

1 April 2016

Catherine Van Laeren
Regional Director
Sydney Region West
Department of Planning and Environment
GPO Box 39 Sydney NSW 2001



Dear Ms Van Laeren,

Amendment to Campbelltown Local Environmental Plan 2015 to reflect the Re-alignment of the Campbelltown - Camden Local Government Boundary

Council at its ordinary Meeting held on 22 March 2016, considered a report on the above matter and resolved:

1. That Council support the planning rationalisation process and specifically the draft Planning Proposal shown as attachment 2 to this report and endorse its referral to the Department Planning and Environment for a Gateway Determination.
2. That Council use its delegation pursuant to Section 23 of the *Environmental Planning and Assessment Act 1979* to advance the Planning Proposal.
3. That subject to the Gateway Determination, containing "standard conditions", Council place the draft Planning Proposal on public exhibition for 28 days and advise the affected property owners accordingly.
4. That at the conclusion of the public exhibition, a report be submitted to Council detailing any outcome of the exhibition and a "strategy" for finalising the planning proposal amendment.

Attached is a digital and hard copy of the Council report and planning proposal for your consideration and referral to the Gateway Panel for determination.

If you require any further information or explanation please contact me on 02 4645 4598.

Yours sincerely



Andrew Spooner
Manager Environmental Planning

TITLE Amendment to Campbelltown Local Environmental Plan 2015 to reflect the Re-alignment of the Campbelltown - Camden Local Government Boundary

Reporting Officer

Manager Environmental Planning

Attachments

1. Boundary Re-alignment (contained within this report)
2. Draft Planning Proposal (contained within this report)

Purpose

To seek Council's endorsement of a draft planning proposal to amend various maps in the Campbelltown Local Environmental Plan 2015 (CLEP 2015) to be consistent with the recent gazettal of the re-alignment of the Campbelltown/Camden Local Government Area (LGA) boundary near East Leppington (Willowdale) and Emerald Hills and to forward the draft planning proposal to the Department of Planning and Environment for a Gateway Determination.

History

Council at its meeting on 9 December 2014 considered a report (Corporate Governance Committee Item 3.5 Boundary alignment – "Willowdale") on the proposed re-alignment of the Campbelltown/Camden LGA boundary, to reflect the Growth Centre development and resolved:

1. That the Campbelltown – Camden boundary be amended in accordance with the boundary alignment map as per attachment 1.
2. That Council request the Minister for Local Government refer the proposed boundary realignment to the Boundaries Commission and be implemented by the Governor.

The subsequent amendment to the Local Government Boundary was published in the NSW Government Gazette, Number 106 on 27 November 2015. There is now a requirement to amend the various maps contained within CLEP 2015 to reflect the Local Government Boundary amendment and any relevant planning provisions including associated principal development standards that apply to the impacted properties.

Report

Attachment 1 to this report contains a map showing the alignment of the former and new boundary between Campbelltown and Camden LGA's. The land contained between the

subject boundary lines and located to the west of the previous local government boundary is now within the Campbelltown LGA, while the land to the east of the previous local government boundary is now within the Camden LGA. The land transferred to Campbelltown (approximately three hectares) is within two distinct areas, the first in the north within the East Leppington Precinct of the South West Growth Centre and the other in the south and abuts the "Emerald Hills" proposed development.

The land within the East Leppington Precinct was rezoned under State Environmental Planning Policy (Sydney Region Growth Centres) 2006, in March 2013. The subsequent zones and associated development standards apply across the precinct and do not have regard to the LGA boundary which traverses the site. No change is proposed to the zoning, principal development standards or maps as a result of the LGA boundary re-alignment.

The land that adjoins the "Emerald Hills" proposed development, and recently transferred to Campbelltown, is contained within three individual properties. The LGA boundary has been realigned to follow the boundary of these properties which were (before boundary realignment) already substantially within Campbelltown.

The first property (lot 1, DP 1086624) is owned by Sydney Water and is known as "Ingleburn Dam". The portion of this premises that was previously within Camden was zoned SP2 – Water Supply System and RU2 – Rural Landscape under Camden LEP 2010. It is proposed that this land will retain the SP2 zone; and that the RU2 zone be amended to SP2 to reflect a common zoning for the site, having regard to its ownership/use. All other development standards contained within CLEP 2015 that apply to the SP2 zone will be applied to the land. Additionally it is noted that "Ingleburn Dam" is a Heritage Item and listed as Schedule 5 of CLEP 2015.

The second property (lot 5, DP 214954) is privately owned (Mr Giuseppe Agostino). The portion of this premises that was previously within Camden was zoned RU2 – Rural Landscape under Camden LEP 2010. It is proposed that this property in its entirety be zoned E3 – Environmental Management to reflect a common zoning for the site having regard to the ownership/use. All other development standards contained within CLEP 2015 that apply to the E3 zone will be applied to the land.

The third property (Lot 71 DP706546) is privately owned (Mr Dario and Angelina Petrin). The extent of the boundary variation is minor in nature, and is shown in the 'enlarged view' in attachment 1. The portion of this premises that was previously within Camden is currently unzoned as a result of the gazettal of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006, the boundary of which followed the property boundary of 71 St Andrews Road and not the LGA boundary. It is proposed that this property, in its entirety, be zoned E3 – Environmental Management to reflect a common zoning for the site having regard to its ownership/use. All other development standards contained with CLEP 2015 that apply to the E3 zone will be applied to the land.

As a result of the boundary changes, the following maps within CLEP 2015 will need to be amended:

- Land Zoning Map
- Land Application Map
- Lot Size Map
- Height of Buildings Map
- Heritage Map
- Environmental Constraint Map
- Lot Size for Dual Occupancy Development Map.

A draft planning proposal (attachment 2) has been prepared to reflect the above amendments to the CLEP 2015 resulting from the gazettal of the LGA boundary realignment, and subject to Council's endorsement, will be forwarded to the Department for a Gateway Determination.

In this regard, it is recommended that Council use its delegation pursuant to Section 23 of the *Environmental Planning and Assessment Act 1979* for this draft Planning Proposal. The delegation will enable Council to streamline the processing of the draft planning proposal by dealing directly with Parliamentary Counsel for the making of the plan rather than through NSW Planning and Environment. The request for delegation will be made as part of the Gateway submission.

Subject to the conditions of the Gateway Determination, it is recommended that the proposal, upon receipt of the Gateway Determination, proceed to public exhibition without reporting this matter back to full Council. Councillors would be advised of the outcome of the Gateway Determination and the dates of the public exhibition via a Councillors Weekly Memo. However, if the Gateway Determination included an unexpected requirement from the Department, this matter would be reported back to Council, prior to the commencement of the public exhibition. Regardless of which process the Council chooses (i.e. reporting or not reporting prior to public exhibition), the matter will be reported back to Council following the conclusion of the public exhibition period.

Following the above, it is recommended that subject to the issue of a positive Gateway Determination the draft Planning Proposal be placed on public exhibition for 28 days at Council's Civic Centre, Libraries and on Council's website, in accordance with the legislative requirements of the *Environmental Planning and Assessment Regulation 2000*. Consultation during that period will also occur with any public authorities specified in the Gateway Determination.

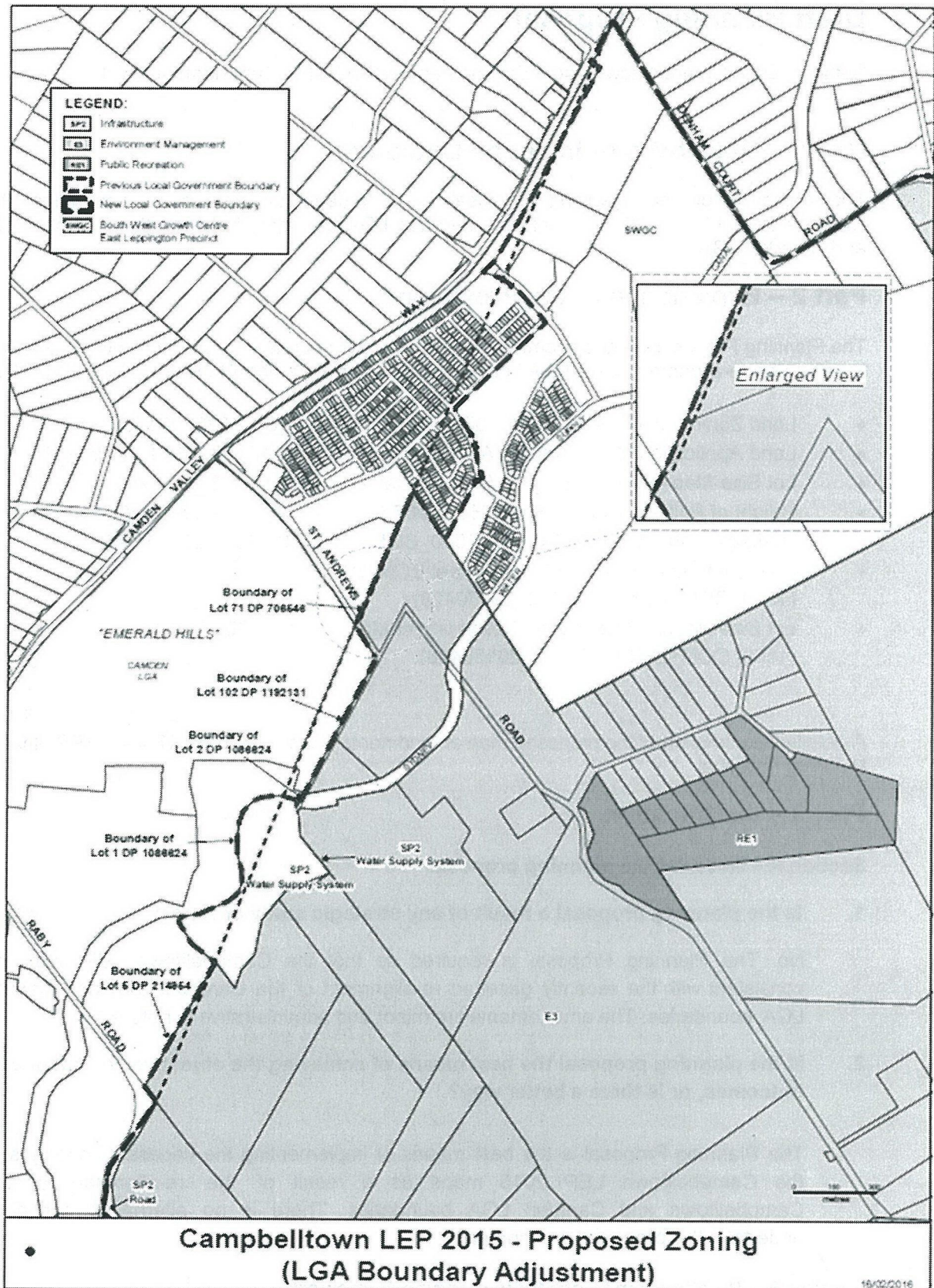
A public notice would be placed in the two local papers advising of the public exhibition of the draft planning proposal. Whilst the three property owners have been contacted regarding the proposed amendments, letters would also be sent to the three property owners advising of the public exhibition.

It is noted that Camden Council have commenced a similar process for the land transferred into their LGA and Council officers will work with Camden Council to ensure that the changes to the relevant instruments occur in an integrated manner in order that land owners have clarity regarding the planning amendment process and the controls that apply to their land.

Officer's Recommendation

1. That Council support the planning rationalisation process and specifically the draft Planning Proposal shown as attachment 2 to this report and endorse its referral to the Department Planning and Environment for a Gateway Determination.
2. That Council use its delegation pursuant to Section 23 of the *Environmental Planning and Assessment Act 1979* to advance the Planning Proposal.
3. That subject to the Gateway Determination, containing "standard conditions", Council place the draft Planning Proposal on public exhibition for 28 days and advise the affected property owners accordingly.
4. That at the conclusion of the public exhibition, a report be submitted to Council detailing any outcome of the exhibition and a "strategy" for finalising the planning proposal amendment.

ATTACHMENT 1



ATTACHMENT 2

Draft Planning Proposal

Subject: Draft Campbelltown Local Environmental Plan 2015 – Amendment No. 1

Part 1 – Objectives or Intended Outcomes

The objective of this planning proposal is to amend the relevant maps under the Campbelltown LEP 2015 to reflect the amended LGA boundary between the Campbelltown and Camden LGAs.

Part 2 – Explanation of the Provisions

The Planning Proposal intends to amend the following maps under the Campbelltown LEP 2015 to reflect the re-alignment of the LGA boundary between the Campbelltown and Camden LGAs:

- Land Zoning Map - Sheet LZN_007 (1500_COM_LZN_007_020_20150428)
- Land Application Map – Sheet LAP_001 (1500_COM_LAP_001_120_20150428)
- Lot Size Map – Sheet LSZ_007 (1500_COM_LSZ_007_020_20150428)
- Height of Buildings Map – Sheet HOB_007 (1500_COM_HOB_007_020_20150428)
- Heritage Map – Sheet HER_007 (1500_COM_HER_007_020_20150428)
- Environmental Constraint Map – Sheet ECM_007 (1500_COM_ECM_007_020_20150428)
- Lot Size for Dual Occupancy Development Map – Sheet LSD_007 (1500_COM_LSD_007_020_20150428);

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

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 Campbelltown LEP maps are consistent with the recently gazetted re-alignment of the Campbelltown and Camden 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 Campbelltown LEP 2015 maps as a result of the re-alignment of the Campbelltown and Camden 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 of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies).**

The Planning Proposal is required so that the Campbelltown LEP maps are consistent with the recently gazetted re-alignment of the Campbelltown and Camden LGA boundaries. The amendments are minor and administrative in nature, and are considered to be consistent with the Sydney Metropolitan Strategy and draft sub-regional strategy.

4. **Is the planning proposal consistent with the local council's Strategy or other local strategic plan?**

The Planning Proposal is required so that the Campbelltown LEP maps are consistent with the recently gazetted re-alignment of the Campbelltown and Camden LGA boundaries. The amendments are minor and administrative in nature and are considered to be consistent with Council Local Planning Strategy (2013).

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

State Environmental Planning Policy	Applicable	Comment	Consistent
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 Campbelltown 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 Campbelltown LEP 2015 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) 2015	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 (s117 directions)?

It is considered that the planning proposal is either consistent or justifiably inconsistent with all applicable s117 directions as detailed below:

Ministerial Direction	Compliance	Comment
1. Employment and Resources		
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.
2. Environment and Heritage		
2.1 Environment Protection Zones	Yes	The proposal intends to apply an E3 Environmental Conservation zone to land which was previously zoned RU2 – Rural Landscape, therefore not diminishing the environmental standards that apply to the land.
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.
3. Housing, Infrastructure and		
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.
4. Hazard and Risk		

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.
5. Regional Planning		
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.
6. Local Plan Making		
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.

7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney	Yes	The Planning Proposal is consistent with the relevant actions from the draft South West Sub-regional 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 Campbelltown LEP maps are consistent with the recently gazetted re-alignment of the Campbelltown and Camden LGA boundaries. The amendments are minor and administrative in nature. The application of an E3 Environmental Management zoning to land currently zoned RU2 – Rural Landscape is considered to offer greater environmental protection.

- 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 Campbelltown LEP maps are consistent with the recently gazetted re-alignment of the Campbelltown and Camden 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 Campbelltown LEP maps are consistent with the recently gazetted re-alignment of the Campbelltown and Camden 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 Campbelltown LEP maps are consistent with the recently gazetted re-alignment of the Campbelltown and Camden 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 Campbelltown and Camden Councils, it is proposed that agency consultation will be limited.

Part 4 – Mapping

The following maps are provided as attachments to this planning proposal:

- Land Zoning Map - Sheet LZN_007 (1500_COM_LZN_007_020_20150428)
- Land Application Map – Sheet LAP_001 (1500_COM_LAP_001_120_20150428)
- Lot Size Map – Sheet LSZ_007 (1500_COM_LSZ_007_020_20150428)
- Height of Buildings Map – Sheet HOB_007 (1500_COM_HOB_007_020_20150428)
- Heritage Map – Sheet HER_007 (1500_COM_HER_007_020_20150428)
- Environmental Constraint Map – Sheet ECM_007 (1500_COM_ECM_007_020_20150428)
- Lot Size for Dual Occupancy Development Map – Sheet LSD_007 (1500_COM_LSD_007_020_20150428);

Part 5 - Community Consultation

It is recommended that the Planning Proposal 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:

- Campbelltown Customer Service Centre
- Council's Libraries, (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 draft planning proposal. At the conclusion of the exhibition period, a report will be submitted back to Council detailing the submissions received.

Part 6 – Project Timeline

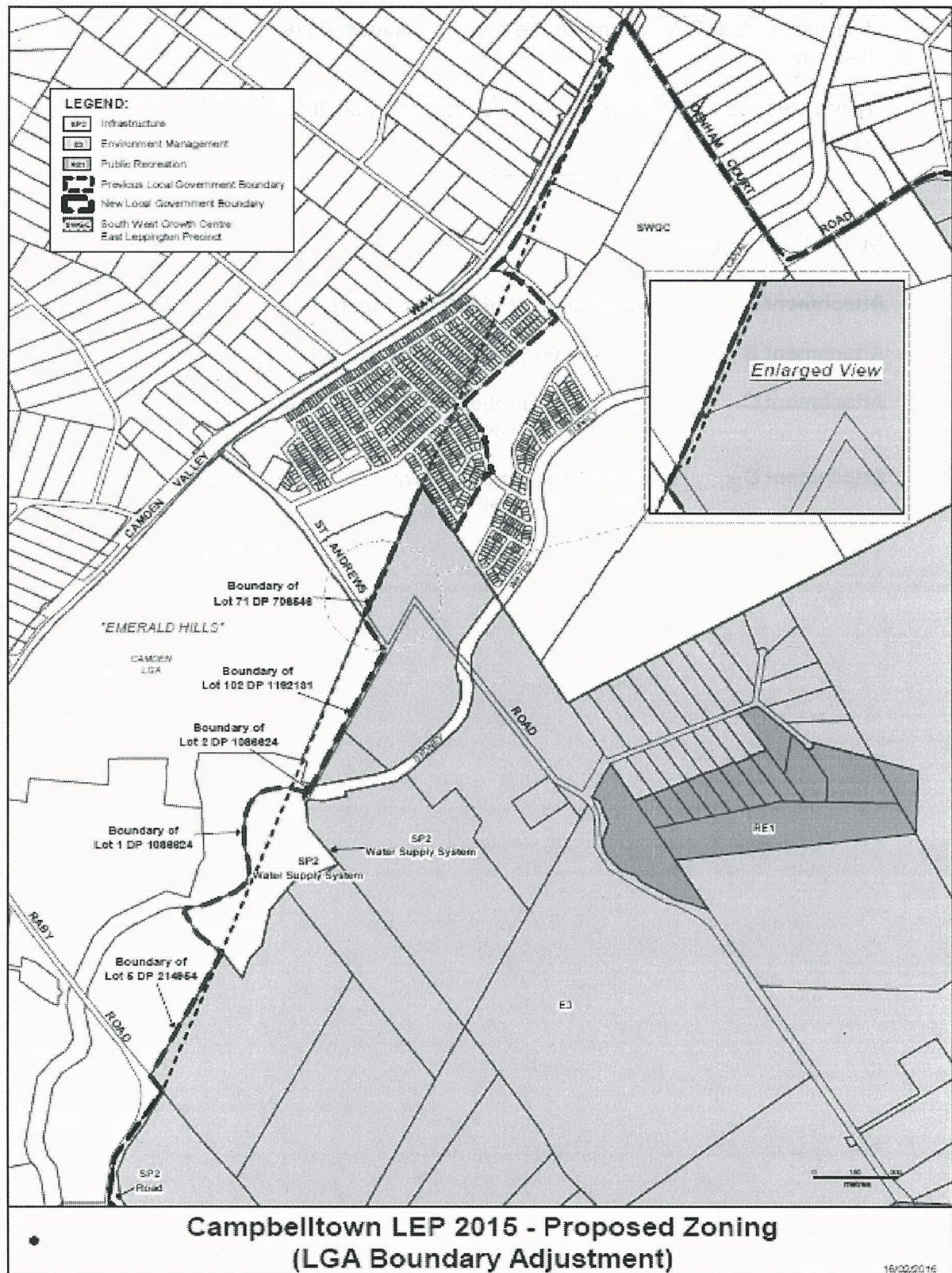
Anticipated commencement date (date of Gateway determination)	May 2016
Anticipated timeframe for the completion of required technical information	May 2016
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	No separate government agency consultation proposed – incorporate into public exhibition period
Commencement and completion dates for public exhibition period	May 2016 – June 2016
Timeframe for consideration of submissions	June 2016

Date of submission to the department to finalise the LEP	August 2016
Anticipated date RPA will make the plan (if delegated)	August 2016
Anticipated date RPA will forward to the department for notification	August 2016

Schedule of Attachments

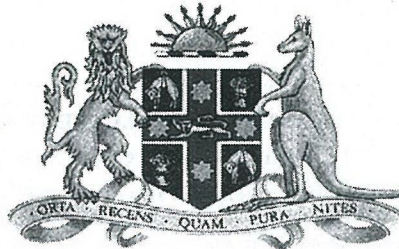
- Attachment A - Re-alignment of LGA boundaries**
- Attachment B - Copy of Government Gazette dated 27 November 2015**
- Attachment C - Existing Campbelltown LEP 2015 maps prior to re-alignment of LGA boundaries**
- Attachment D - Proposed Campbelltown LEP 2015 maps post to re-alignment of LGA boundaries**

Re-alignment of LGA boundaries



Attachment B

Copy of Government Gazette dated 27 November 2015



Government Gazette

of the State of

New South Wales

Number 106

Friday, 27 November 2015

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) 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

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)**

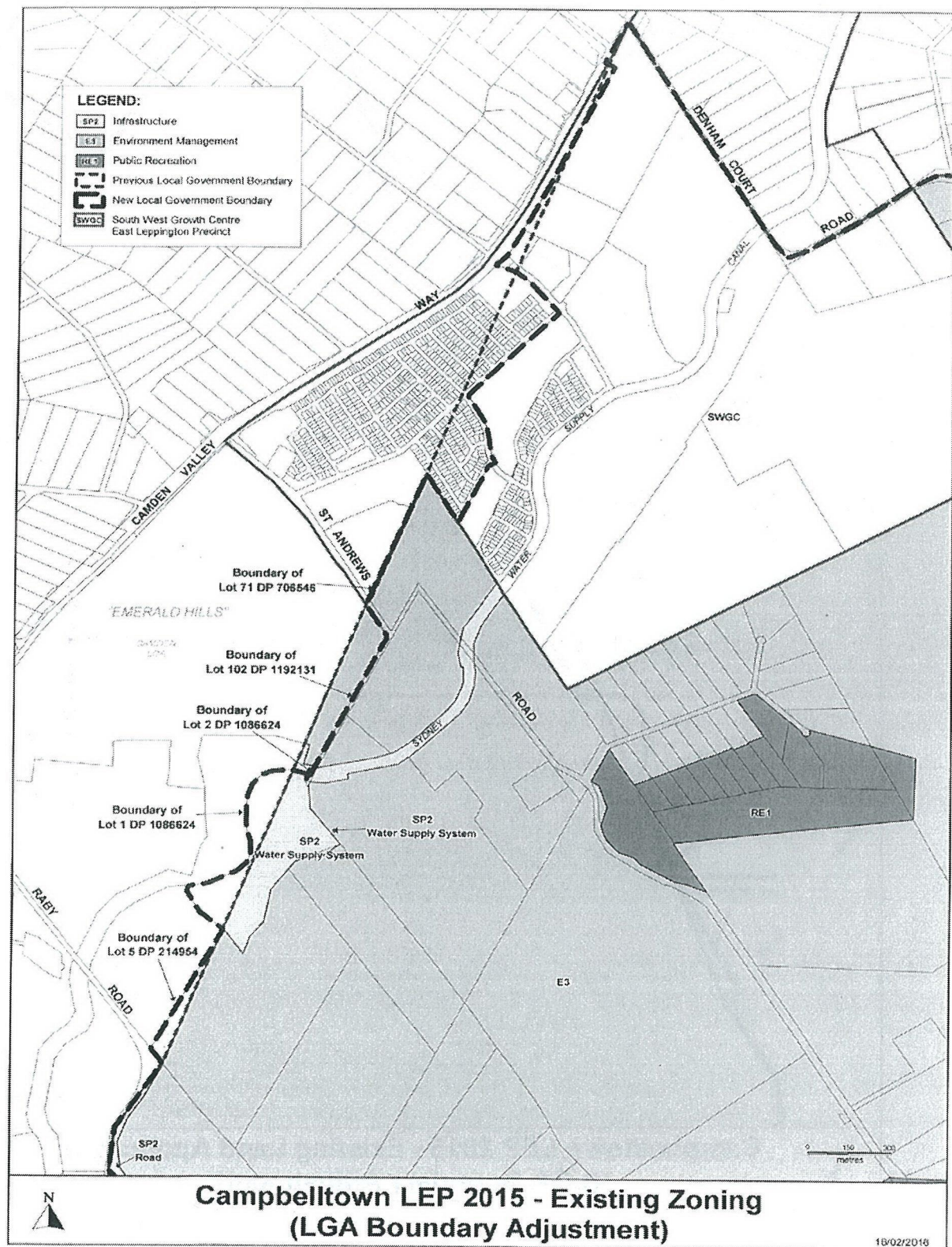
Area about 218.59 square kilometres. Commencing at the junction of the left bank of the Nepean River with the right bank of Sickles Creek; and bounded thence by that bank upwards to the north most northern boundary of Lot 332 DP 861656; by part of that boundary westerly, the generally south-eastern and 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. 441-1603; 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.

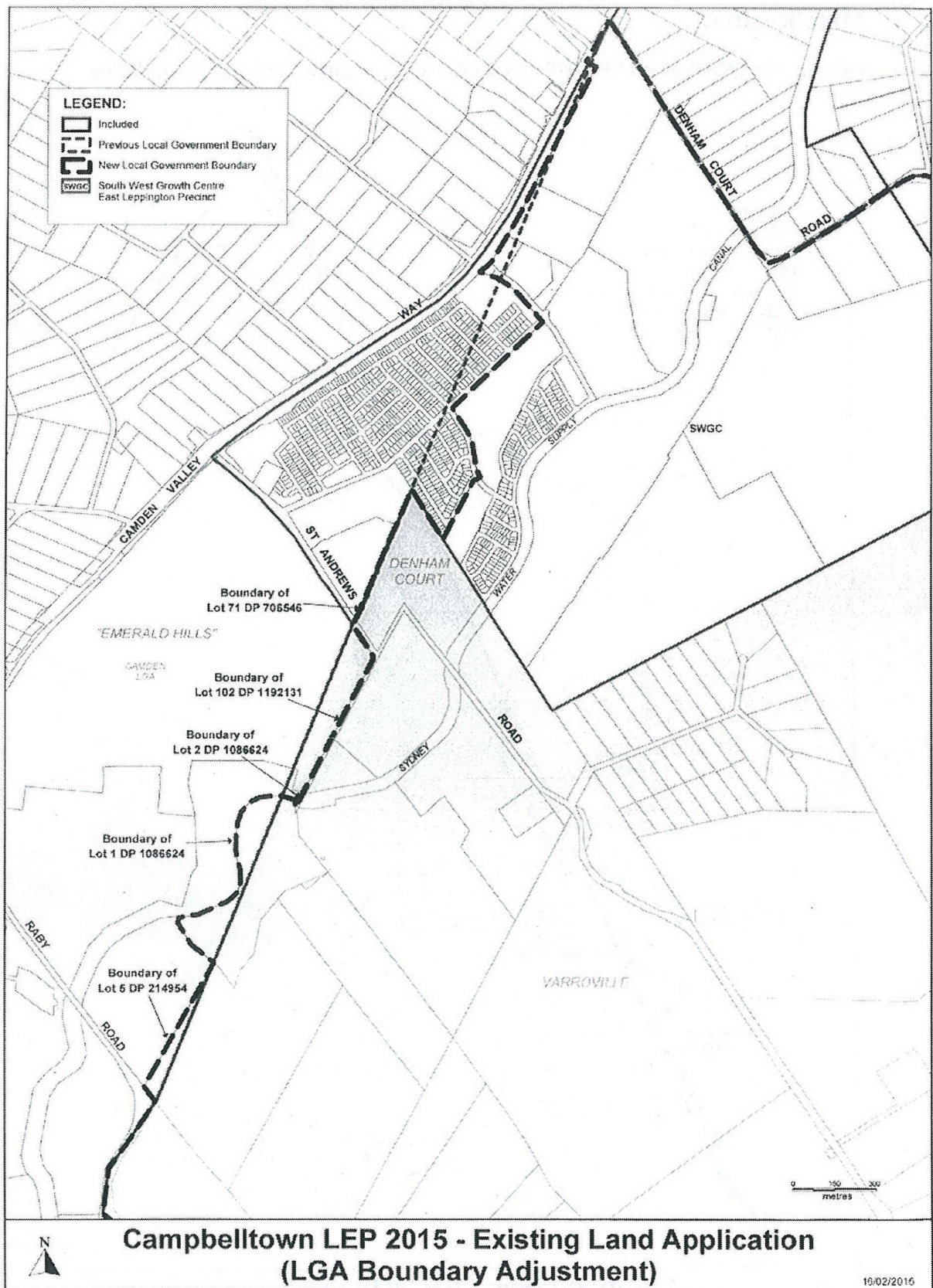
**Schedule E:
Rates and Charges**

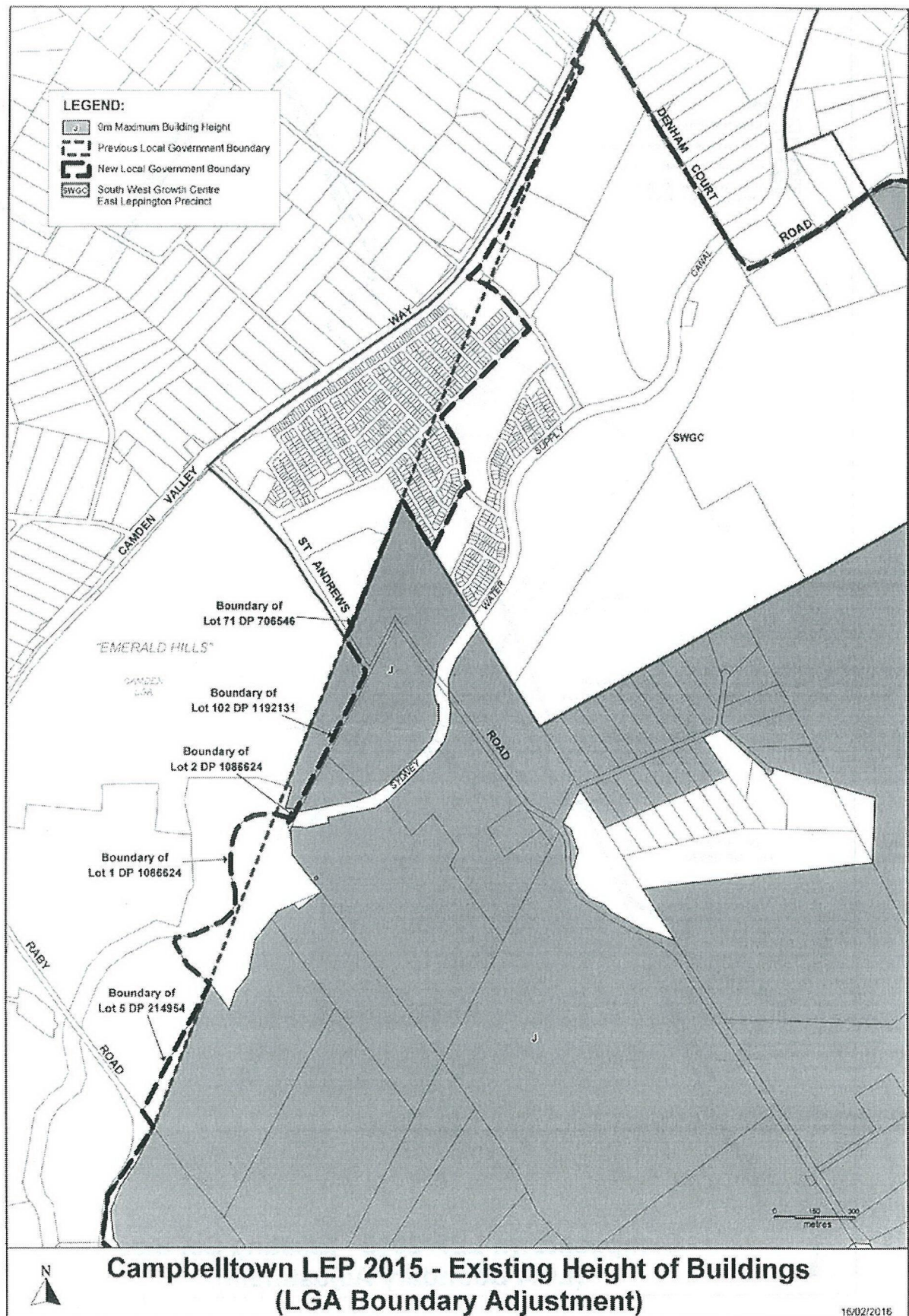
- 1)^(a) Appropriate arrangements are to be made in relation to the rates and charges over the rateable parcels of land affected by this Proclamation.
- 2)^(a) The General Manager of Campbelltown City and the General Manager of Camden are to reach a negotiated agreement on the nature of those arrangements.
- 3)^(a) 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.

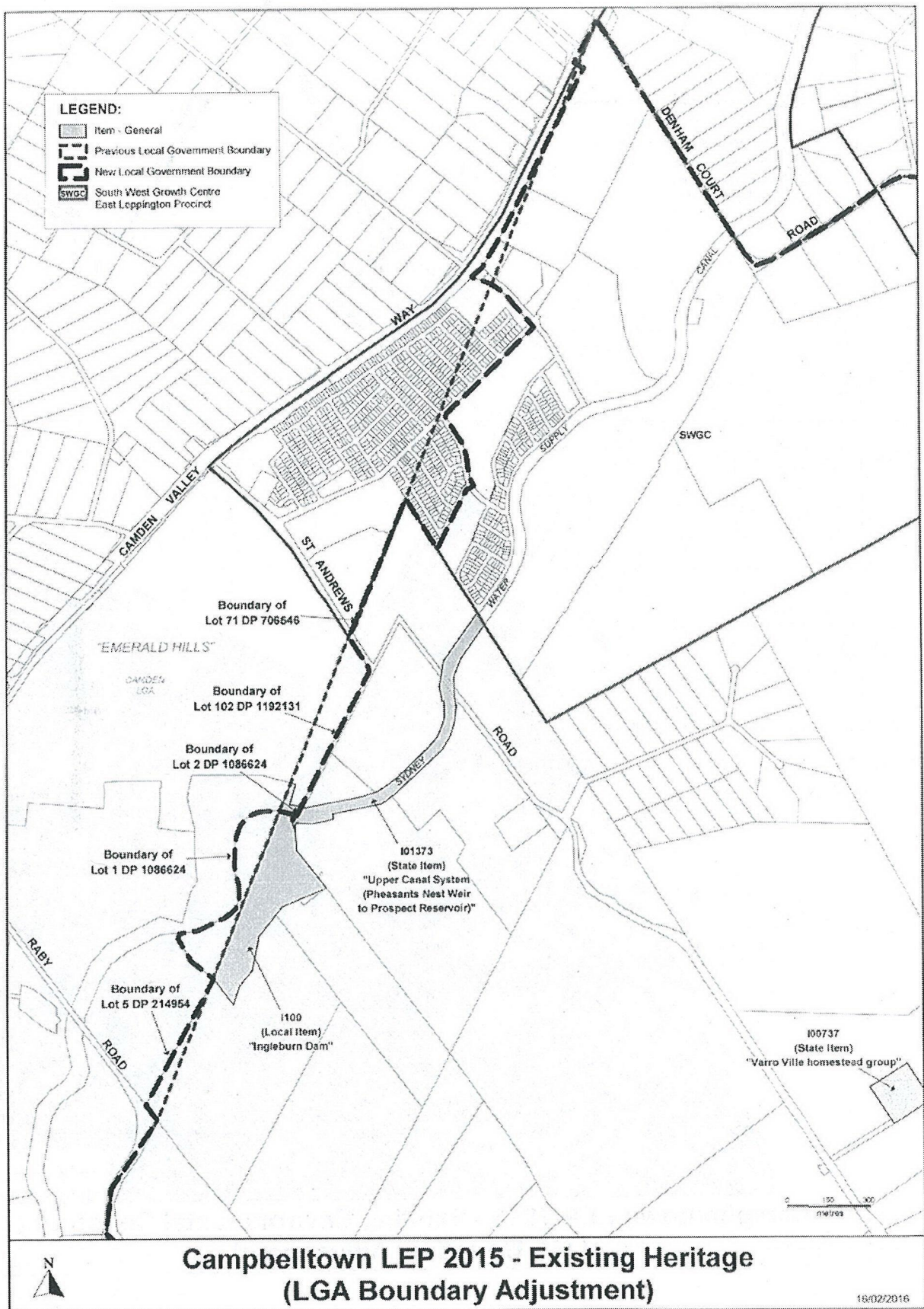
Attachment C

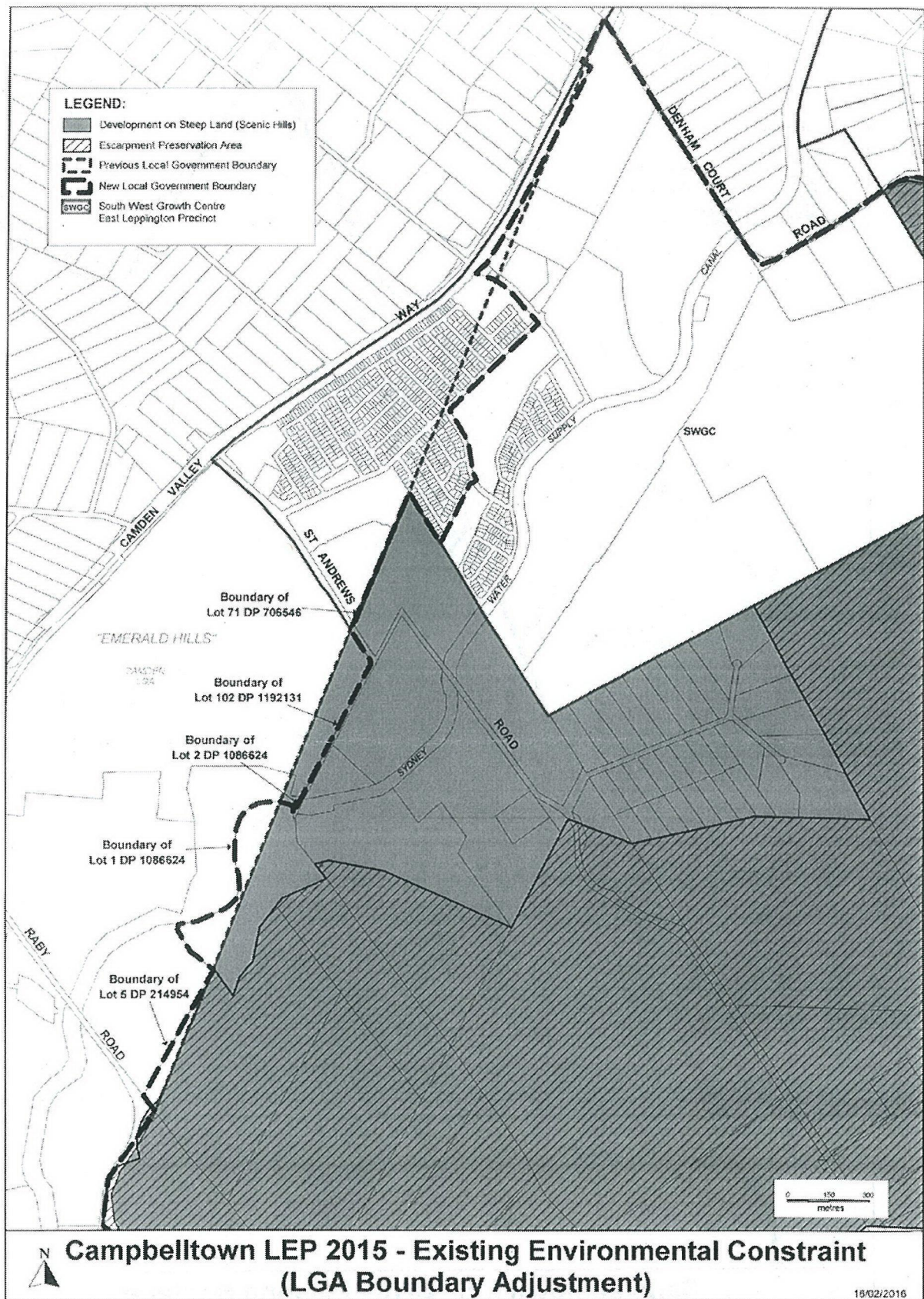
Existing Campbelltown LEP 2015 maps prior to re-alignment of LGA boundaries











Proposed Campbelltown LEP 2015 maps post to re-alignment of LGA boundaries



