

Campbelltown LEP 2015 - LGA Boundary realignment between Campbelltown and Camden LGA's

Proposal Title : **Campbelltown LEP 2015 - LGA Boundary realignment between Campbelltown and Camden LGA's**

Proposal Summary : **The proposal seeks to amend the relevant planning maps under Campbelltown LEP 2015 to reflect the realignment of the LGA boundary between Campbelltown and Camden Councils.**

PP Number : **PP_2016_CAMPB_002_00** Dop File No : **16/05576**

Proposal Details

Date Planning Proposal Received : **07-Apr-2016** LGA covered : **Campbelltown**

Region : **Metro(Parra)** RPA : **Campbelltown City Council**

State Electorate : **MACQUARIE FIELDS** Section of the Act : **55 - Planning Proposal**

LEP Type : **Policy**

Location Details

Street :
Suburb : City : Postcode :
Land Parcel : **Refer to Attachment 1 of the Planning Proposal.**

DoP Planning Officer Contact Details

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RPA Contact Details

Contact Name : **Andrew Spooner**
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DoP Project Manager Contact Details

Contact Name : **Derryn John**
Contact Number : **0298601505**
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Land Release Data

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

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MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg

Residential /

Employment land) :

No. of Lots : 0

No. of Dwellings 0

(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Yes

Lobbyists Code of

Conduct has been

complied with :

If No, comment :

Have there been No

meetings or

communications with

registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting

Notes :

External Supporting

Notes :

Adequacy Assessment

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

Is a statement of the objectives provided? Yes

Comment : The proposal seeks to amend the relevant maps under Campbelltown Local Environmental Plan 2015 to reflect the amended Local Government Area boundary between Campbelltown and Camden Local Government Areas.

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

Is an explanation of provisions provided? Yes

Comment : The proposal will amend the relevant Land Zoning Map, Land Application Map, Lot Size Map, Height of Buildings Map, Heritage Map, Environmental Constraint Map and Lot Size for Dual Occupancy Development Map under Campbelltown LEP 2015 to reflect a boundary realignment with the Camden Local Government Area.

There will be no change to the existing planning controls for the land affected within the East Leppington Precinct.

For certain land at Emerald Hills, the following changes to planning controls will occur:
- Lot 1, DP 1086624 - rezoning from RU2 Rural Landscape to SP2 Water Supply System
- Lot 5, DP 214954 - rezoning from RU2 Rural Landscape to E3 Environmental Management
- Lot 71, DP 706546 - rezoning to E3 Environmental Management (currently unzoned)

The Explanation of Provisions should be amended to:

- detail the nature of changes to development standards for the above land, rather than refer to Part 4 - maps; and
- indicate that the proposal will amend schedule 5 to update the address for the

heritage listing of Ingleburn Dam (currently identified as a part lot).

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

2.1 Environment Protection Zones

2.3 Heritage Conservation

* May need the Director General's agreement

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

7.1 Implementation of A Plan for Growing Sydney

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

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

d) Which SEPPs have the RPA identified?

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 33—Hazardous and Offensive Development

SEPP No 60—Exempt and Complying Development

SEPP No 64—Advertising and Signage

SEPP (Infrastructure) 2007

SEPP (Sydney Region Growth Centres) 2006

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

SECTION 117 DIRECTION 2.3 HERITAGE CONSERVATION: This Direction applies to the planning proposal as it affects the Sydney Upper Canal which is a State heritage listed item. The proposal is considered to be consistent with this direction and should be referred to the Office of Environment and Heritage - Heritage Branch for comment during the exhibition period.

The planning proposal should be amended prior to public exhibition to remove reference to s117 Direction 7.1 Implementation of a Plan for Growing Sydney as this Direction is no longer in effect.

The planning proposal is consistent with all relevant Section 117 Directions and State Environmental Planning Policies.

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

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

The planning proposal should be amended prior to exhibition to ensure that:

- all maps are shown in colour;

- all maps indicate which side of the boundary is Campbelltown LGA and which side is Camden LGA; and

- the existing map extracts must include the current planning controls applied by Camden Council to the land affected by the proposal.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Council intends that the planning proposal be exhibited for 28 days, notified in the local newspaper, exhibited at Council's libraries and the Campbelltown Customer Service Centre and that landowners be notified.

Given that a similar planning proposal has been prepared by Camden Council and that the proposals will need to come into effect simultaneously (to avoid dual controls or no controls applying to affected land), Council should be encouraged to liaise with Camden Council to coordinate a joint public exhibition of both proposals.

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Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

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

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The proposal will amend Campbelltown LEP 2015 which commenced on 11 March 2016.**

Assessment Criteria

Need for planning proposal : **The proposal is required so that the Campbelltown LEP maps are consistent with the recently gazetted (27 November, 2015) re-alignment of the Campbelltown and Camden LGA boundaries.**

Consistency with strategic planning framework : **The proposal is consistent with all relevant strategic plans.**

Environmental social economic impacts : **Given the amendments are minor and generally administrative in nature, the proposal is unlikely to generate any adverse impacts.**

Assessment Process

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

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - s56(2)(d) : **Sydney Metropolitan Catchment Management Authority
Office of Environment and Heritage
Adjoining LGAs**

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

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

If no, provide reasons :

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

If Yes, reasons :

Identify any additional studies, if required. :

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If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

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

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
planning proposal.pdf	Proposal	Yes

Planning Team Recommendation

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

S.117 directions: **2.1 Environment Protection Zones**
 2.3 Heritage Conservation
 6.1 Approval and Referral Requirements
 6.2 Reserving Land for Public Purposes
 7.1 Implementation of A Plan for Growing Sydney

Additional Information : **DELEGATION OF PLAN MAKING FUNCTIONS**
Council has requested that it exercise the Minister's plan making functions for this planning proposal and this request is supported.

It is therefore recommended that the Minister's delegate agree to issue plan making delegations in this instance.

RECOMMENDATION

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

- 1. Prior to exhibition, Council is to amend the planning proposal as indicated below:**
 - (a) all maps are to be shown in colour;**
 - (b) all maps are to clearly indicate which side of the LGA boundary falls with the Campbelltown and Camden LGA's;**
 - (c) the existing map extracts must include the current planning controls applied by Camden Council to the land affected by the proposal; and**
 - (d) the Explanation of Provisions is to be amended to:**
 - (i) identify the proposed development standards that will apply to land at Emerald Hills; and**
 - (ii) indicate that the proposal will amend Schedule 5 - Environmental Heritage.**
- 2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and**
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2013).**

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3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- NSW Office of Environment and Heritage;
- NSW Office of Environment and Heritage (Heritage Branch);
- Sydney Metropolitan Catchment Management Authority; and
- Camden Council.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Supporting Reasons :

The planning proposal is supported as it is required to ensure that the Campbelltown Local Environmental Plan 2015 maps are consistent with the recently gazetted re-alignment of the Campbelltown and Camden Local Government Area boundaries.

Signature:



Printed Name:

CUAN LAEREN

Date:

11/5/16