

## **SECTION 3.36 PLANNING REPORT**

### **Planning proposal details:**

PP\_2018\_CAMDE\_005\_00 to amend Camden Local Environmental Plan 2010

### **Planning proposal summary:**

To rezone land at part of land at 182 Raby Road, Gledswood Hills from RU2 Rural Landscape to R5 Large Lot Residential and decrease the minimum lot size from 2ha to 4,000sqm.

### **Date of Gateway determination:**

6 November 2018

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## **1.0 SUMMARY**

The Planning Proposal is required to enable the development of one additional large residential allotment.

The following amendments are required to the Camden Local Environmental Plan 2010 (CLEP 2010):

- Amend the Land Zoning Map LZN\_016 to show the change in zoning to R5 on the site;
- Amend the Lot Size Map LSZ\_016 to show the change in lot size to 4,000sqm on the site.

The Planning Proposal was placed on public exhibition from 27 November 2018 to 8 January 2019, during this time no unresolved submissions were received.

## **2.0 GATEWAY DETERMINATION**

The Department of Planning and Environment issued a Gateway Determination on 6 November 2018. The Gateway Determination required minor amendments to be made to the Planning Proposal prior to public exhibition. Community consultation was required to be undertaken for a minimum of 28 days. No public hearing was required and the timeframe for completion of the LEP was 6 months following the date of the Gateway Determination (6 May 2019).

Consultation with Campbelltown City Council was also required (discussed in Section 4.0 of this report).

The Planning Proposal was updated in accordance with the Gateway Determination and consultation was undertaken.

## **3.0 COMMUNITY CONSULTATION**

The Planning Proposal was placed on exhibition for a period of 43 days from 27 November 2018 to 8 January 2019. No unresolved submissions were received.

#### **4.0 VIEWS OF PUBLIC AUTHORITIES**

The Gateway Determination required, consultation to undertaken with Campbelltown City Council. Campbelltown City Council responded saying it had no objection to the Planning Proposal.

#### **5.0 CONSISTENCY WITH S9.1 DIRECTIONS AND OTHER STRATEGIC PLANNING DOCUMENTS**

##### *Section 9.1 Ministerial Directions*

The Planning Proposal is consistent with the majority of the applicable Ministerial Directions.

The Planning Proposal has inconsistencies with Section 9.1 Directions 1.2 Rural Zones, 3.1 Residential Zones, and 3.4 Integrating Land Use and Transport. The Director General or nominated delegated officer within the Department of Planning and Environment has stated that these inconsistencies are justified in accordance with the terms of the Direction.

##### *State Environmental Planning Policies*

The Planning Proposal is consistent with all relevant State policies.

##### *Western City District Plan*

The Planning Proposal is consistent with the priorities of this Plan.

##### *Greater Sydney Regional Plan*

The Planning Proposal is consistent with the vision and directions of this plan.

#### **6.0 PARLIAMENTARY COUNSEL OPINION**

On 8 March 2019, Parliamentary Counsel provided the final Opinion that the Draft LEP could be made. This Opinion is provided at **Attachment PC**.

#### **7.0 OTHER RELEVANT MATTERS**

There are no other relevant matters to be considered for the making of this plan.

#### **8.0 MAPPING**

There are 2 maps associated with this Planning Proposal (Attachment Map) which has been submitted via the ePlanning Portal. These maps have been examined by the DPE GIS staff and meets the technical requirements.

#### **9.0 RECOMMENDATION**

It is recommended that this Planning Proposal be made and that both the LZN\_016 and LSZ\_016 maps be amended to facilitate the development of one additional large residential allotment at Lot 102 DP 1193881, 182 Raby Road, Gledswood Hills.

#### **NOTES:**