



# **Planning Proposal**

Menangle Park Urban Release Area

## **Proposed amendment of Campbelltown Local Environmental Plan 2015**

Exhibition Phase

30<sup>th</sup> August 2021

**CLEP Draft Mapping**



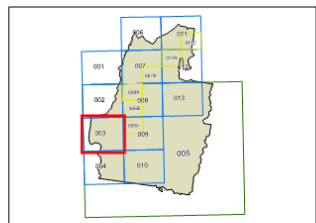
## Campbelltown Local Environmental Plan 2015

### Land Zoning Map - Sheet LZN\_003

#### Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B7 Business Park
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU2 Rural Landscape
- RU5 Village
- RU6 Transition
- SP1 Special Activities
- SP2 Infrastructure
- W1 Natural Waterways
- DM Deferred Matter
- SEDP SEPP (State Significant Precincts) 2005 Edmondson Park South
- SWGC South West Growth Centre

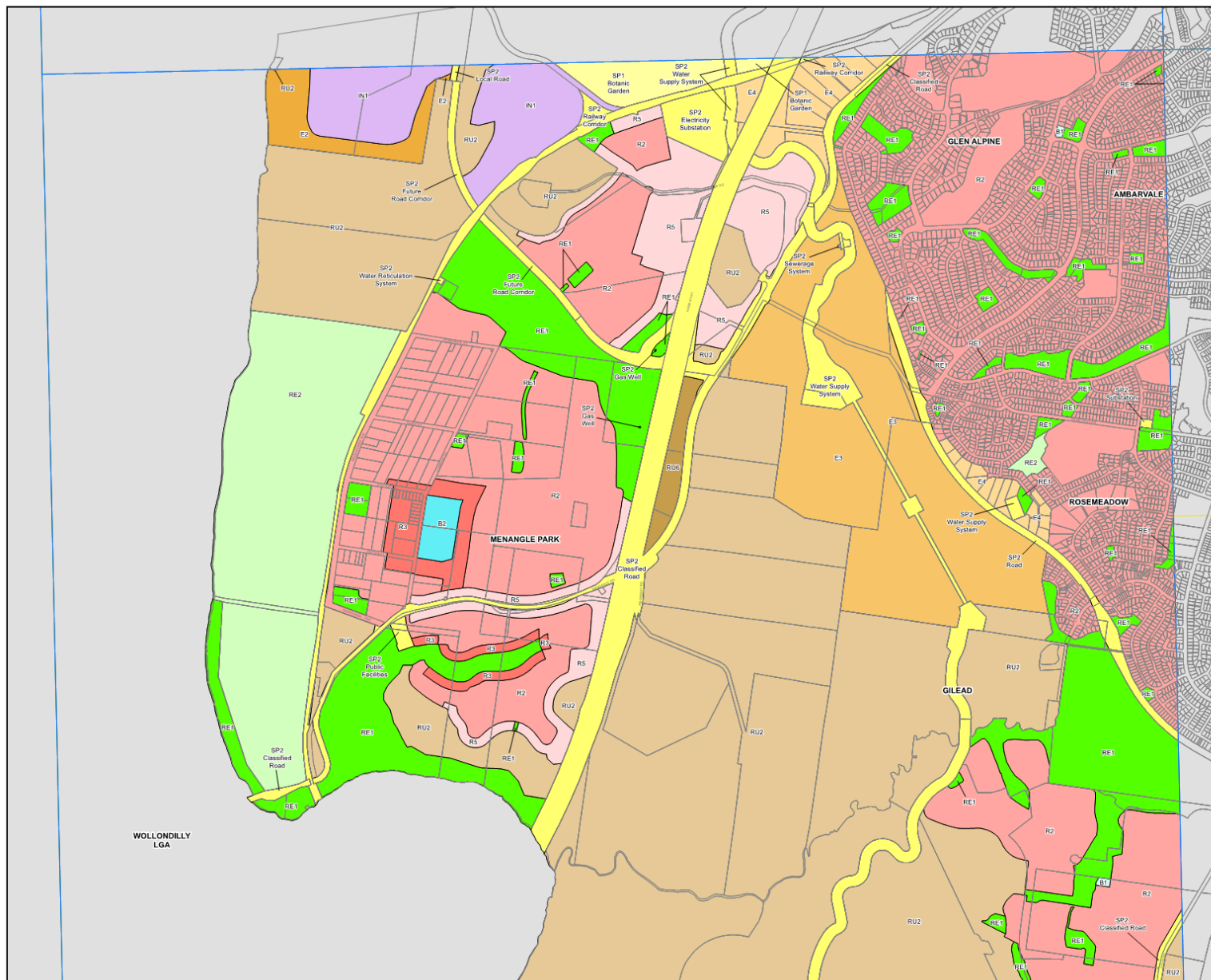
Cadastre 13/12/2019 © Campbelltown City Council



Projection: GDA 1994  
MGA Zone 56

Scale: 1:20,000 @ A3

Map Identification Number: 1500\_COM\_LZN\_003\_020\_20200424



## Existing Land Zoning Map



## Campbelltown Local Environmental Plan

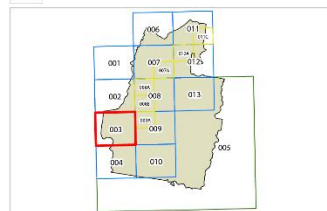
### Land Zoning Map - Sheet LZN\_003

#### Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU2	Rural Landscape
RU5	Village
RU6	Transition
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways
DM	Deferred Matter
SEPP	SEPP (State Significant Precincts) 2005
Edmondson Park South	Edmondson Park South
SW ad	South West Growth Centre

#### Cadastre

Cadastre 12/04/2017 © Spatial Services NSW

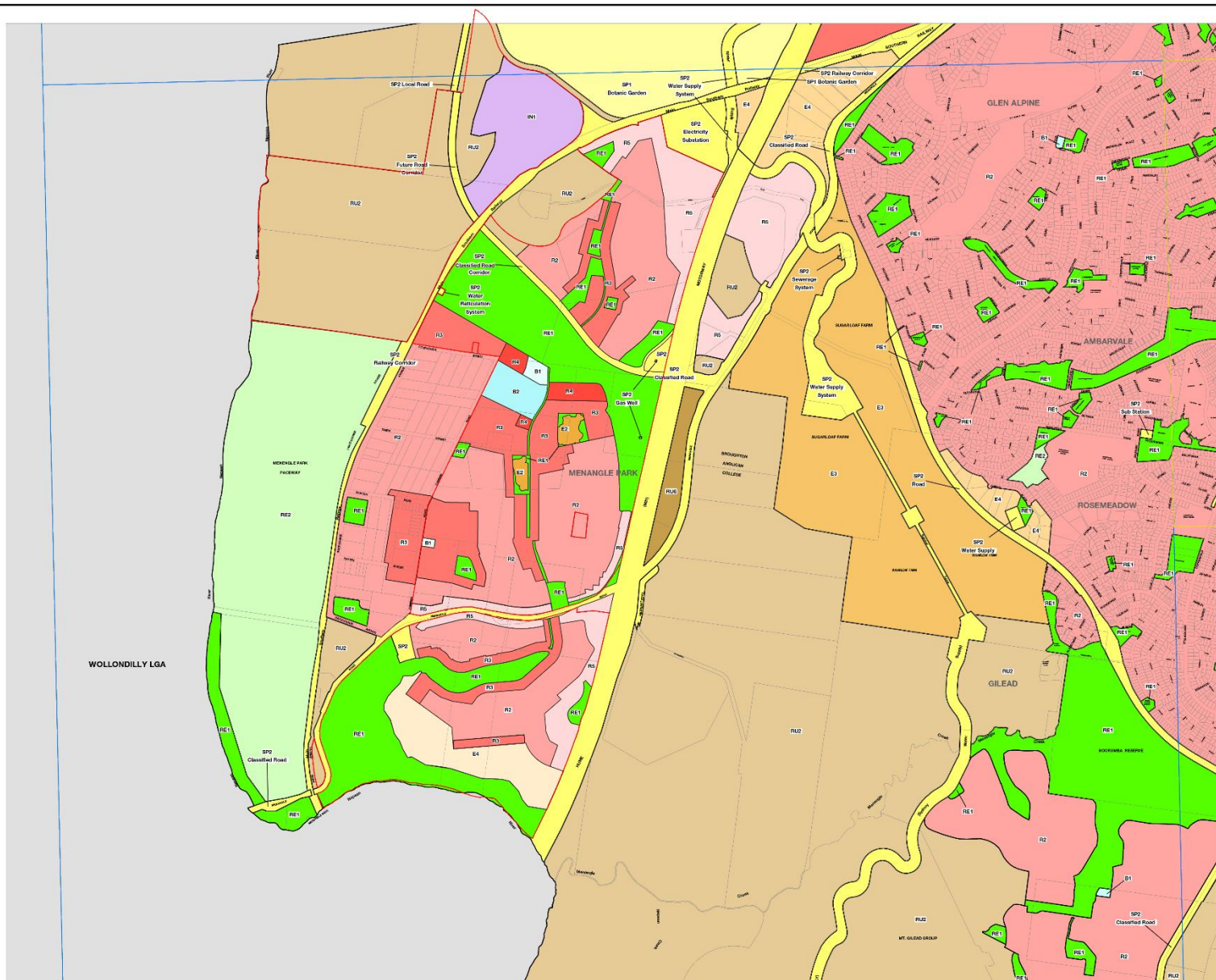


0 400 800  
metres

Projection: GDA 1994  
MGA Zone 56

Map identification number:

1500\_CDM\_LZN\_003\_020\_20170412



## Proposed Land Zoning Map





# Campbelltown Local Environmental Plan 2015

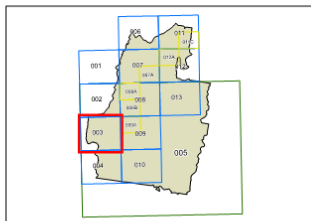
## Lot Size Map - Sheet LSZ\_003

### Minimum Lot Size (sq m)

A	180
D	300
F	400
F1	420
G	450
I	500
Q	700
T	950
U	1,000
V	2,000
W	4,000
X	9,000
Y	10,000 (1 ha)
Z1	20,000 (2 ha)
Z1A	30,000 (3 ha)
Z2	40,000 (4 ha)
AB1	10 ha
AB2	40 ha
AD	100 ha
	Clause 4.1

### Cadastre

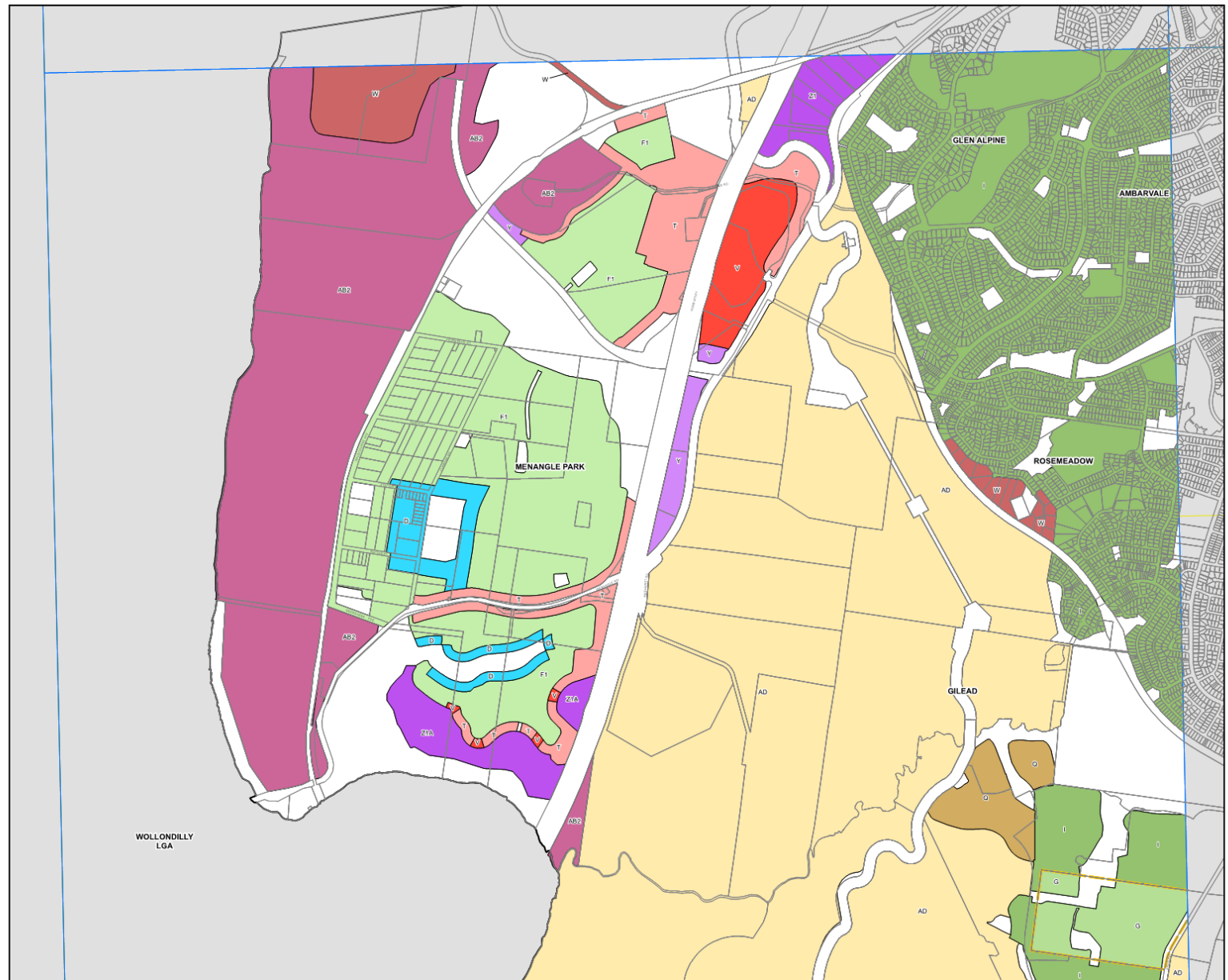
Cadastre 13/12/2019 © Campbelltown  
City Council



Scale: 1:20,000 @ A3

Projection: GDA1994  
MGA Zone 56

Map Identification Number: 1500\_COM\_LSZ\_003\_020\_20200424



## Existing Lot Size Map



# Campbelltown Local Environmental Plan

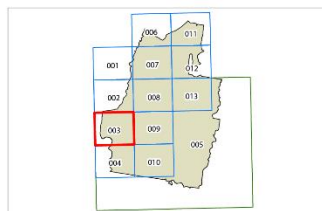
## Lot Size Map - Sheet LSZ\_003

Minimum Lot Size (sqm)

A	125
D	300
E	350
F	400
F1	420
G	450
I	500
Q	700
R	750
T	950
V	2,000
W	4,000
Y	10,000 (1ha)
Z1	20,000 (2ha)
Z1A	30,000 (3ha)
Z2	40,000 (4ha)
AB1	10ha
AB2	40ha
AD	100ha
Clause 4.1	
Clause 4.1h (Area 3)	
Clause 4.1h (Area 4)	

### Cadastre

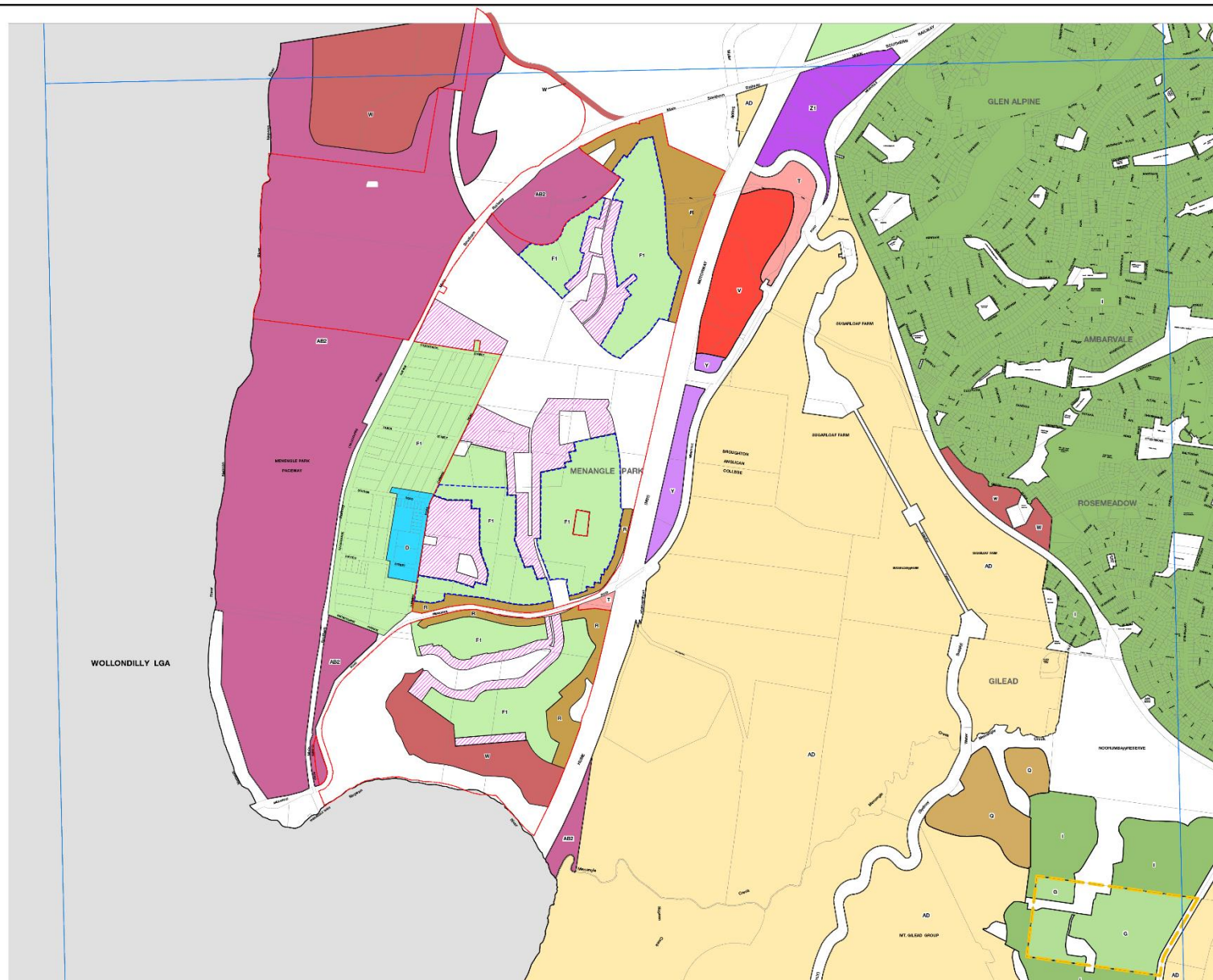
Cadastre 12/04/2017 © Spatial Services NSW



Projection: GDA 1994  
MGA Zone 56

Map identification number:

1500\_COM\_LSZ\_003\_020\_20170412



## Proposed Land Size Map



## Campbelltown Local Environmental Plan 2015

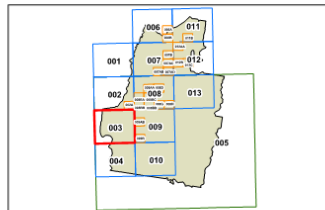
### Land Reservation Acquisition Map - Sheet LRA\_003

#### Land Reservation Acquisition

- Classified Road (SP2)
- Road (SP2)
- Classified Road (B4)
- Classified Road (R3)
- Local Road (SP2)
- Local Road (R4)
- Public Purposes Corridor (SP2)
- Future Transport Corridor (SP2)
- Railway Corridor (SP2)
- Drainage (SP2)
- Local Open Space (RE1)
- Regional Open Space (RE1)
- Car Park (B3)

#### Cadastre

- Cadastre 12/04/2017 © Spatial Services NSW

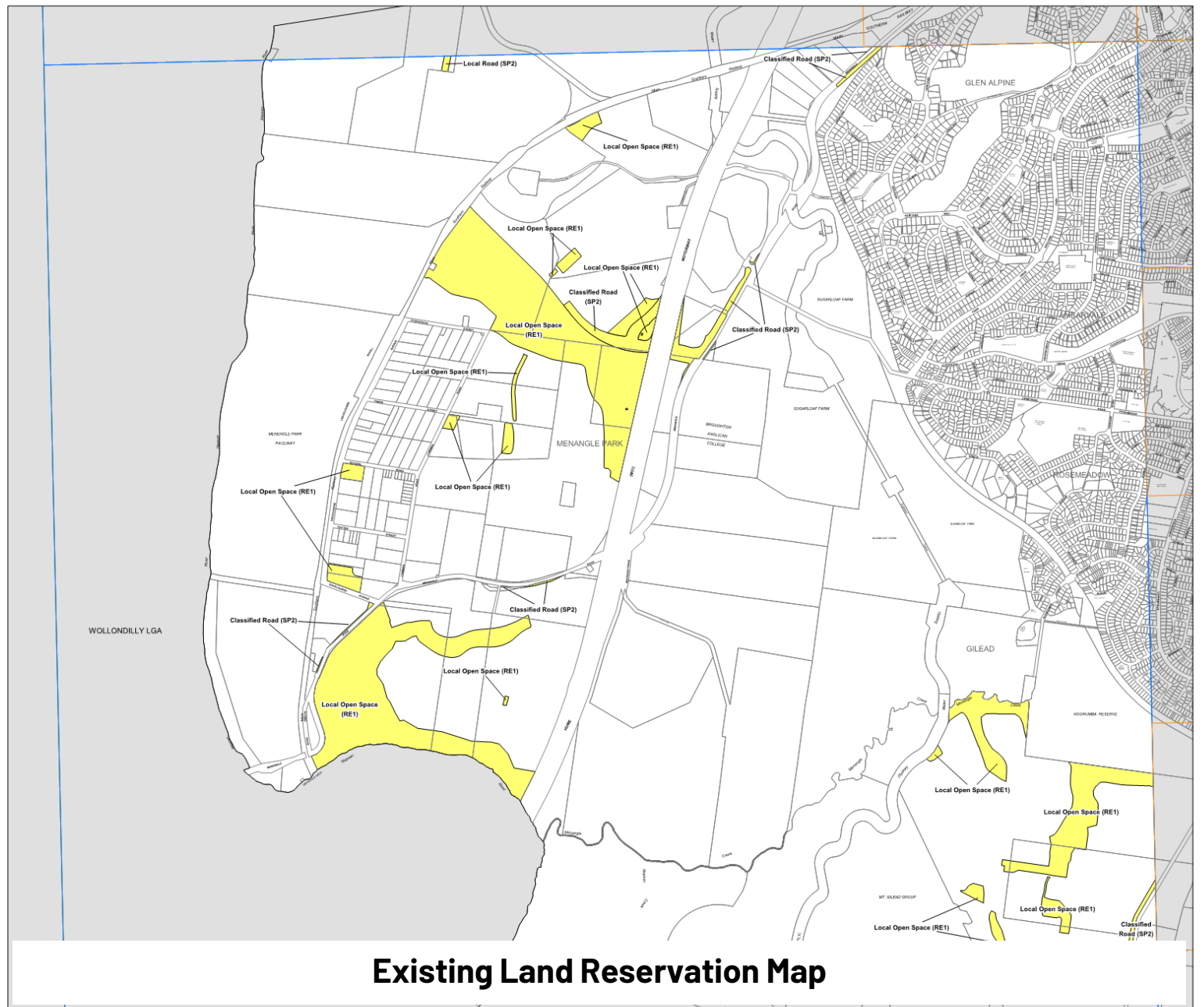


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metres

Projection: GDA 1994  
MGA Zone 56

File Number:

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## Existing Land Reservation Map





## Campbelltown Local Environmental Plan

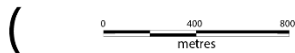
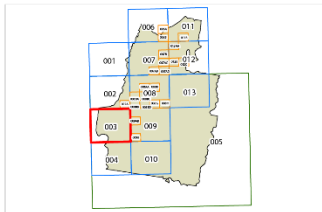
### Land Reservation Acquisition Map - Sheet LRA \_003

#### Land Reservation Acquisition

- Classified Road (SP2)
- Road (SP2)
- Classified Road (B4)
- Classified Road (R3)
- Local Road (SP2)
- Local Road (R4)
- Public Purposes Corridor (SP2)
- Future Transport Corridor (SP2)
- Railway Corridor (SP2)
- Drainage (SP2)
- Local Open Space (RE1)
- Regional Open Space (RE1)
- Car Park (B3)

#### Cadastre

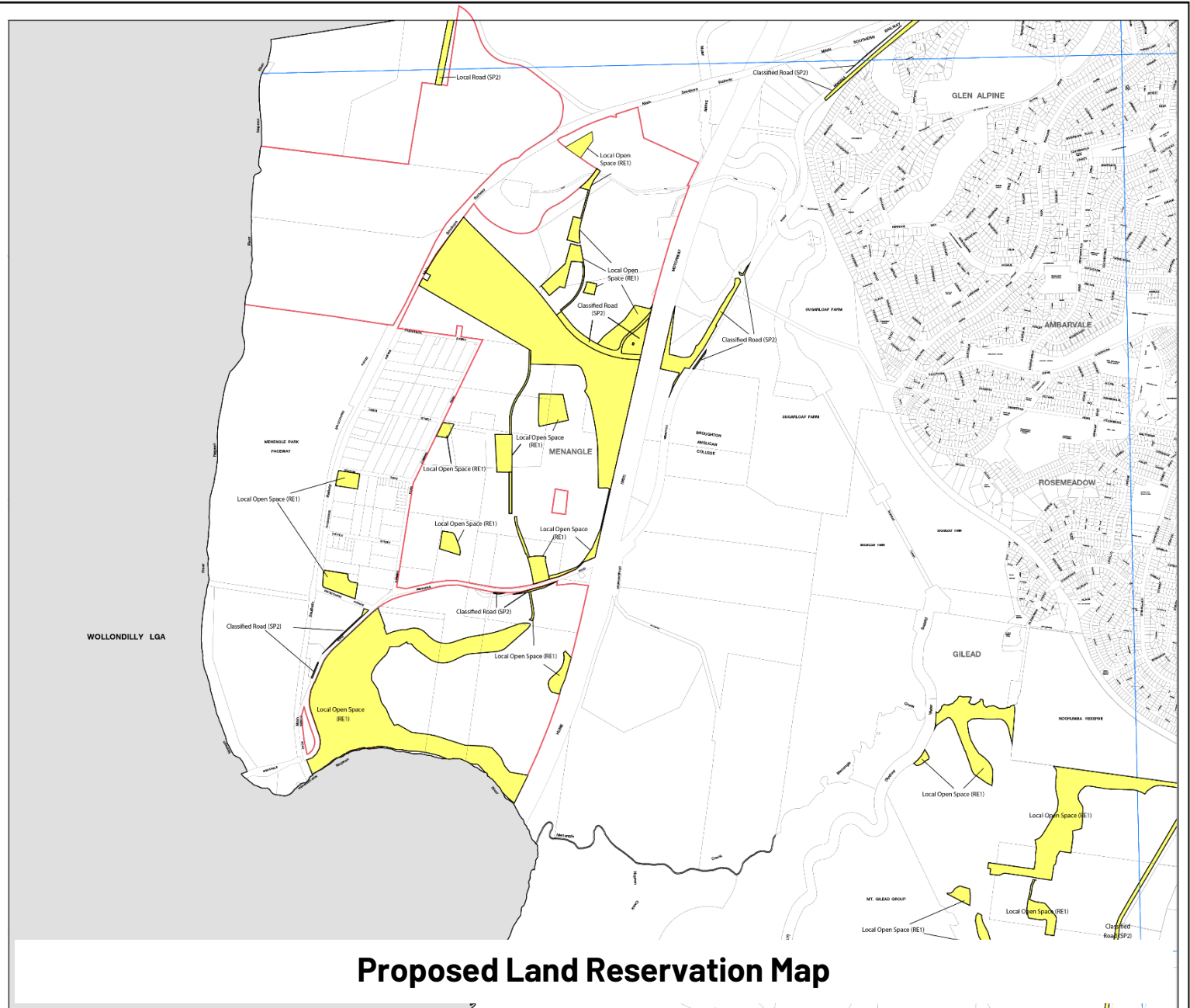
Cadastre 12/04/2017 © Spatial Services NSW



Projection: GDA 1994  
MGA Zone 56

Map identification number:

1500\_COM\_HCIL\_003\_020\_20170412



## Proposed Land Reservation Map



# Campbelltown Local Environmental Plan 2015

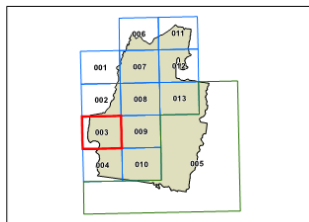
## Height of Buildings Map - Sheet HOB\_003

### Maximum Building Height (m)

E	6
I	8.5
J	9
M	12
O	15
Q	19
R	22.5
T	26
U	32
V	38.5
X	45

### Cadastre

Cadastre 20/04/2021 © Spatial Services



0 400 800  
Metres

Projection: GDA 1994  
MGA Zone 56

Scale: 1:20,000 @ A3

Map Identification Number: 1500\_COM\_HOB\_003\_020\_20210420



## Existing Height of Building Map





## Campbelltown Local Environmental Plan

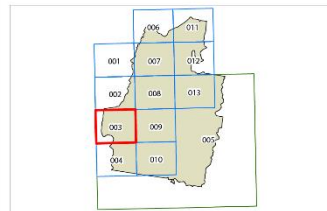
### Height of Buildings Map - Sheet HOB\_003

Maximum Building Height (m)

E	6
I	8.5
J	9
K	10
M	12
O	15
P	18
Q	19
R	22.5
S	24
T	26
U	32
V	38.5
X	45

Cadastre

Cadastre 12/04/2017 © Spatial Services NSW

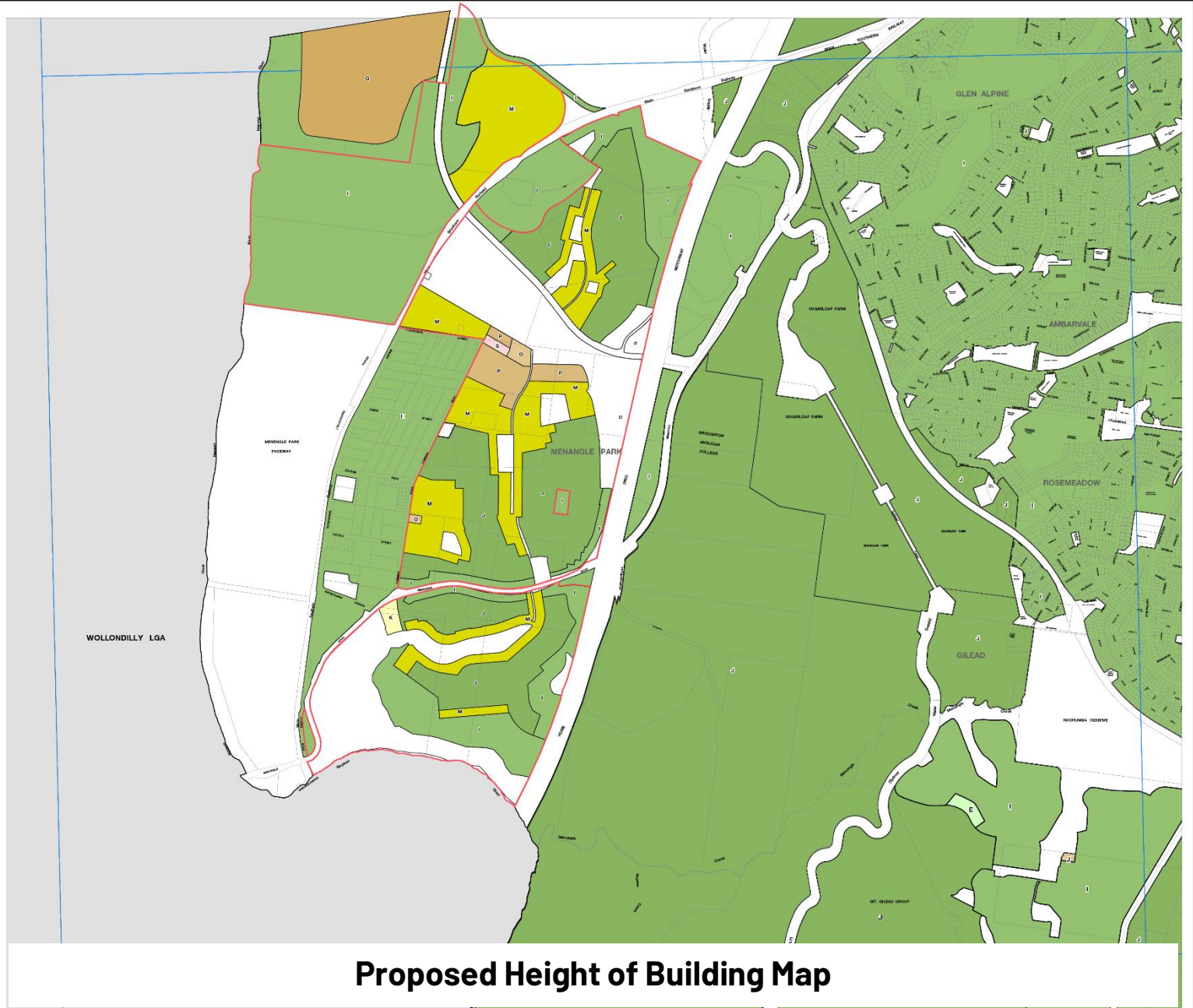


Projection: GDA 1994  
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number:

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## Proposed Height of Building Map



# Campbelltown Local Environmental Plan 2015

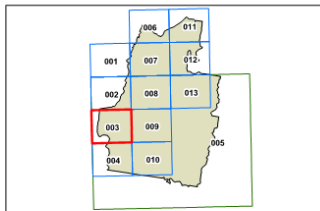
## Floor Space Ratio Map - Sheet FSR\_003

### Maximum Floor Space Ratio (n:1)

<b>E</b>	0.55
<b>F</b>	0.6
<b>I</b>	0.75

### Cadastral

Cadastral 12/04/2017 © Spatial Services NSW



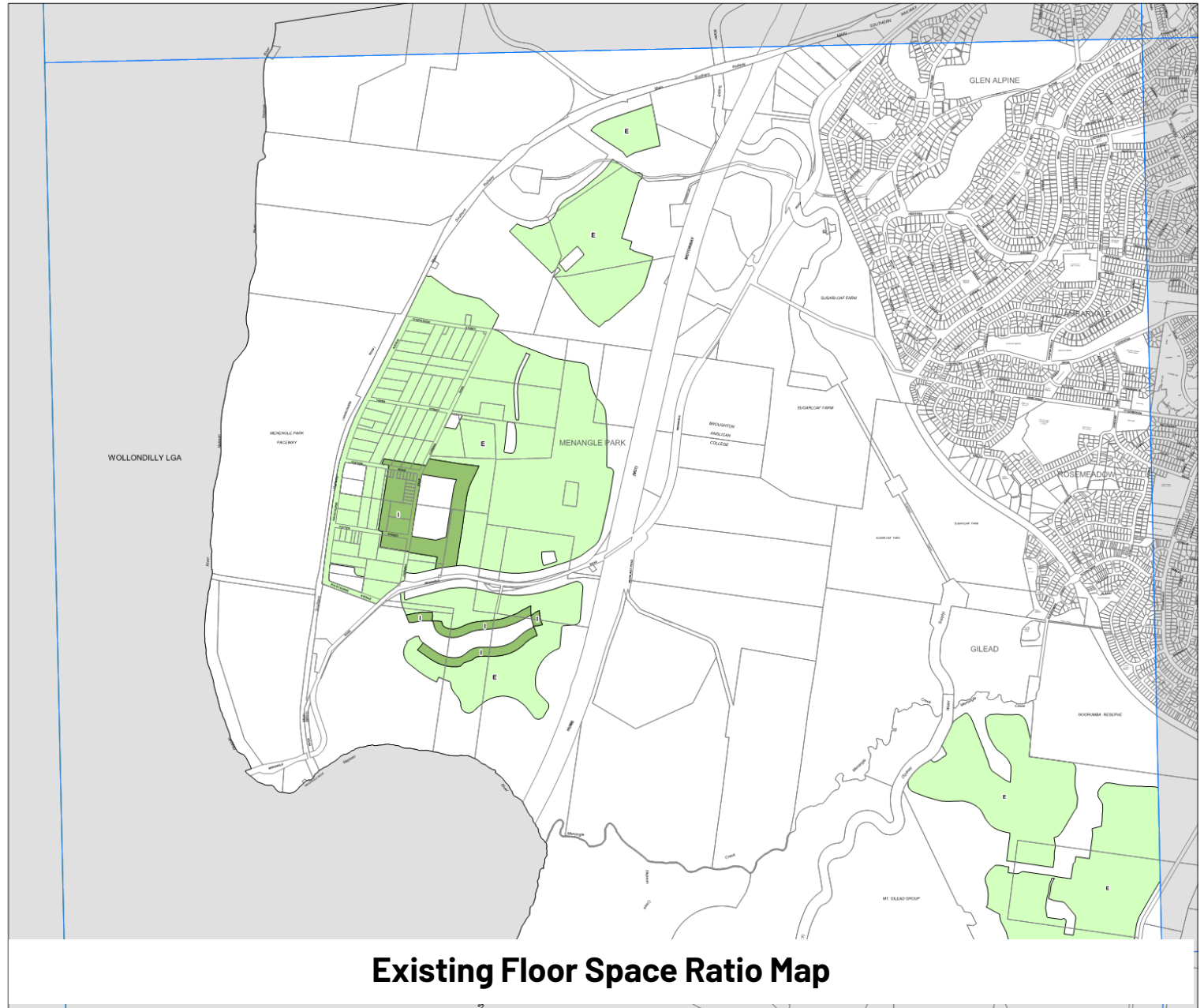
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metres

Projection: GDA 1994  
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number:

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## Existing Floor Space Ratio Map



# Campbelltown Local Environmental Plan

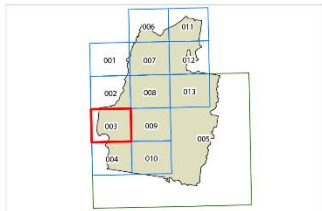
## Floor Space Ratio Map - Sheet FSR\_003

Maximum Floor Space Ratio (n:1)

E	0.55
F	0.6
I	0.75

### Cadastre

Cadastre 12/04/2017 © Spatial Services NSW

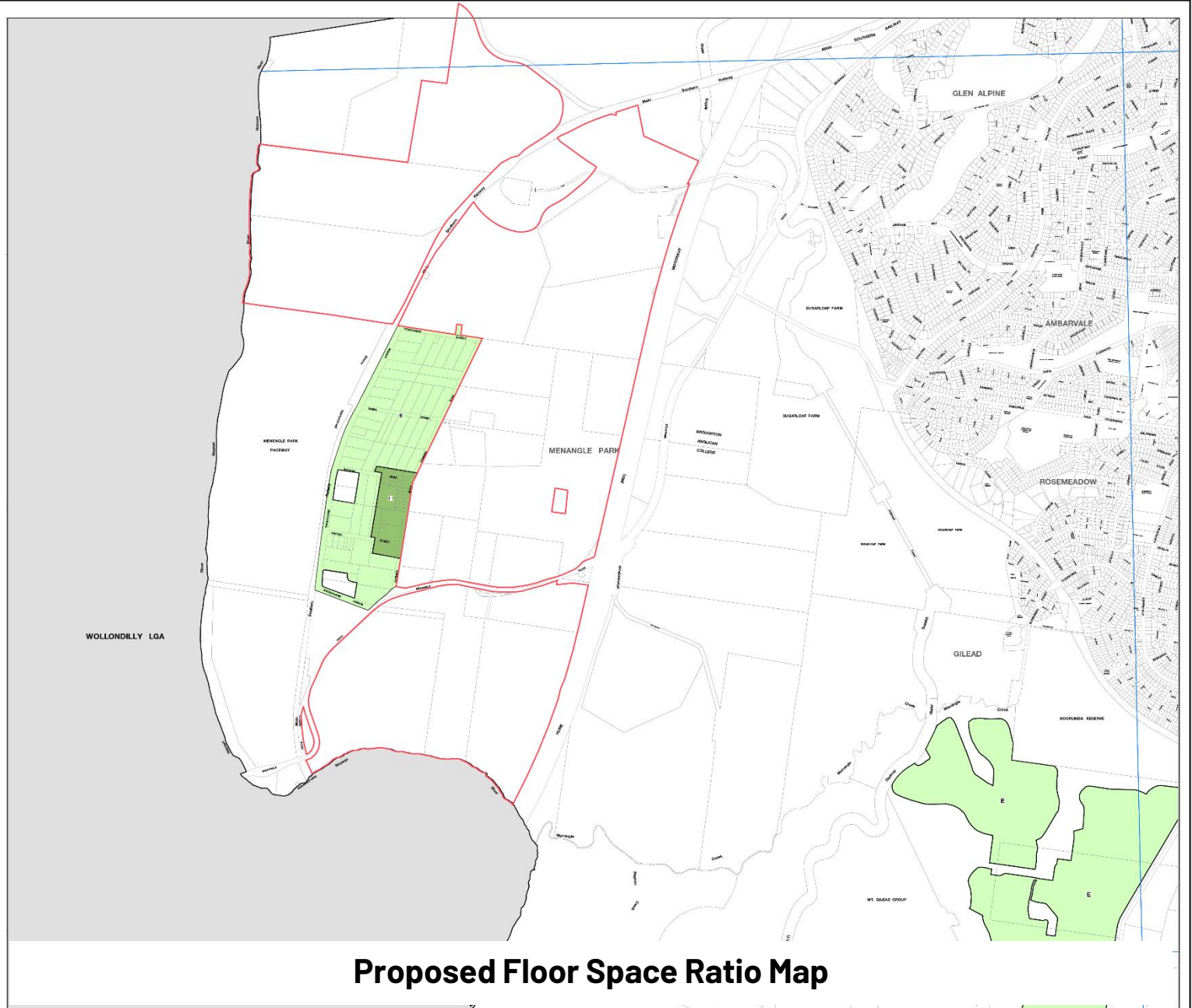


0 400 800  
metres

Projection: GDA 1994  
MGA Zone 56

Map identification number:

1500\_COM\_HOOR\_003\_020\_20170412



## Proposed Floor Space Ratio Map





# Campbelltown Local Environmental Plan 2015

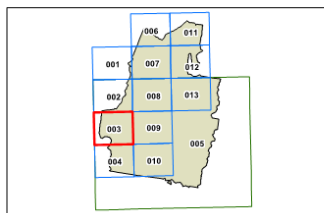
## Lot Size for Dual Occupancy Development Map - Sheet LSD\_003

### Minimum Lot Size (sq.m)

Q	700
V	2,000
W	4,000
Y	10,000 (1ha)
Z1	20,000 (2ha)
Z2	40,000 (4ha)
AB1	10ha
AB2	40ha
AD	100ha

### Cadastral

Cadastral 26/10/2015 © Land and Property Information (LPI)



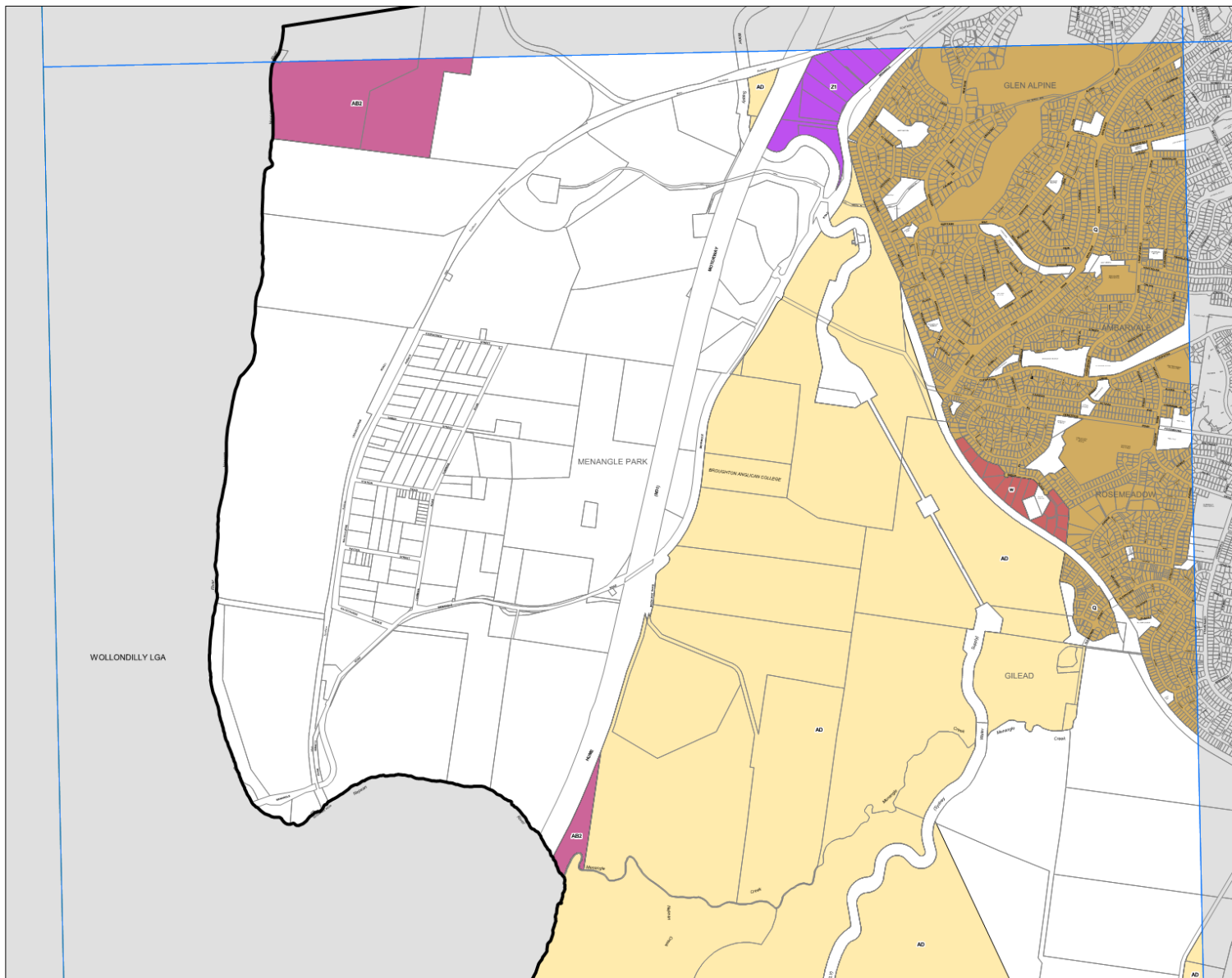
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metres

Projection: GDA 1994  
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number:

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## Existing Dual Occupancy Map



## Campbelltown Local Environmental Plan

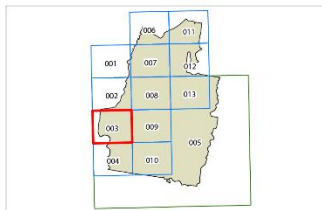
### Lot Size for Dual Occupancy Development Map - Sheet LSD\_003

#### Minimum Lot Size (sq.m)

I	500
Q	700
R	750
T	950
U	1000
V	2,000
W	4,000
Y	10,000 (1ha)
Z1	20,000 (2ha)
Z1A	30,000 (3ha)
Z2	40,000 (4ha)
AB1	10ha
AB2	40ha
AD	100ha

#### Cadastre

Cadastre 12/04/2017 © Spatial Services NSW



Projection: GDA 1994  
MGA Zone 56

Map identification number:

1500\_COM\_LSZ\_003\_020\_20170412

WOLLONDILLY LGA

## Proposed Dual Occupancy Map