near Emerald Hills with no other changes to this map.
- Heritage Map HER\_015 (1450\_COM\_LRA\_016\_020\_20140709) – amendment to reflect the re-aligned LGA boundary near East Leppington/Willowdale with no other changes to this map.
- Heritage Map HER\_016 (1450\_COM\_HER\_016\_020\_20140808) – amendment to reflect the re-aligned LGA boundary near Emerald Hills with no other changes to this map.
- Additional Permitted Uses Map APU\_015 (1450\_COM\_APU\_015\_020\_20140808) – amendment to reflect the re-aligned LGA boundary near East Leppington/Willowdale with no other changes to this map.
- Additional Permitted Uses Map APU\_016 (1450\_COM\_APU\_016\_020\_20140808) – amendment to reflect the re-aligned LGA boundary near Emerald Hills with no other changes to this map.
- Urban Release Area Map URA\_016 (1450\_COM\_URA\_016\_020\_20140808) – amendment to reflect the re-aligned LGA boundary near Emerald Hills and expand the land shown within the 'Emerald Hills' urban release area as shown in the diagram **included in Attachment E to this Planning Proposal.**

A copy of the original Camden LEP 2010 maps prior to the boundary re-alignment occurring is **included as Attachment D to this Planning Proposal.**

These maps will be amended, where relevant, in accordance with the diagram **included as Attachment A to this Planning Proposal** and the marked-up maps **included as Attachment E to this Planning Proposal.**

It is noted that the above Camden LEP 2010 map reference numbers are correct at the date of preparation of this planning proposal. Should any amendments occur to these maps via a separate planning proposal (thereby altering the date reference in the map title), this planning proposal seeks to amend whichever maps are in force at the time of the map amendments taking place.

## **PART 5 – COMMUNITY CONSULTATION**

It is recommended that the Planning Proposal, along with a corresponding amendment to the Camden Growth Centres DCP and East Leppington Voluntary Planning Agreement, be publicly exhibited for a period of 28 days subject to the requirements of a future Gateway Determination. A notification will be placed in the local newspaper and the exhibition material available at:

- Narellan Customer Service Centre and Narellan Library, Queen Street, Narellan (Hard Copy);

- Camden Customer Service Centre and Camden Library, John Street, Camden (Hard Copy); and
- Council website for the length of the exhibition period (Electronic Copy).

During the exhibition period, any landowners who will be affected by the proposed amendments will be notified of the exhibition of the planning proposal, DCP and VPA amendment. At the conclusion of the exhibition period, a report will be submitted back to Council detailing the submissions received.

## **PART 6 – PROJECT TIMELINE**

|                                                                                                             |                                                                                                        |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Anticipated commencement date (date of Gateway determination)                                               | <b>December 2015//January 2016</b>                                                                     |
| Anticipated timeframe for the completion of required technical information                                  | <b>January 2016</b>                                                                                    |
| Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination) | <b>No separate government agency consultation proposed – incorporate into public exhibition period</b> |
| Commencement and completion dates for public exhibition period                                              | <b>February 2016</b>                                                                                   |
| Timeframe for consideration of submissions                                                                  | <b>March 2016</b>                                                                                      |
| Date of submission to the department to finalise the LEP                                                    | <b>March 2016</b>                                                                                      |
| Anticipated date RPA will make the plan (if delegated)                                                      | <b>April 2016</b>                                                                                      |
| Anticipated date RPA will forward to the department for notification                                        | <b>April 2016</b>                                                                                      |

### Schedule of Attachments

- Attachment A - Re-alignment of LGA boundaries**
- Attachment B - copy of Council report of 22 September 2015**
- Attachment C - copy of Government Gazette dated 27 November 2015**
- Attachment D - Original Camden LEP 2010 maps prior to re-alignment of LGA boundaries**
- Attachment E - Amendments proposed for land near Emerald Hills**



## Attachment A – Re-alignment of LGA boundaries



## **Attachment B – copy of Council report of 22 September 2015**



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## ORDINARY COUNCIL

ORD04

**SUBJECT:** AMENDMENT TO CAMDEN LEP 2010 TO REFLECT LGA BOUNDARY RE-ALIGNMENT NEAR EAST LEPPINGTON (WILLOWDALE) AND EMERALD HILLS

**FROM:** Director Planning & Environmental Services

**TRIM #:** 15/242327

**PREVIOUS ITEMS:** ORD04 - Boundary Re-alignment - East Leppington (Willowdale) - Ordinary Council - 09 Dec 2014 6.00pm

---

### PURPOSE OF REPORT

To seek Council's endorsement of a planning proposal (**included as Attachment 1 to this report**) to amend various maps in the Camden Local Environmental Plan (LEP) 2010 to reflect the upcoming gazettal of the re-alignment of the Local Government Area (LGA) boundary between Camden and Campbelltown near East Leppington (Willowdale) and Emerald Hills and to forward the planning proposal to the Department of Planning and Environment (DPE) to seek a Gateway Determination.

### BACKGROUND

At its meeting of 9 December 2014, Council considered a report on the proposed re-alignment of the LGA boundary between Camden and Campbelltown. At that time Council resolved:

*"That Council:*

- i. agree to re-align the Camden Council – Campbelltown City Council boundary from Denham Court Road to Raby Road in accordance with the boundary map as attached to this report; and*
- ii. request the Office of Local Government to refer the boundary re-alignment to the Minister and Governor for approval."*

Figure 1 shows the location of the existing LGA boundary in yellow and the proposed amendments to the LGA boundary in orange.

Following Council's resolution on 9 December 2014, an application was forwarded to the Office of Local Government (OLG) to endorse the proposal.

The gazettal of the LGA boundary re-alignment is likely to occur in the coming months. Following gazettal, Council can proceed with the necessary amendments to the Camden LEP 2010, Camden DCP 2011, Camden Growth Centres DCP and the East Leppington VPA to reflect the LGA boundary re-alignment.

It is noted that this report deals with the proposed amendments to the LEP only and that a further report will be submitted to Council with regards to the proposed DCP and VPA amendments. The LEP changes have a longer lead time for preparation than the DCP and VPA changes due to the statutory process for LEP amendments. It is for this reason that this report is being submitted at this time to facilitate commencement of the

process. It is important that the Camden LEP and Campbelltown LEP amendments be gazetted simultaneously and Council officers are working to ensure this occurs.



**Figure 1 – Existing LGA boundary (yellow) and proposed amendments (orange)**

## **MAIN REPORT**

### **Amendments at East Leppington/Willowdale**

Figure 2 shows the location of the existing LGA boundary in yellow and the proposed LGA boundary in orange at East Leppington/Willowdale.





**Figure 2 – Existing LGA boundary (yellow) and proposed amendments (orange) at East Leppington/Willowdale**

Amendments to State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The land at East Leppington/Willowdale was rezoned under State Environmental Planning Policy (Sydney Region Growth Centres) 2006, in March 2013.

The zoning and associated development controls apply across the precinct and do not have regard to the LGA boundary which traverses the site. No change is proposed to the zoning, SEPP controls or maps as a result of the LGA boundary re-alignment.

Amendments to Camden LEP 2010

The LGA boundary re-alignment requires an amendment to various LEP maps at East Leppington/Willowdale to reflect the new LGA boundary.

The following LEP maps at East Leppington/Willowdale are proposed to be amended to reflect the LGA boundary adjustment:

- Land Application Map
- Land Zoning Map
- Height of Buildings Map
- Lot Size Map
- Land Reservation Acquisition Map
- Heritage Map; and
- Additional Permitted Uses Map.

#### Amendments to Camden Growth Centres DCP

The LGA boundary re-alignment at East Leppington/Willowdale requires an amendment to various figures in the Camden Growth Centres DCP to reflect the new LGA boundary. The draft DCP amendment will be reported to Council in future and is intended to be exhibited concurrently with the planning proposal.

#### Amendment to East Leppington Voluntary Planning Agreement (VPA)

The LGA boundary re-alignment at East Leppington/Willowdale requires a minor amendment to the VPA map indicating the land to which the VPA applies. The draft VPA amendment will be reported to Council in future and is intended to be exhibited concurrently with the planning proposal.

#### **Amendments at Emerald Hills**

Figure 3 shows the location of the existing LGA boundary in yellow and the proposed LGA boundary in orange at Emerald Hills.

#### Amendments to Camden LEP 2010

The LGA boundary re-alignment at Emerald Hills requires an amendment to various LEP maps.

Under the LGA boundary re-alignment, the following land at Emerald Hills will be located within the Camden LGA:

- the Emerald Hills biobanking/environmental conservation land
- the land within the Ingleburn Dam catchment lot; and
- the land within the Sydney Upper Canal lot.

An E2 Environmental Conservation zone and a minimum lot size of 2 hectares is proposed to be applied to the Emerald Hills biobanking/environmental conservation land. This is consistent with the zoning and minimum lot size which applies to the remainder of the Emerald Hills biobanking/environmental conservation land.

The following maps are proposed to be amended:

- Land Application Map
- Land Zoning Map
- Height of Buildings Map
- Lot Size Map
- Land Reservation Acquisition Map
- Heritage Map
- Additional Permitted Uses Map; and
- Urban Release Areas Map.





**Figure 3 – Existing LGA boundary (yellow) and proposed amendments (orange) at Emerald Hills**

#### Amendments to Camden DCP 2011

The LGA boundary re-alignment at Emerald Hills requires an amendment to various figures in the Camden Growth Centres DCP to reflect the new LGA boundary. The draft DCP amendment will be reported to Council in future and is intended to be exhibited concurrently with the planning proposal.

#### Amendment to Emerald Hills Voluntary Planning Agreement (VPA)

The LGA boundary re-alignment at Emerald Hills does not require an amendment to the Emerald Hills VPA as the boundary adjustment will not result in the potential for any additional lots to be created.

#### **Next Steps**

The planning proposal has been prepared ahead of the gazettal of the LGA boundary re-alignment so that it is ready to be forwarded to the Department for a Gateway Determination upon gazettal of the boundary re-alignment, which is expected shortly.

The amendments to the Camden DCP 2011, the Camden Growth Centres DCP and the East Leppington VPA are currently underway and will be reported to Council in future, with the intention of exhibiting the planning proposal (subject to receiving Gateway Determination) concurrently with the amendments to the VPA and DCPs. The public exhibition is intended to run for a period of 28 days in accordance with legislative requirements.

Council intends to use its delegation pursuant to Section 23 of the *Environmental Planning and Assessment Act 1979* for this planning proposal.

Council officers will work with Campbelltown Council to ensure that the changes to the relevant instruments occur simultaneously so that land owners have clarity regarding the planning controls that apply to their land.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications for Council.

### **CONCLUSION**

The draft planning proposal seeks to amend various maps under the Camden LEP 2010 to reflect the LGA boundary re-alignment between Camden and Campbelltown at East Leppington/Willowdale and Emerald Hills. **A copy of the draft planning proposal is provided as an attachment to this report.**

The LEP map amendments at East Leppington/Willowdale will reflect the amended LGA boundary and no other changes are proposed.

The LEP map amendments at Emerald Hills will result in the entire environmental conservation/biobanking lot at Emerald Hills falling within the Camden LGA boundary. It is proposed to apply an E2 Environmental Conservation zoning and 2 hectare minimum lot size to this land which is consistent with the remainder of the lot.

A further report will be submitted to Council for consideration of the amendments to the Camden DCP 2011, the Camden Growth Areas DCP and the East Leppington VPA.

### **RECOMMENDED**

**That Council:**

- i. endorse the draft planning proposal regarding the gazettal of the re-aligned LGA boundary between Camden and Campbelltown;**
- ii. upon gazettal of the LGA boundary adjustment, forwards the planning proposal to the Department of Planning and Environment to seek a Gateway Determination and advise that Council will be using its delegation pursuant to Section 23 of the Environmental Planning and Assessment Act 1979; and**
- iii. consider future reports regarding the amendments to the Camden DCP 2011, the Camden Growth Areas DCP and the East Leppington VPA.**

**Resolution:**

**Moved Councillor Copeland, Seconded Councillor Sidgreaves that Council:**

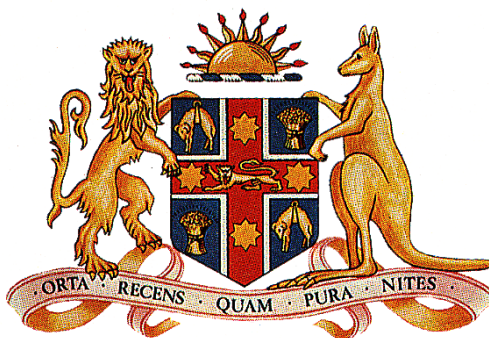
- i. endorse the draft planning proposal regarding the gazettal of the re-aligned LGA boundary between Camden and Campbelltown;**
- ii. upon gazettal of the LGA boundary adjustment, forward the planning proposal to the Department of Planning and Environment to seek a Gateway Determination and advise that Council will be using its delegation pursuant to Section 23 of the Environmental Planning and Assessment Act 1979; and**
- iii. consider future reports regarding the amendments to the Camden DCP 2011, the Camden Growth Areas DCP and the East Leppington VPA.**

**ATTACHMENTS**

- 1. Draft planning proposal - boundary realignment A4**

## **Attachment C – copy of Government Gazette dated 27 November 2015**





# *Government Gazette*

of the State of  
New South Wales  
**Number 106**  
**Friday, 27 November 2015**

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The *New South Wales Government Gazette* is the permanent public record of official notices issued by the New South Wales Government. It also contains local council and other notices and private advertisements.

The Gazette is compiled by the Parliamentary Counsel's Office and published on the NSW legislation website ([www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)) under the authority of the NSW Government. The website contains a permanent archive of past Gazettes.

To submit a notice for gazettal – see [Gazette Information](#).

# PARLIAMENT

## ACT OF PARLIAMENT ASSENTED TO

Legislative Council Office Sydney 19 November 2015

It is hereby notified, for general information, that His Excellency the Governor has, in the name and on behalf of Her Majesty, this day assented to the undermentioned Act passed by the Legislative Council and Legislative Assembly of New South Wales in Parliament assembled, viz.:

Act No. 55, 2015 — An Act to amend the *Retail Trading Act 2008* to make further provision with respect to restricted trading days and bank trading days; and for other purposes. **[Retail Trading Amendment Bill 2015]**

DAVID BLUNT  
Clerk of the Parliaments

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## ACTS OF PARLIAMENT ASSENTED TO

Legislative Assembly Office, Sydney 19 November 2015

It is hereby notified, for general information, that His Excellency the Governor, has, in the name and on behalf of Her Majesty, this day assented to the under mentioned Acts passed by the Legislative Assembly and Legislative Council of New South Wales in Parliament assembled, viz.:

Act No. 56 — An Act to amend the *Gaming and Liquor Administration Act 2007* to make further provision with respect to the administration of the gaming and liquor legislation and the review of certain decisions made under that legislation. **[Gaming and Liquor Administration Amendment Bill]**

Act No. 57 — An Act to constitute and confer functions on the Greater Sydney Commission and to provide for the constitution of planning panels for the Greater Sydney Region; to amend the *Environmental Planning and Assessment Act 1979* to make provision in relation to strategic planning; and for other purposes. **[Greater Sydney Commission Bill]**

RONDA MILLER  
Clerk of the Legislative Assembly

# GOVERNMENT NOTICES

## Miscellaneous Instruments

### LOCAL GOVERNMENT ACT 1993

#### PROCLAMATION

DAVID HURLEY, Governor

I, His Excellency General The Honourable David Hurley AC DSC (Ret'd), Governor of New South Wales, with the advice of the Executive Council, and in pursuance of section 218B of the *Local Government Act 1993*, hereby alter the boundaries of the Area of Campbelltown City as described in the first schedule of the Local Government (Areas) Act No 30, 1948, and the Area of Camden as described by Proclamation in *Government Gazette* No 52 of 27 May 2011, by transferring part of the Area of Campbelltown City described in Schedule A hereto and adding it to the Area of Camden and by transferring part of the Area of Camden described in Schedule B hereto and adding it to the Area of Campbelltown City so that the boundary of the Area of Campbelltown City and the boundary of the Area of Camden shall be as described in Schedules C and D hereto. I also make provision in Schedule E for the apportionment of rates and charges between the affected Councils.

Signed and sealed at Sydney, this 18 day of November 2015.

By His Excellency's Command,

PAUL TOOLE, MP  
Minister for Local Government

GOD SAVE THE QUEEN!

#### Schedule A:

##### Areas to be transferred from Campbelltown to Camden

**Area about 19.24 square kilometres:** Being part of Lot 2 DP 1086624, part of Lot 10 DP 1173819, part Lots 2211 – 2213, 2220 – 2222, Lots 2197- 2210 & 2223 – 2236 DP 1193713, part Lots 2176, 2176, 2180, 2181, 2182, Lots 2158 – 2175 & 2183 – 2196 DP 1193712, part Lot 2143, Lots 2125 – 2142 & 2144 – 2157 DP 1193711, part Lots 2003 – 2007, Lots 2001, 2002 DP 1193708, part Lot 1168 DP 1189793, part Lots 1127, 1128, 1165 – 1167, DP 1189792, Lots 1122 – 1126, 1086 – 1088 and part Lots 1120, 1121, 1089 DP 1189791, Lots 1065 – 1068, 1079 – 1085 and part Lots 1077, 1078, 1064 DP 1189790, Lots 1001 – 1020, 1024 – 1030 and part Lots 1000 1031, DP 1189789, Lots 21 – 23 DP 1202611, Lots 691 – 696 DP 1196950, part Lot 43 DP 1174145 and part of the following roads, Moriarty St, Baden Powell Ave, Jamboree Ave, Cub St, Patrol St, Resolution Ave, Scout St, Joey Cr, Willowdale Drive, Penstock St and Canal Pde.

#### Schedule B:

##### Areas to be transferred from Camden to Campbelltown

**Area about 8.63 square kilometres:** Being part of Lot 5 DP 214954, part of Lot 1 DP 1086624, part Lot 999 DP 1189789, part Lot 7 DP 1200698.

#### Schedule C:

##### Campbelltown Council (as altered)

**Area about 301.17 square kilometres.** Commencing at the point where Williams Creek meets the southern boundary of Portion 168, Parish of Holsworthy, County of Cumberland, by that creek upwards to the north-eastern boundary of Portion 20, Parish of Eckersley, by part of that boundary south-westerly to the western side of the Old Illawarra Road, by that road generally south-easterly to the north-western corner of Portion 41, by the northern and eastern boundaries of that portion, easterly and southerly, by the eastern boundary of Portion 22, southerly to the centre of the Woronora River, by that river upwards to the northern boundary of Lot 1 DP 1041061, by the northern boundary of that lot and the northern and part of the western boundary of Lot 3 DP 1041061, westerly and southerly to Dahlia Creek, by that creek and O'Hares Creek downwards to the easterly prolongation of the southern boundary of Portion 47, Parish of Wedderburn, by that prolongation westerly and by the southern boundaries of Portions 47 and 13, westerly and by the westerly prolongation of the southern boundary of Portion 13 to the right bank of the Nepean River, by that bank generally northerly to the plan of the Boundary between the Municipalities of Nepean and Campbelltown catalogued Ms 3353 Sy; by that plan generally north-easterly to the south western boundary of Lot 5 DP 214954, by that boundary generally northerly to the south western boundary of Lot 1 DP 1086624, by that boundary generally northerly and by the generally eastern boundary of Lot 2 DP 1086624, northerly to Lot 10 DP 1173819, by that boundary again generally northerly to the south western prolongation of the generally north western boundary of Lot 71 DP 706546, by that prolongation and boundary generally north easterly and south easterly to the south eastern corner of Lot 2236 DP 1193713, by the south eastern boundary of that lot and the south eastern boundary of Canal Parade, and its prolongation generally north easterly to the eastern boundary of Baden Powell Ave, by that boundary, northerly to Jamboree Ave, by the south eastern boundary of that road generally north easterly to the south eastern prolongation of the generally western boundary of Willowdale Drive, by that prolongation and the western boundary of Willowdale Drive, generally north westerly to the north-eastern most corner of Lot 1000 DP 1189789, by a line, generally north easterly to the north west corner of Lot 999 DP 1189789, by the north western boundary of that lot and Lot 7 DP 1200698, generally north easterly to Camden Valley Way, by Camden Valley Way generally northerly to Denham Court Road, by that road, generally south-easterly, Campbelltown Road generally north-easterly, the road on the southwest of

Lot 5 DP 241558, Lots 2 and 3 DP 507628, Lots 4, 5, 6, 7 and 8 DP 13684, and Lots 1, 2 and 3 DP 215195, south-easterly and Glenfield Road easterly and south-easterly to the Main Southern Railway; by that railway north-easterly to the southern boundary of Portion 68, Parish of Minto; by that boundary easterly to the left bank of Georges River; by that bank upwards to the western prolongation of the northern boundary of Portion 1, Parish of Eckersley; by that prolongation, boundary and eastern prolongation of that boundary generally easterly, part of the western, the northern and part of the eastern boundaries of Portion 17 northerly, easterly and southerly, the northern boundaries of Portions 6, 2, 48, easterly to the point of commencement.

**Schedule D:  
Camden Council (as altered)**

**Area about 218.59 square kilometres.** Commencing at the junction of the left bank of the Nepean River with the right bank of Sickles Creek: and bounded thence by that bank upwards to the north most northern boundary of Lot 332 DP 861656; by part of that boundary westerly, the generally south-eastern and part of the southern boundaries of Lot 1 DP 547322 generally south-westerly and westerly, the generally eastern boundary of Lot 1 DP 235460 generally southerly, part of the eastern boundary of Lot 102 DP 701950 southerly, the north-eastern boundary of Lot 41, plan catalogued 1570 (L) south-easterly to the middle of the road catalogued R. 440-1603; by a line along the middle of that road south-westerly to its intersection with the northerly prolongation of a line along the middle of the road forming the western boundary of lots 39 and 35 of the said plan catalogued 1570 (L); by a line along the middle of that road southerly to the middle of the road catalogued R. 441-1,603; by a line along the middle of that road south-easterly and easterly to the middle of the road catalogued R. 6452-1603 R.; by a line along the middle of that road northerly to its intersection with the westerly prolongation of a line along the middle of Cawdor-lane; by a line along the middle of that lane easterly to the middle of the road catalogued R. 442-1603; by a line along the middle of that road distant 3 chains 66 links southerly; by a line east to the left bank of Navigation Creek; by that bank of that creek generally northerly to the left bank of the Nepean River; by a line north to the right bank of that river; by that bank of the Nepean River generally easterly to the plan of the Boundary between the Municipalities of Nepean and Campbelltown catalogued Ms 3353 Sy; by that plan generally north-easterly to the south western boundary of Lot 5 DP 214954, by that boundary generally northerly to the south western boundary of Lot 1 DP 1086624, by that boundary generally northerly and by the generally eastern boundary of Lot 2 DP 1086624, northerly to Lot 10 DP 1173819, by that boundary again generally northerly to the south western prolongation of the generally north western boundary of Lot 71 DP 706546, by that prolongation and boundary generally north easterly and south easterly to the south eastern corner of Lot 2236 DP 1193713, by the south eastern boundary of that lot and the south eastern boundary of Canal Parade, and its prolongation generally north easterly to the eastern boundary of Baden Powell Ave, by that boundary, northerly to Jamboree Ave, by the south eastern boundary of that road generally north easterly to the south eastern prolongation of the generally western boundary of Willowdale Drive, by that prolongation and the western boundary of Willowdale Drive, generally north westerly to the north-eastern most corner of Lot 1000 DP 1189789, by a line, generally north easterly to the north west corner of Lot 999 DP 1189789, by the north western boundary of that lot and Lot 7 DP 1200698, generally north easterly to Camden Valley Way, by Camden Valley Way and Cowpasture Road, northerly, Bringelly Road and Greendale Road westerly to the eastern boundary of Portion 14, Parish of Bringelly; by part of that boundary and the southern boundary of that portion southerly and westerly to Bringelly Creek; by that creek downwards to the north eastern prolongation of the generally eastern boundary of Lot 4 DP 776502, by that prolongation and the generally eastern boundary of Lot 4 DP 776502 aforesaid, southerly, the eastern and southern boundaries of Lot 5 DP 776502, southerly and westerly, to the Bringelly Creek aforesaid; by that creek downwards to the eastern prolongation of the northern boundary of Lot 7 DP 1056890, by that prolongation and the generally northern, eastern and southern boundaries of Lot 7 DP 1056890 aforesaid, generally easterly, southerly and westerly to the Bringelly Creek aforesaid; by that creek downwards to the southern prolongation of the eastern boundary of Lot 6 DP 1056890, by that prolongation and the eastern, southern, and western boundaries of Lot 6 DP 1056890 aforesaid, generally southerly, northerly and easterly to the Bringelly Creek aforesaid; by that creek downwards to the southern prolongation of the eastern boundary of Lot 2 DP 582023, by that prolongation and the south-eastern boundary of Lot 2 DP 582023 aforesaid, south-westerly to the north eastern prolongation of the south eastern boundary of Lot 2 DP 582023 aforesaid; by that prolongation to the Nepean River upwards to south-eastern corner of Portion 29, Parish of Cook and by a line southerly to the point of commencement.

**Schedule E:  
Rates and Charges**

- 1) Appropriate arrangements are to be made in relation to the rates and charges over the rateable parcels of land affected by this Proclamation.
- 2) The General Manager of Campbelltown City and the General Manager of Camden are to reach a negotiated agreement on the nature of those arrangements.
- 3) In the event that the General Managers of Campbelltown City and Camden cannot come to a negotiated agreement on the matter of rates and charges, the Minister for Local Government will make a determination on that matter.

## **Attachment D – Original Camden LEP 2010 maps prior to re-alignment of LGA boundaries**





# Camden Local Environmental Plan 2010

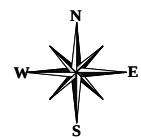
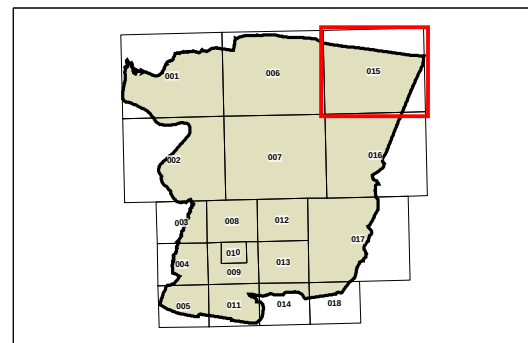
## Additional Permitted Uses Map Sheet APU\_015

### Legend

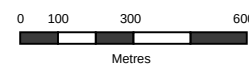
-  Refer to Schedule 1
-  Refer to schedule 1 - Clause 27
-  SEPP (Sydney Region Growth Centres) 2006

### Cadastre

-  Cadastre 08/08/2014 © Camden Council

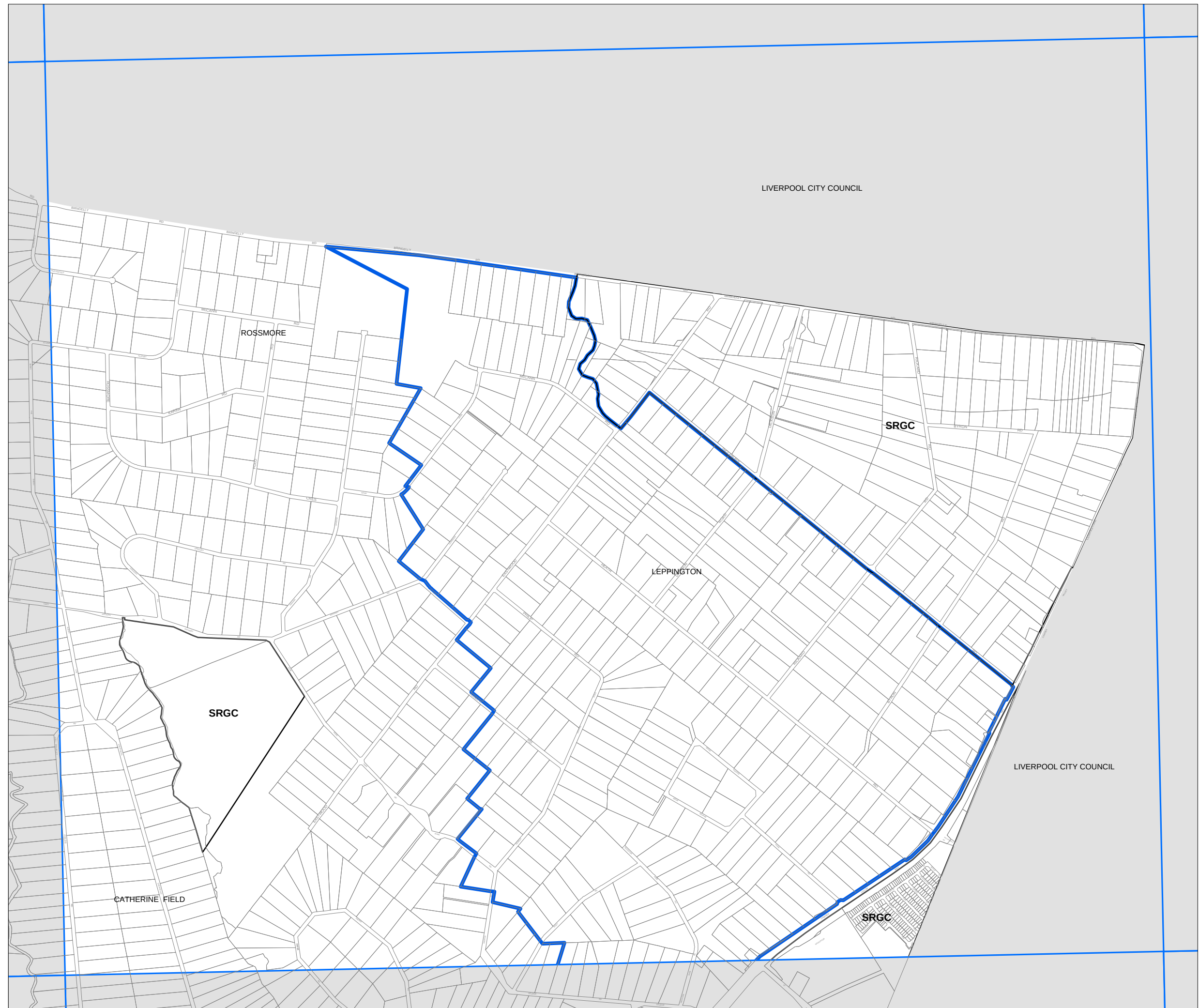


Projection GDA 1994  
MGA Zone 56



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# Camden Local Environmental Plan 2010

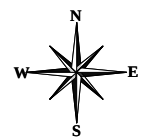
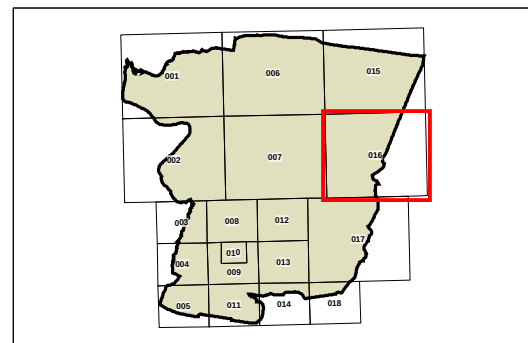
## Additional Permitted Uses Sheet APU\_016

### Legend

-  Refer to Schedule 1
-  Refer to schedule 1 - Clause 27
-  SEPP (Sydney Region Growth Centres) 2006

### Cadastre

-  Cadastre 08/08/2014 © Camden Council



Projection GDA 1994  
MGA Zone 56

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Metres

Scale: 1:20000 @ A3

Map identification number: 1450\_COM\_APU\_016\_020\_20140808





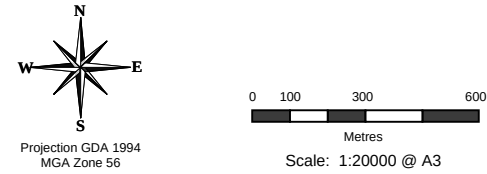
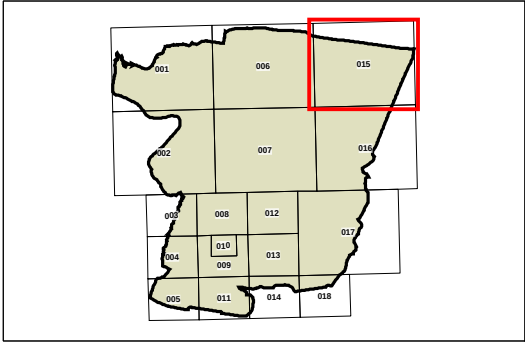


**Camden Local  
Environmental  
Plan 2010**

Heritage Map - Sheet HER\_015

- Heritage**
-  General Item
  -  Conservation Area - General
  -  SRGC SEPP (Sydney Region Growth Centres) 2006

- Cadastre**
-  Cadastre 08/08/2014 © Camden Council





# Camden Local Environmental Plan 2010

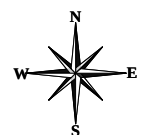
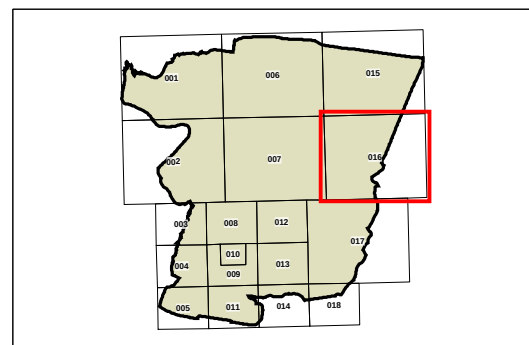
## Heritage Map - Sheet HER\_016

### Heritage

-  General Item
-  Conservation Area - General
-  SEPP (Sydney Region Growth Centres) 2006

### Cadastral

-  Cadastre 08/08/2013 © Camden Council

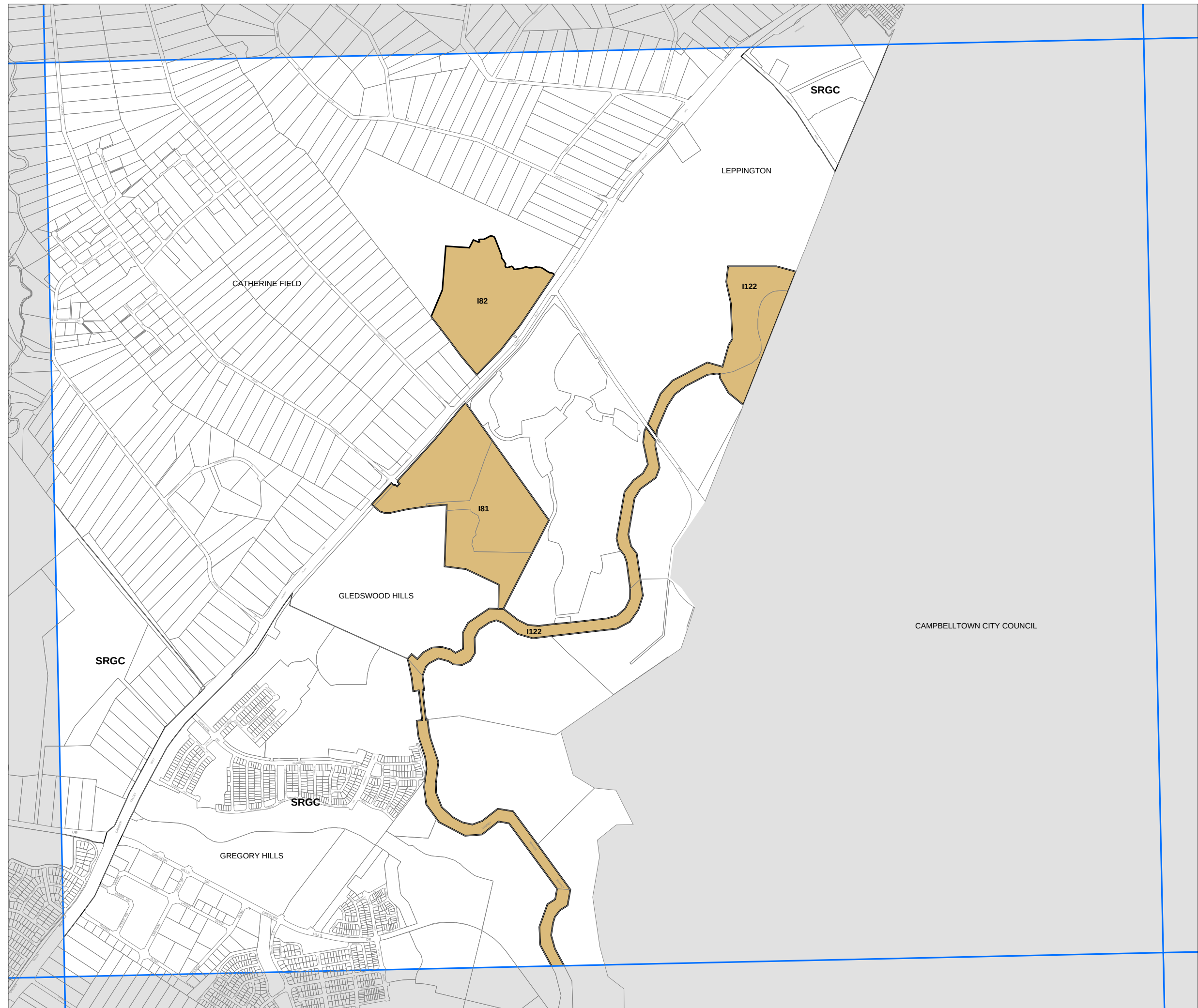


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# Camden Local Environmental Plan 2010

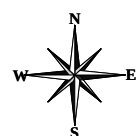
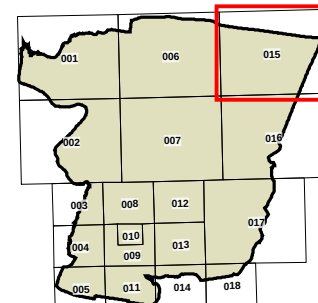
## Height of Buildings Map - Sheet HOB\_015

### Maximum Building Height (m)

|      |                                          |
|------|------------------------------------------|
| C    | 5                                        |
| F    | 6.5                                      |
| G    | 7                                        |
| I    | 8.5                                      |
| J    | 9.5                                      |
| K    | 10                                       |
| L    | 11                                       |
| M    | 12.5                                     |
| O    | 15.5                                     |
| SRGC | SEPP (Sydney Region Growth Centres) 2006 |
|      | Refer to Clause 4.3A                     |
|      | Refer to Clause 4.3B                     |
|      | Refer to Clause 4.3C                     |

### Cadastre

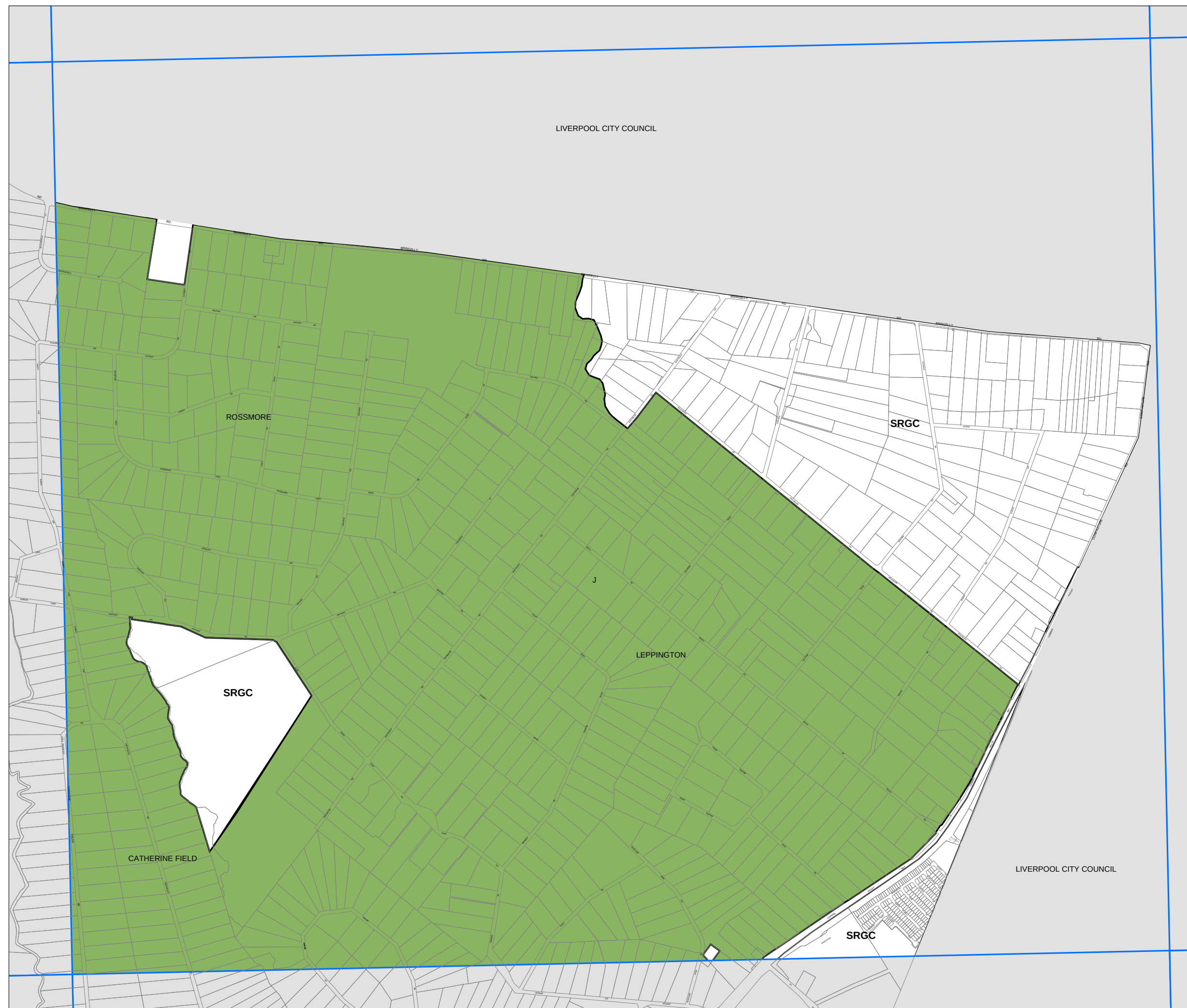
Cadastre 08/08/2014 © Camden Council



Projection GDA 1994  
MGA Zone 56

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Metres  
Scale: 1:20000 @ A3

Map identification number: 1450\_COM\_HOB\_015\_010\_20140808





# Camden Local Environmental Plan 2010

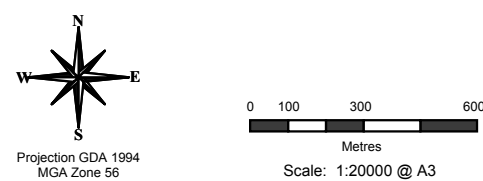
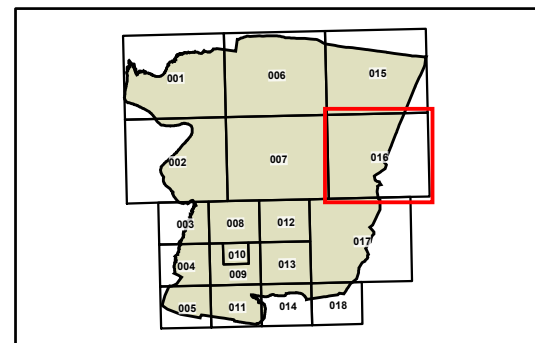
## Height of Buildings Map - Sheet HOB\_016

### Maximum Building Height (m)

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

### Cadastre

Cadastre 10/11/2014 © Camden Council



Map identification number: 1450\_COM\_HOB\_016\_020\_20141216







# Camden Local Environmental Plan 2010

## Land Application Map - Sheet LAP\_001

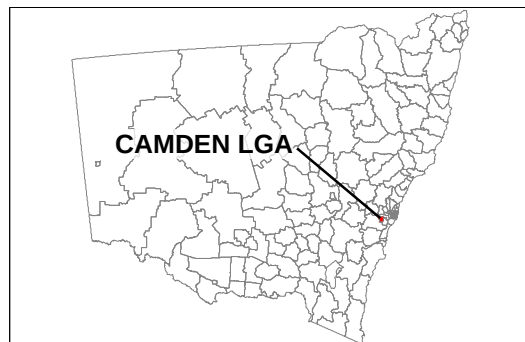
 LGA Boundary

### LEP Land Application

 Included

### Cadastre

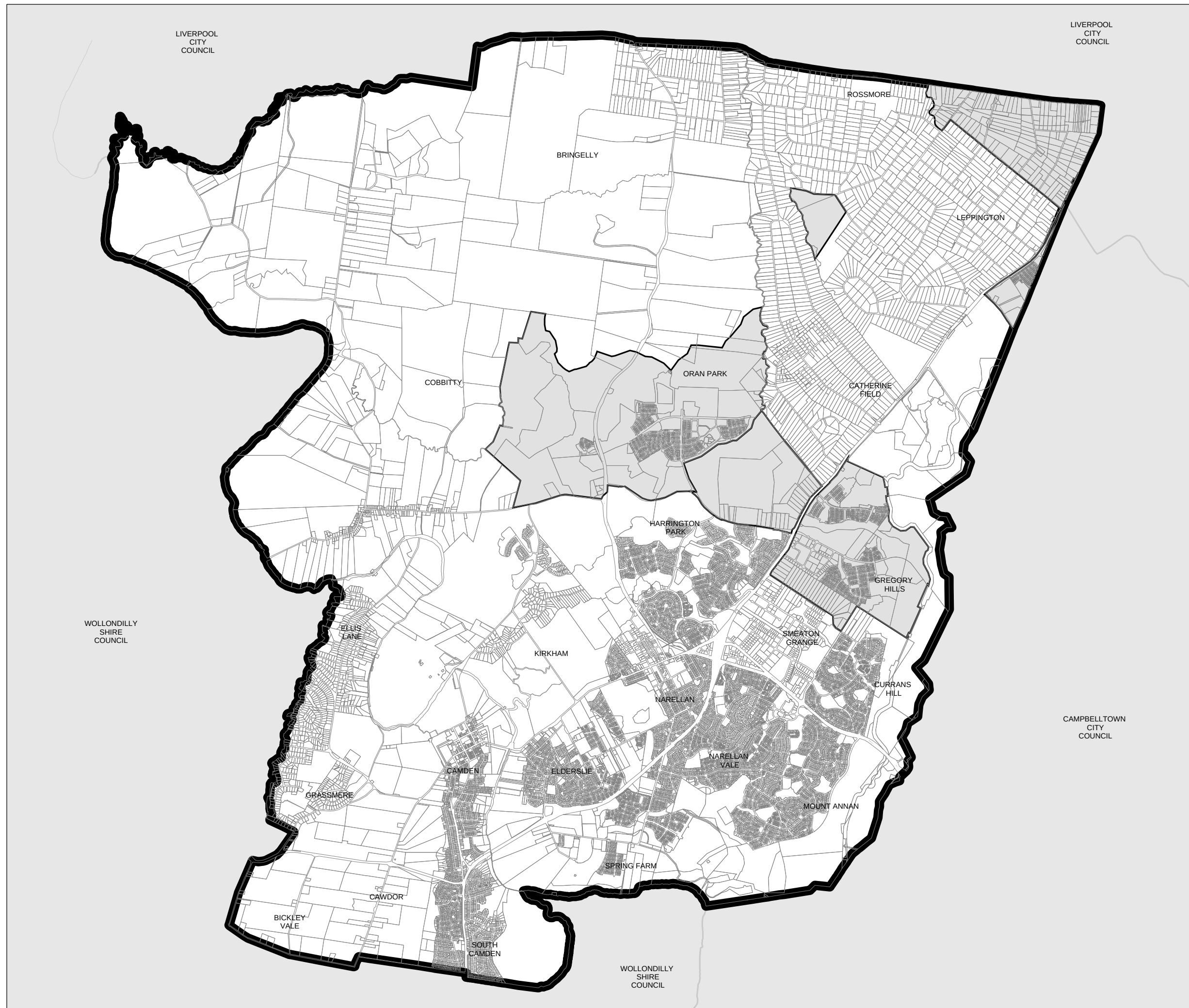
 Cadastre 08/08/2014 © Camden Council



Projection GDA 1994  
MGA Zone 56

0 1000 3000 6000  
Metres  
Scale: 1:60000 @ A3

Map identification number: 1450\_COM\_LAP\_001\_020\_20140808



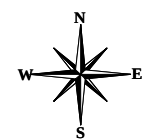
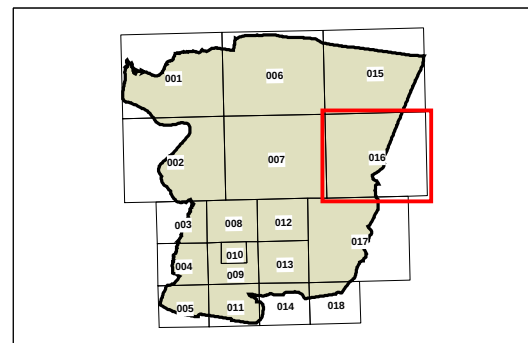


# Camden Local Environmental Plan 2010

## Land Reservation Acquisition Map - Sheet LRA\_016

-  Local road future classified road (SP2)
-  Future classified road widening (SP2)

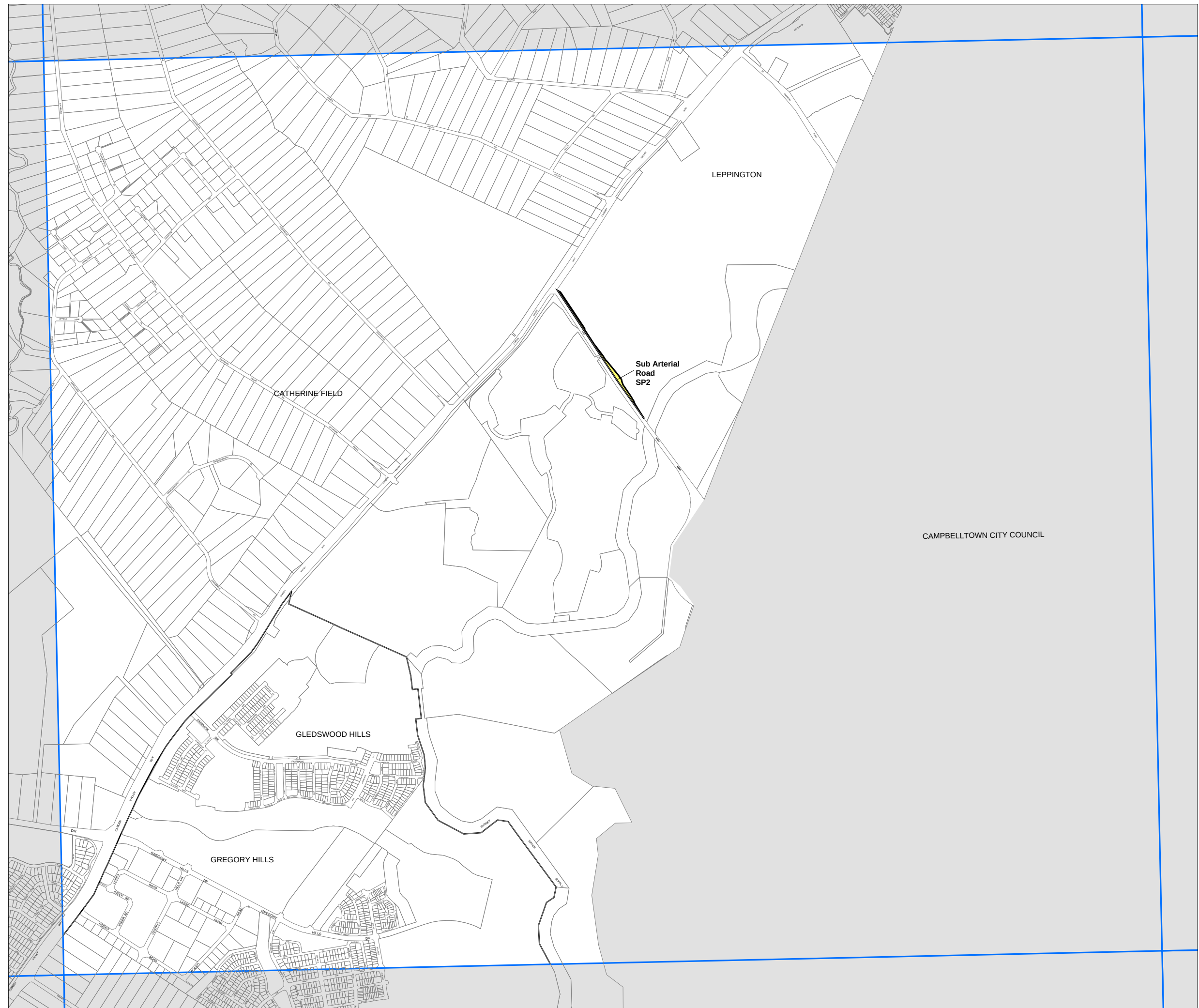
- Cadastral**
-  Cadastral 09/07/2014 © Camden Council



Projection GDA 1994  
MGA Zone 56

0 100 300 600  
Metres  
Scale: 1:20000 @ A3

Map identification number: 1450\_COM\_LRA\_016\_020\_20140709







# Camden Local Environmental Plan 2010

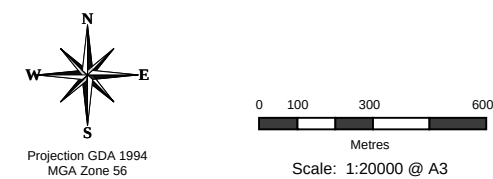
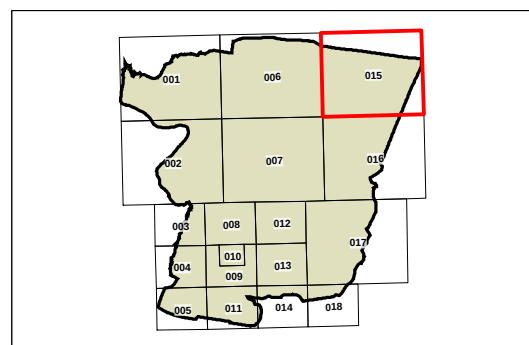
## Lot Size Map - Sheet LSZ\_015

### Minimum Lot Size (sq. m)

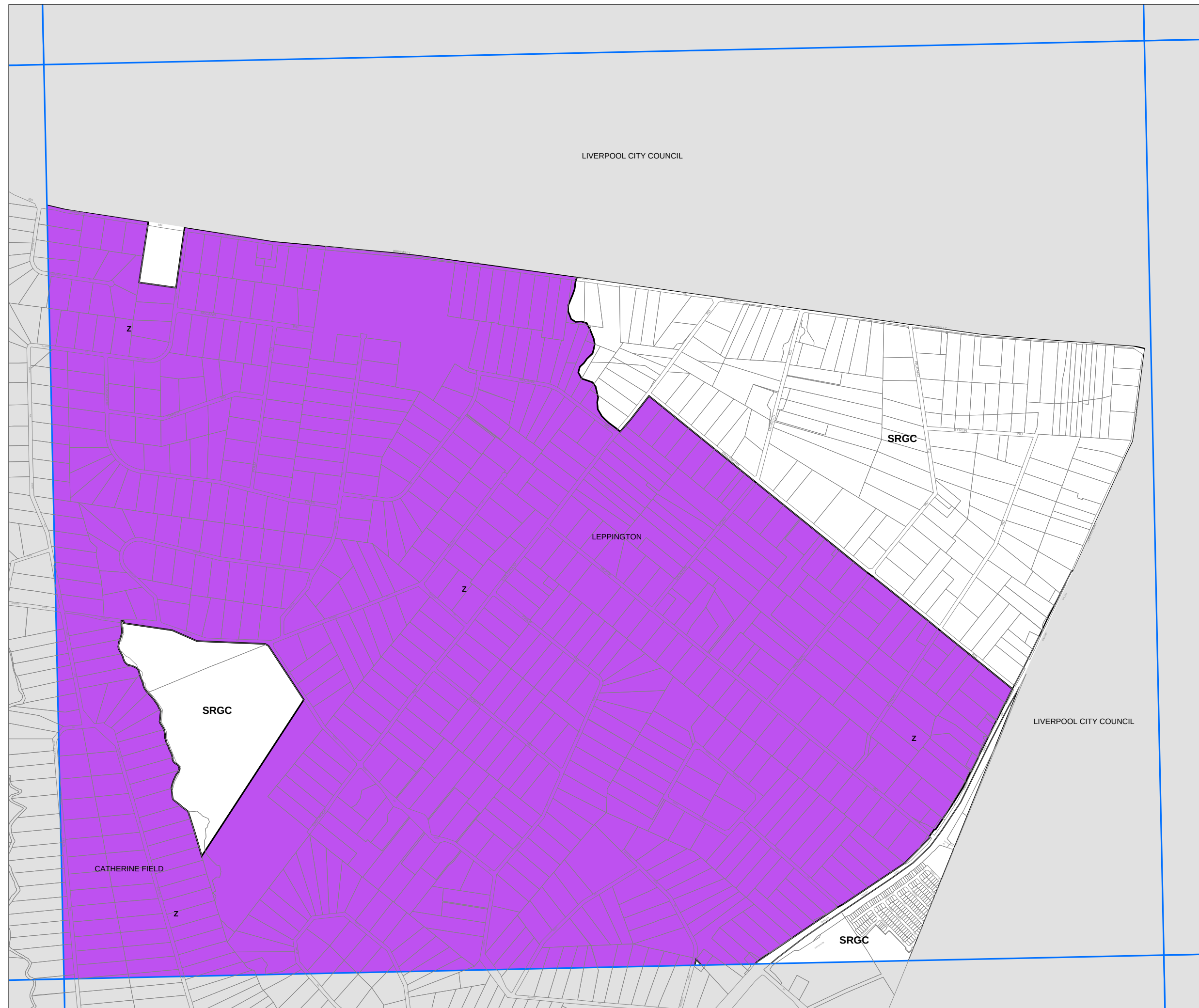
|      |                                          |
|------|------------------------------------------|
| B    | 220                                      |
| C    | 250                                      |
| D    | 300                                      |
| G    | 450                                      |
| I    | 500                                      |
| M    | 600                                      |
| Q    | 700                                      |
| S    | 800                                      |
| T    | 900                                      |
| U    | 1500                                     |
| V    | 2000                                     |
| W    | 4000                                     |
| X    | 6000                                     |
| Z    | 2 ha                                     |
| AB   | 40 ha                                    |
| SRGC | SEPP (Sydney Region Growth Centres) 2006 |
|      | Refer to clause 4.1A                     |

### Cadastre

Cadastre 08/08/2014 © Camden Council



Map identification number: 1450\_COM\_LSZ\_015\_020\_20140808





# Camden Local Environmental Plan 2010

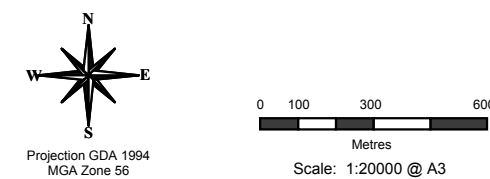
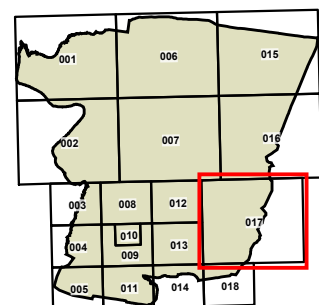
## Lot Size Map - Sheet LSZ\_016

### Minimum Lot Size (sq m)

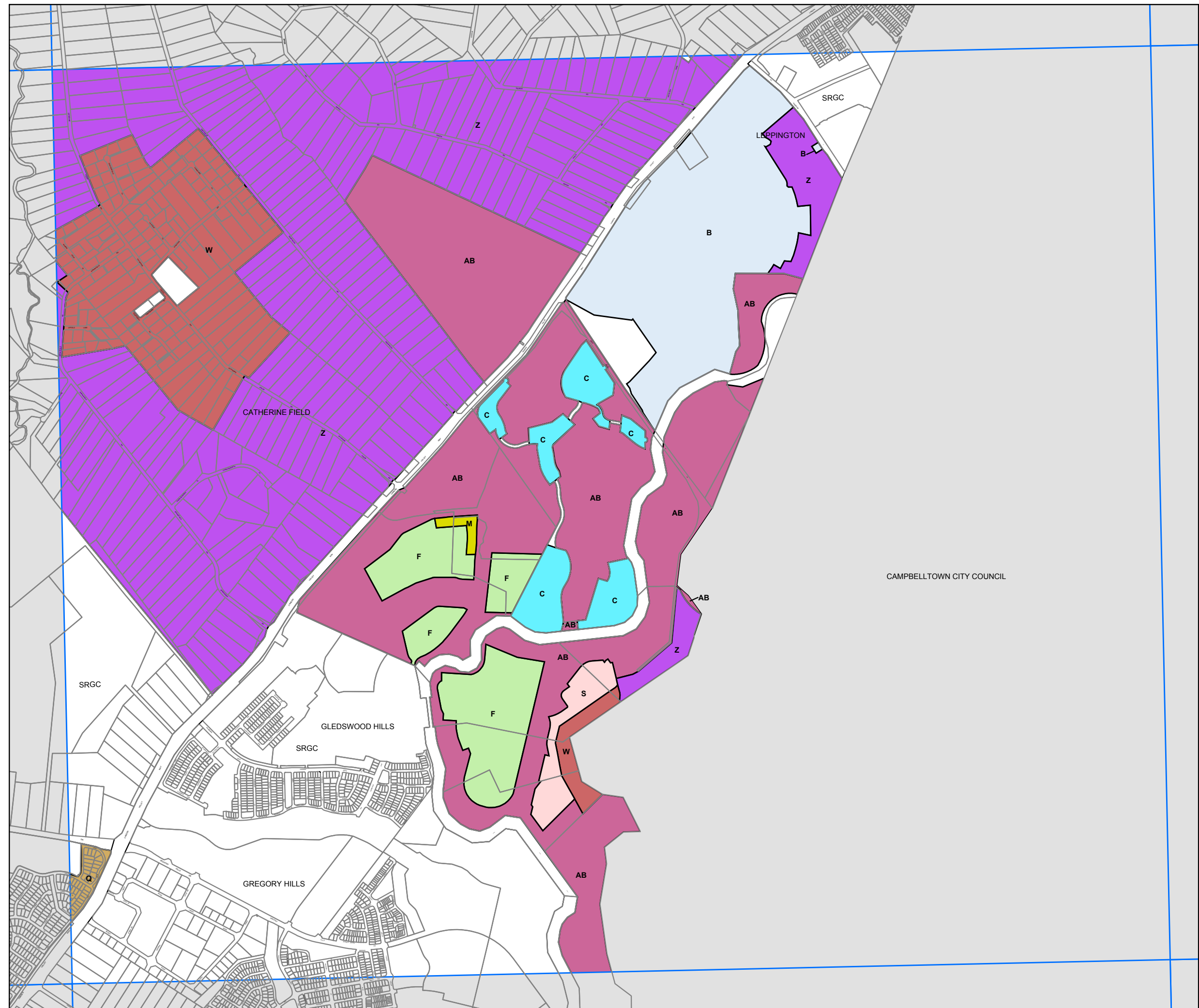
|      |                                   |
|------|-----------------------------------|
| B    | 220                               |
| C    | 250                               |
| D    | 300                               |
| G    | 450                               |
| I    | 500                               |
| M    | 600                               |
| Q    | 700                               |
| S    | 800                               |
| T    | 900                               |
| U    | 1500                              |
| V    | 2000                              |
| W    | 4000                              |
| X    | 6000                              |
| Z    | 2 ha                              |
| AA   | 7 ha                              |
| AB   | 40 ha                             |
| SRGC | SEPP Sydney Region Growth Centres |
|      | Refer to clause 4.1A              |

### Cadastral

Cadastral 10/11/2014 © Camden Council



Map identification number: 1450\_COM\_LSZ\_016\_020\_20141216







# Camden Local Environmental Plan 2010

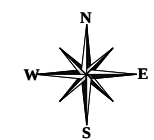
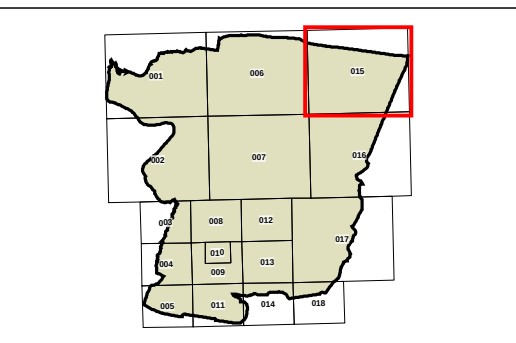
## Land Zoning Map - Sheet LZN\_015

### Zone

- |                                                                                     |      |                                          |
|-------------------------------------------------------------------------------------|------|------------------------------------------|
|    | B1   | Neighbourhood Centre                     |
|    | B2   | Local Centre                             |
|    | B4   | Mixed Use                                |
|    | B5   | Business Development                     |
|    | E1   | National Parks and Nature Reserves       |
|    | E2   | Environmental Conservation               |
|    | E4   | Environmental Living                     |
|    | IN1  | General Industrial                       |
|    | IN2  | Light Industrial                         |
|    | R1   | General Residential                      |
|    | R2   | Low Density Residential                  |
|    | R3   | Medium Density Residential               |
|    | R5   | Large Lot Residential                    |
|    | RE1  | Public Recreation                        |
|    | RE2  | Private Recreation                       |
|  | RU1  | Primary Production                       |
|  | RU2  | Rural Landscape                          |
|  | RU4  | Primary Production Small Lots            |
|  | SP1  | Special Activities                       |
|  | SP2  | Infrastructure                           |
|  | SP3  | Tourist                                  |
|  | SRGC | SEPP (Sydney Region Growth Centres) 2006 |

### Cadastre

 Cadastre 08/08/2014 © Camden Council

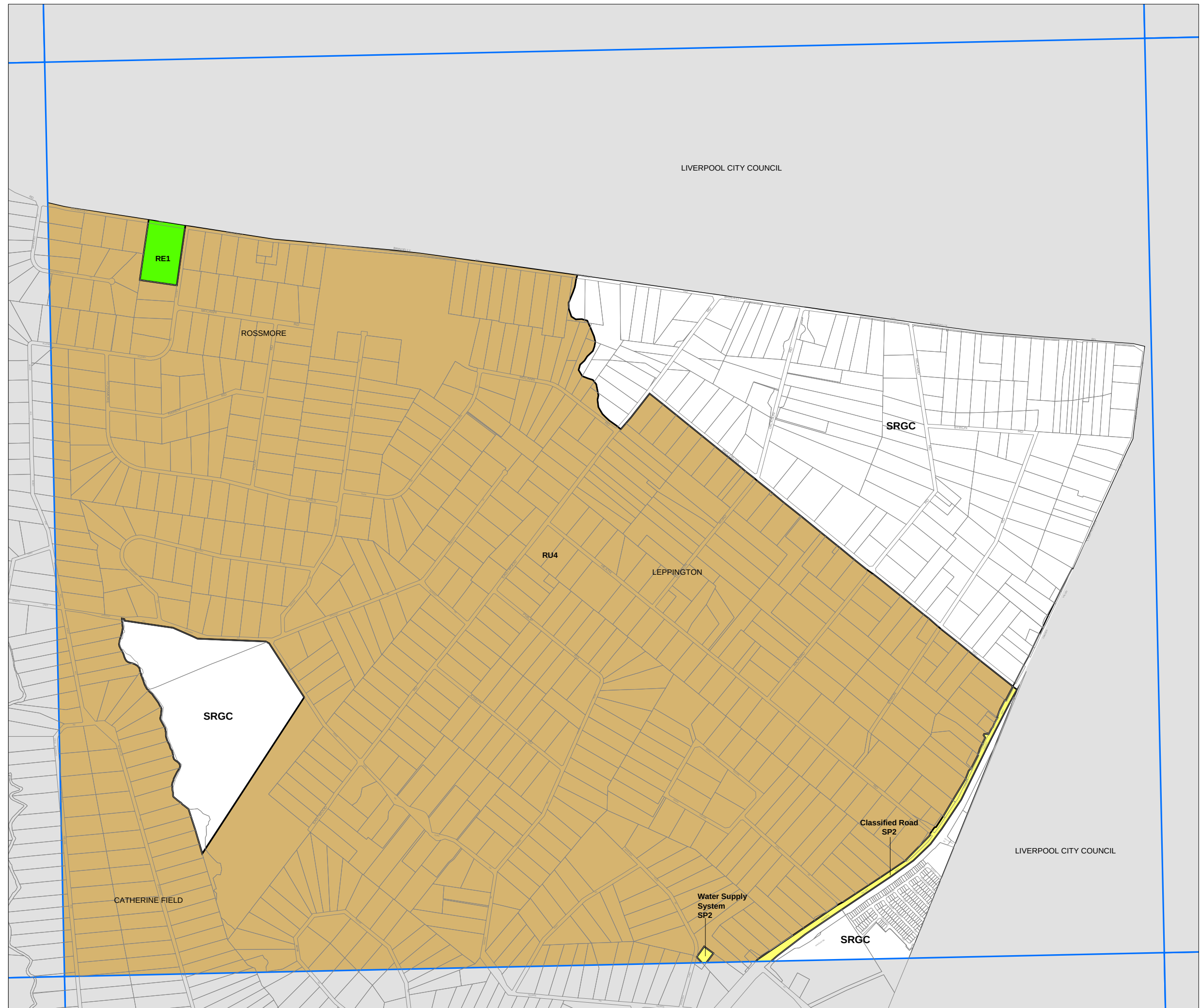


Projection GDA 1994  
MGA Zone 56

0 100 300 600  
Metres

Scale: 1:20000 @ A3

Map identification number: 1450\_COM\_LZN\_015\_020\_20140808





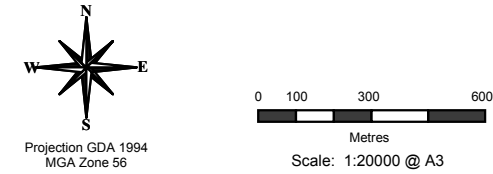
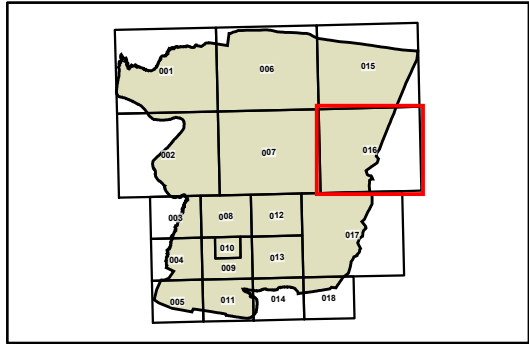


# Camden Local Environmental Plan 2010

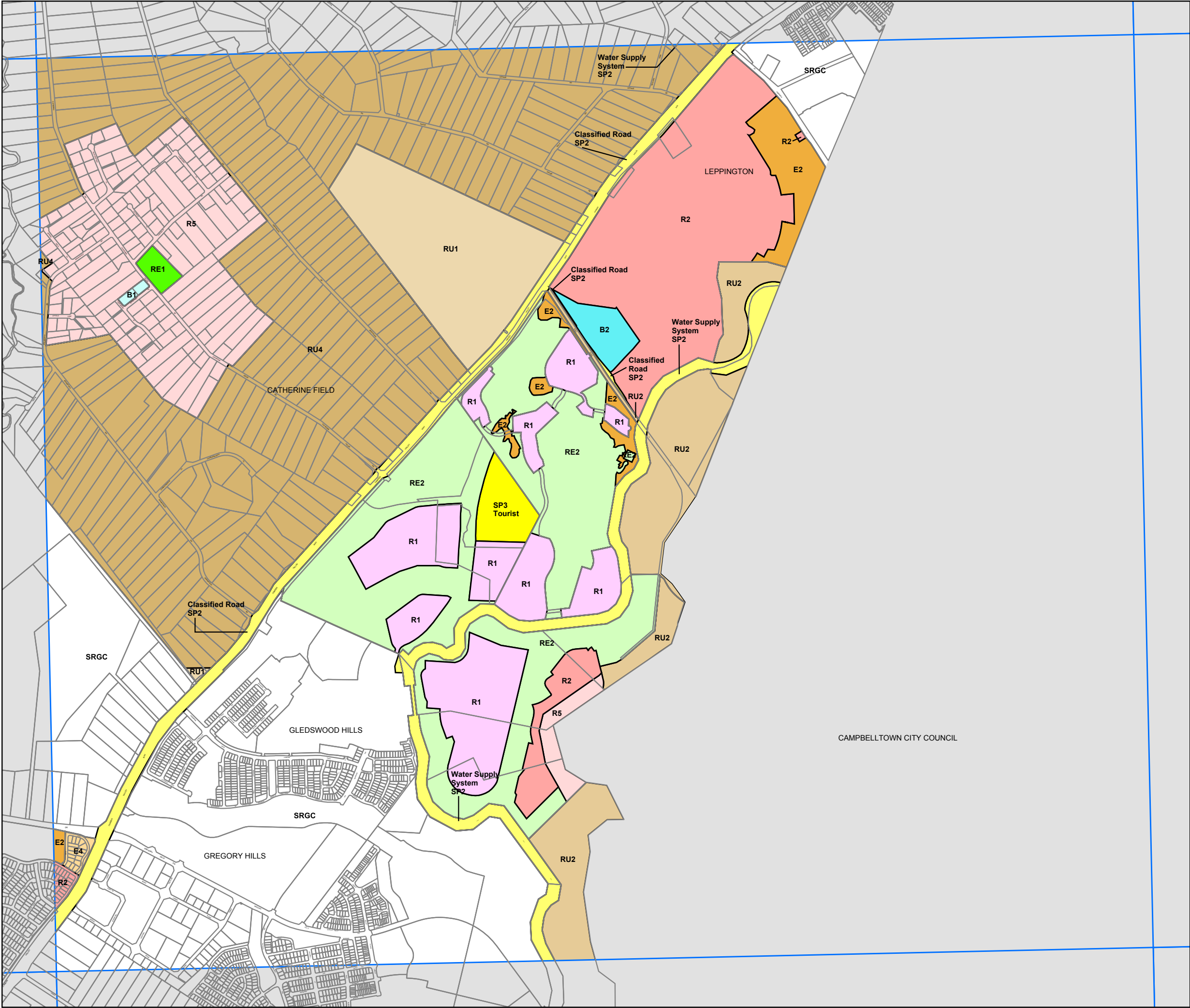
## Land Zoning Map - Sheet LZN\_016

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

**Cadastre**  
Cadastre 10/11/2014 © Camden Council



Map identification number: 1450\_COM\_LZN\_016\_020\_20141216





# Camden Local Environmental Plan 2010

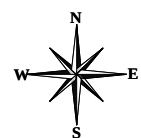
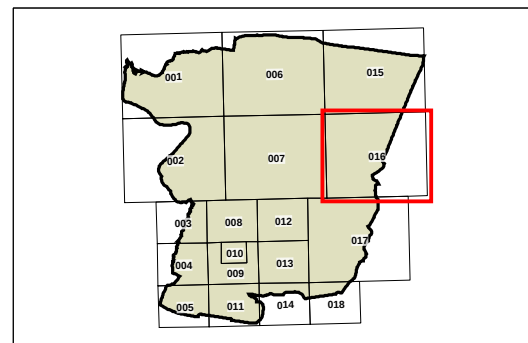
## Urban Release Area Map - Sheet URA\_016

### Legend

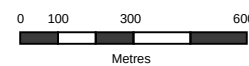
-  Urban release area
-  Macarthur Resource Recovery Park
-  SRGC SEPP (Sydney Region Growth Centres) 2006

### Cadastral

-  Cadastre 08/08/2014 © Camden Council

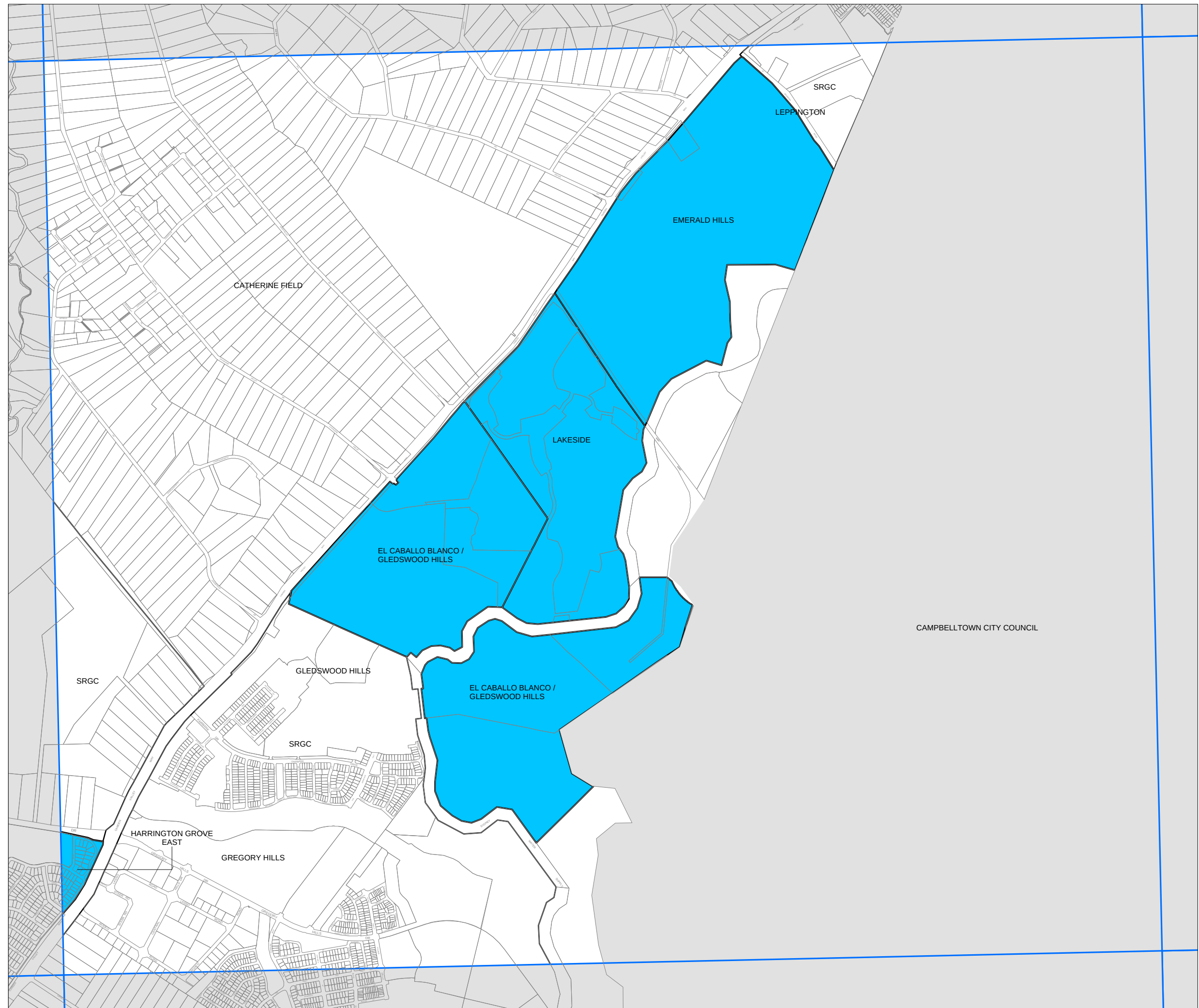


Projection GDA 1994  
MGA Zone 56

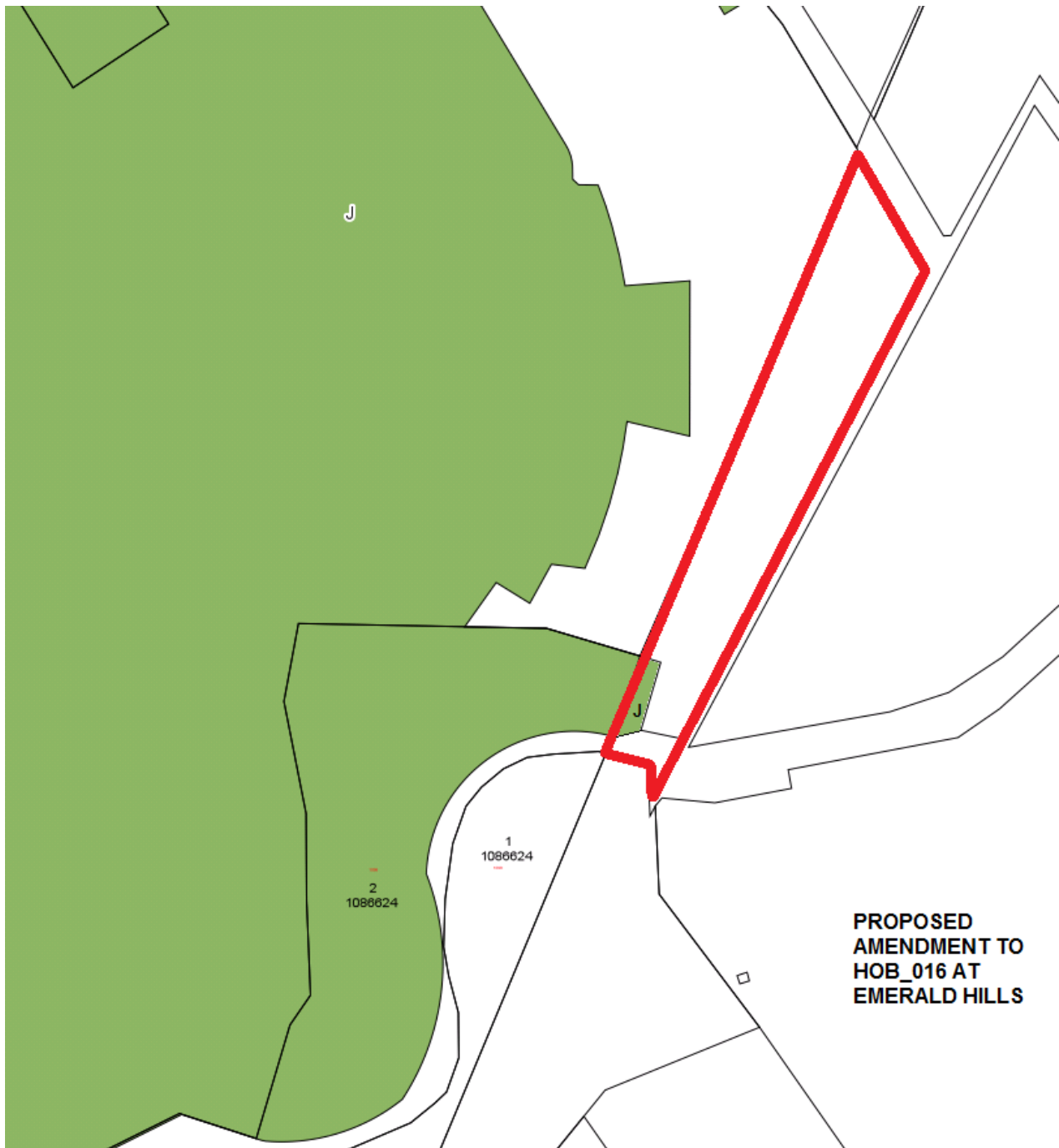


Scale: 1:20000 @ A3

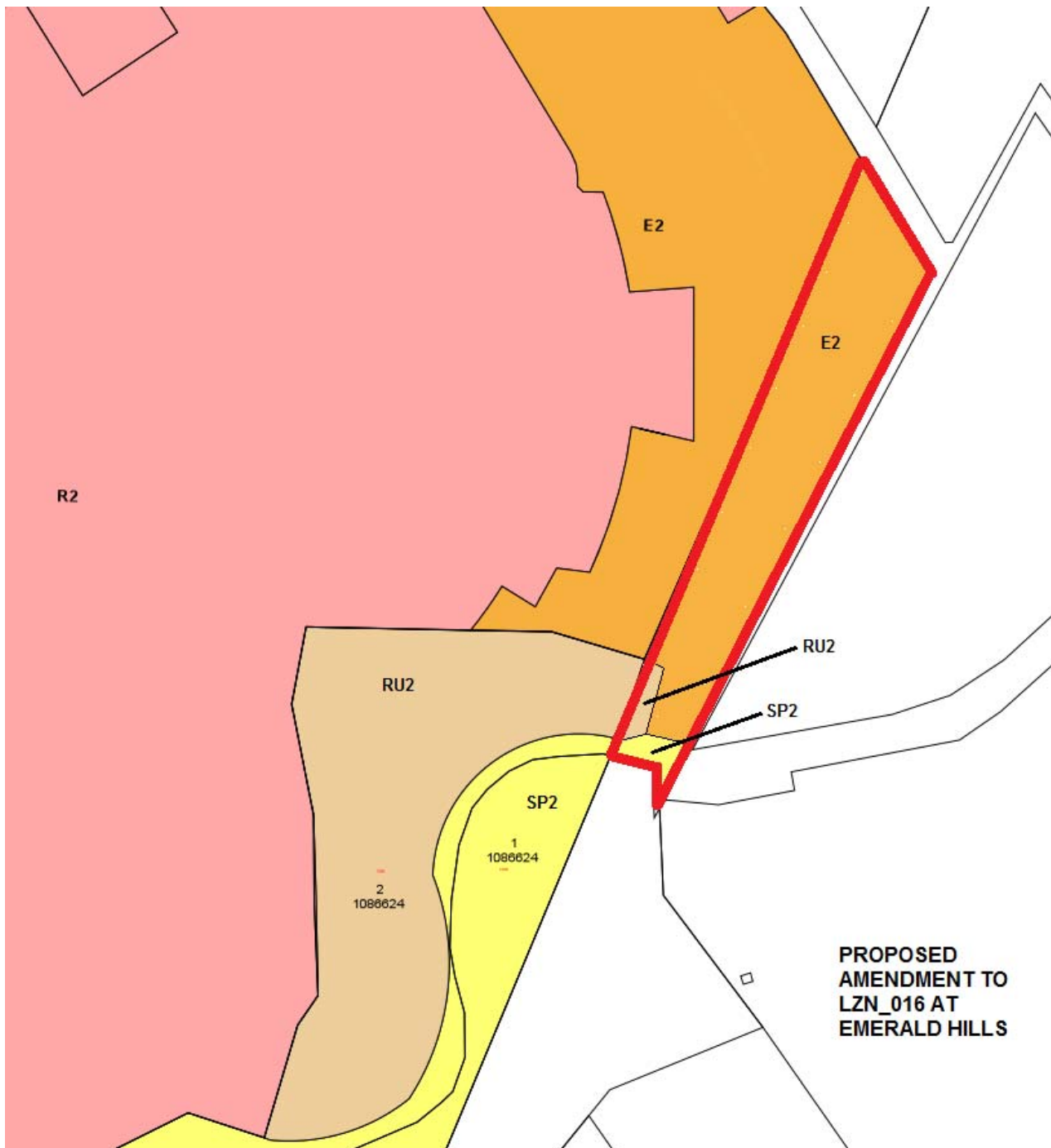
Map identification number: 1450\_COM\_URA\_016\_020\_20140808

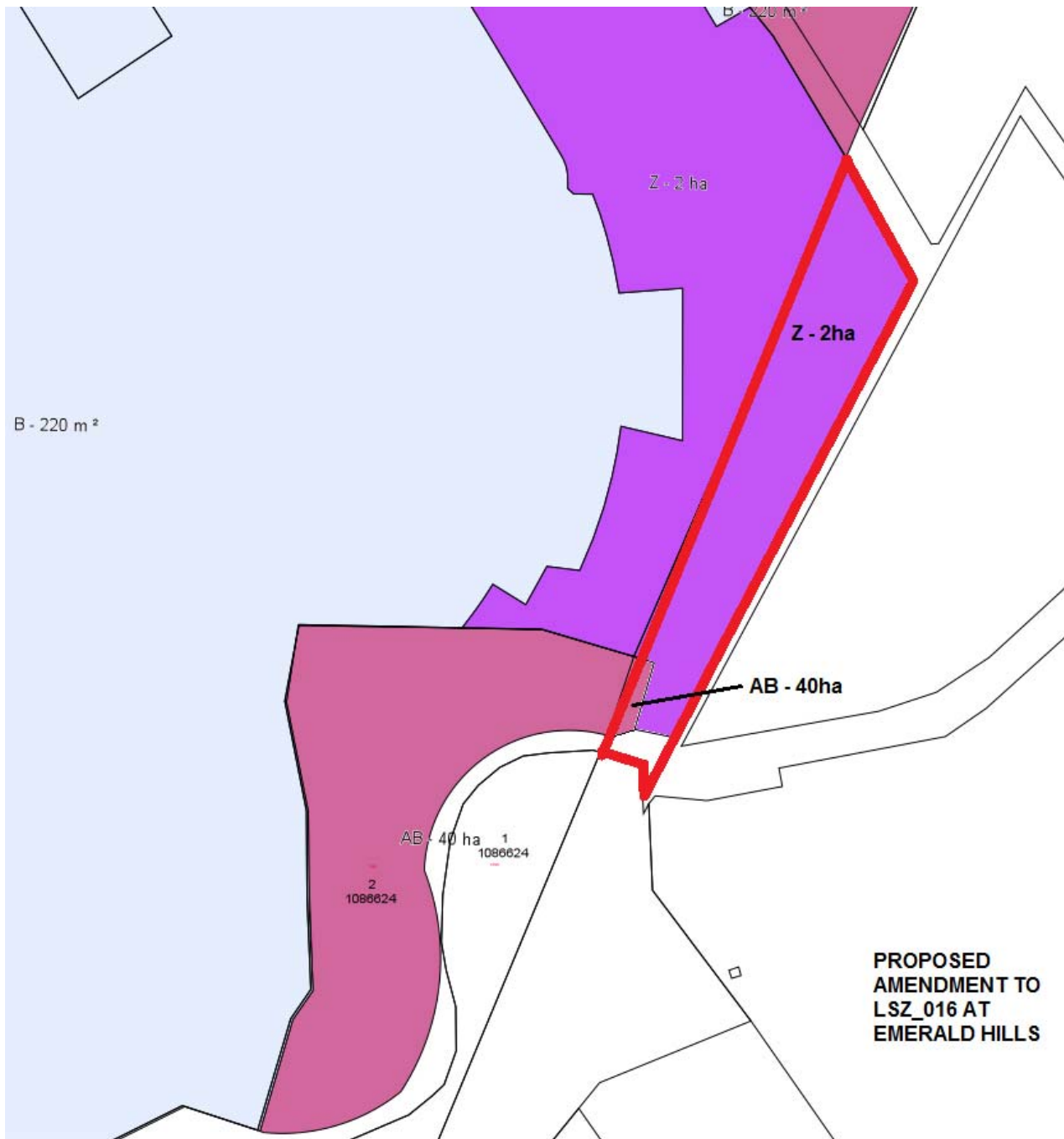


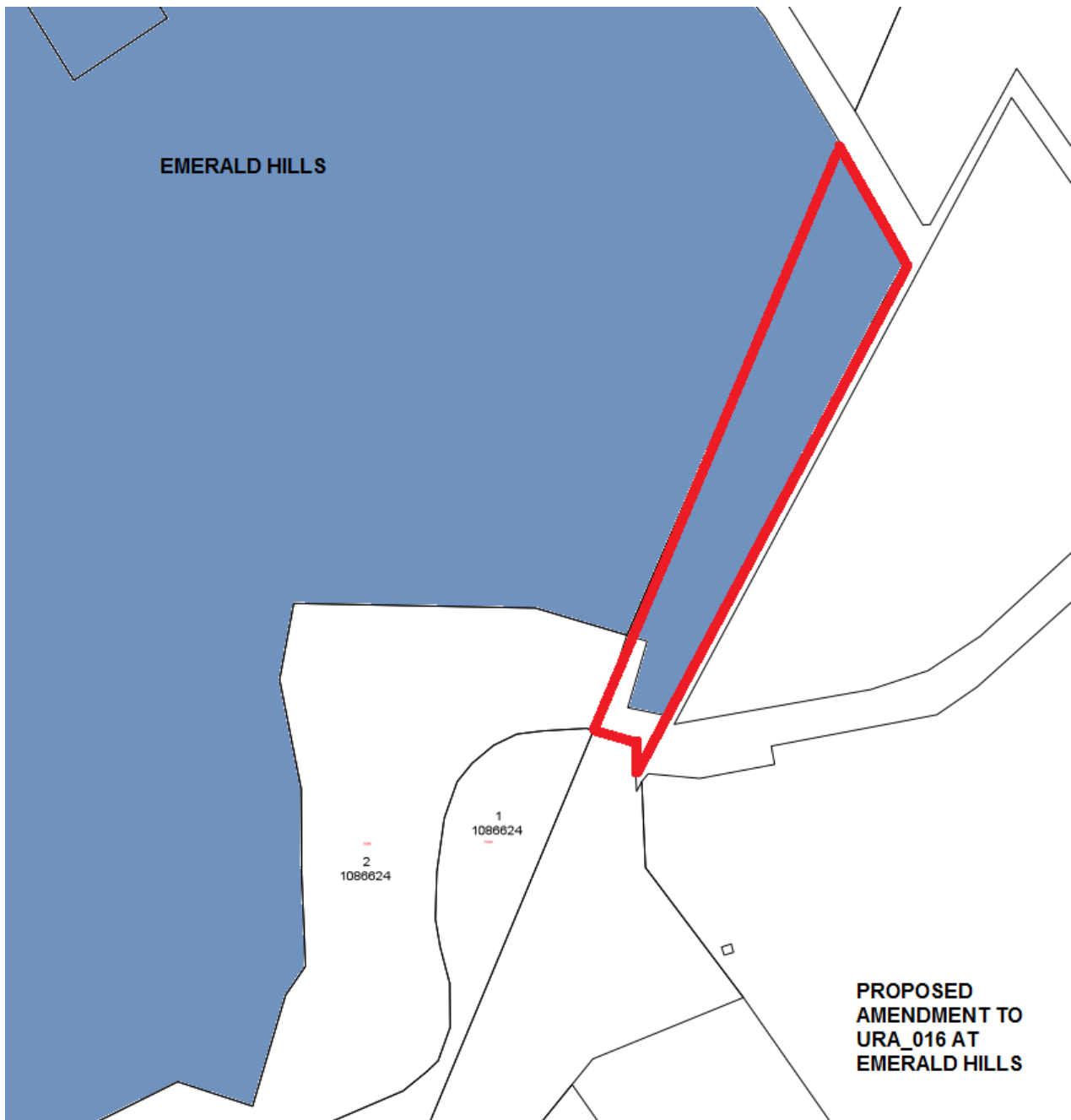
## **Attachment E – Amendments proposed for land near Emerald Hills**











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