



New South Wales

Campbelltown Local Environmental Plan 2015 (Amendment No 24)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the
Environmental Planning and Assessment Act 1979.

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A handwritten signature in blue ink, appearing to read 'Adrian Hohenzollern'.

27 April 2021

Adrian Hohenzollern
Director, Western
Central River City and West Parkland City
Greater Sydney Place and Infrastructure

Delegate of the Minister for Planning and Public Spaces

Campbelltown Local Environmental Plan 2015 (Amendment No 24)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Campbelltown Local Environmental Plan 2015 (Amendment No 24)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the following—

- (a) land to which *Campbelltown Local Environmental Plan 2015* applies,
- (b) certain land that, immediately before the making of this Plan, was land identified as deferred matter under *Campbelltown Local Environmental Plan 2015*.

4 Maps

The maps adopted by *Campbelltown Local Environmental Plan 2015* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

Schedule 1 Amendment of Campbelltown Local Environmental Plan 2015

[1] Clause 1.2 Aims of Plan

Insert after clause 1.2(2)(p)—

- (q) to foster environmental, economic, social and physical well-being so that Campbelltown develops as an integrated, balanced and sustainable city,
- (r) to protect and promote the health and well-being of current and future residents of Campbelltown.

[2] Clause 1.8 Repeal of planning instruments applying to land

Insert in appropriate order in the note to clause 1.8(1)—

Campbelltown Local Environmental Plan—District 8 (Central Hills Lands)

Campbelltown (Urban Area) Local Environmental Plan 2002

[3] Clause 1.8(2), note

Omit “*Campbelltown Local Environmental Plan—District 8 (Central Hills Lands)*” and “*Campbelltown (Urban Area) Local Environmental Plan 2002*”.

[4] Land Use Table

Insert at the end of item 1 in Zone RU2 Rural Landscape—

- To promote healthy lifestyles by ensuring land is available for the local production and consumption of fresh food.

[5] Land Use Table, Zone RU5 Village

Insert at the end of item 1—

- To promote healthy lifestyles by ensuring land is available for the local production and consumption of fresh food.

[6] Land Use Table, Zone RU6 Transition

Insert at the end of item 1—

- To promote healthy lifestyles by ensuring land is available for the local production and consumption of fresh food.

[7] Land Use Table, Zone B1 Neighbourhood Centre

Insert at the end of item 1—

- To provide healthy, attractive, vibrant and safe neighbourhood centres.

[8] Land Use Table, Zone B2 Local Centre

Insert at the end of item 1—

- To provide healthy, attractive, vibrant and safe local centres.

[9] Land Use Table, Zone B4 Mixed Use

Insert at the end of item 1—

- To provide healthy, attractive, vibrant and safe mixed use areas.

[10] Land Use Table, Zone B5 Business Development.

Omit “Sex services premises;” from item 3.

[11] Land Use Table, Zone B5, item 4

Insert in appropriate order “Sex services premises;”.

[12] Land Use Table, Zone B7 Business Park

Insert at the end of item 1—

- To provide healthy, attractive, functional and safe business areas.

[13] Land Use Table, Zone IN1 General Industrial

Insert at the end of item 1—

- To maximise public transport patronage and encourage walking and cycling.

[14] Land Use Table, Zone IN2 Light Industrial

Insert at the end of item 1—

- To maximise public transport patronage and encourage walking and cycling.

[15] Land Use Table, Zone RE1 Public Recreation

Insert at the end of item 1—

- To maximise public transport patronage and encourage walking and cycling.

[16] Land Use Table, Zone RE2 Private Recreation

Insert at the end of item 1—

- To maximise public transport patronage and encourage walking and cycling.

[17] Clause 4.1C Minimum qualifying site area and lot size for certain residential and centre-based child care facility development in residential zones

Insert after clause 4.1C(3)—

- (4) This clause does not apply to land identified as “Ingleburn Narrow Lots” on the Clause Application Map.

[18] Clause 4.1C, table

Omit the matters relating to Dwelling house and Dual occupancy from the table to the clause.

[19] Clause 4.4 Floor space ratio

Insert in appropriate order in the table to clause 4.4(2A)—

Attached dwellings in Zone R2 Low Density Residential	0.45:1
Attached dwellings in Zone R3 Medium Density Residential	0.75:1

[20] Clause 7.6 Scenic protection and escarpment preservation

Insert “and “Scenic Preservation Area”” after “Area”” in clause 7.6(2).

[21] Clause 7.6(3)

Omit “any development on land to which this clause applies”.

Insert instead “development on land identified as “Escarpment Preservation Area” on the Environmental Constraint Map”.

[22] Clause 7.6(3A)

Insert after clause 7.6(3)—

- (3A) Development consent must not be granted to development on land identified as “Scenic Preservation Area” on the Environmental Constraint Map unless the consent authority is satisfied that the development will not impact on the following—
 - (a) the environmental value, scenic value and character of the land,
 - (b) the ridge and view lines of the land.

[23] Clause 7.9 Mixed use development in Zone B3 and Zone B4

Insert after clause 7.9(3)—

- (3A) Subclause (3)(a) and (b) does not apply to land at Goldsmith Avenue, Campbelltown, being Lot 1097, DP 1182558.

[24] Schedule 1 Additional permitted uses

Insert after clause 40—

41 Use of certain land at Western Sydney University Campbelltown Campus, Narellan Road, Campbelltown

- (1) This clause applies to land at Western Sydney University Campbelltown Campus, 183 Narellan Road, Campbelltown, identified as “41” on the Additional Permitted Uses Map, being part of Lot 3098, DP 1230014.
- (2) Development for the following purposes is permitted with development consent—
 - (a) attached dwellings,
 - (b) building identification signs,
 - (c) business identification signs,
 - (d) centre-based child care facilities,
 - (e) dual occupancies,
 - (f) dwelling houses,
 - (g) emergency services facilities,
 - (h) exhibition homes,
 - (i) exhibition villages,
 - (j) home-based child care,
 - (k) home businesses,
 - (l) home occupations,
 - (m) multi dwelling housing,
 - (n) recreation areas,
 - (o) recreation facilities (outdoor),
 - (p) residential flat buildings,

- (q) secondary dwellings,
- (r) semi-detached dwellings,
- (s) seniors housing.