



camden
council



Camden Council Planning Proposal

Planning Proposal for land at Kontista Street, Batavia
Avenue and Capparis Lane, Leppington

Version 5

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3	November 2021	Planning Proposal for Gateway Determination prepared by Camden Council	21/561888
4	February 2022	Planning Proposal for Public Exhibition prepared by Camden Council	21/561888
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Executive Summary

The subject site is located within Stage 1 of the Leppington Precinct and is zoned part R2 Low Density Residential and R3 Medium Density Residential under Appendix 9 Camden Growth Centres Precinct Plan of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP). **Figure 1** below shows a zoning extract of Stage 1 of the Leppington Precinct.

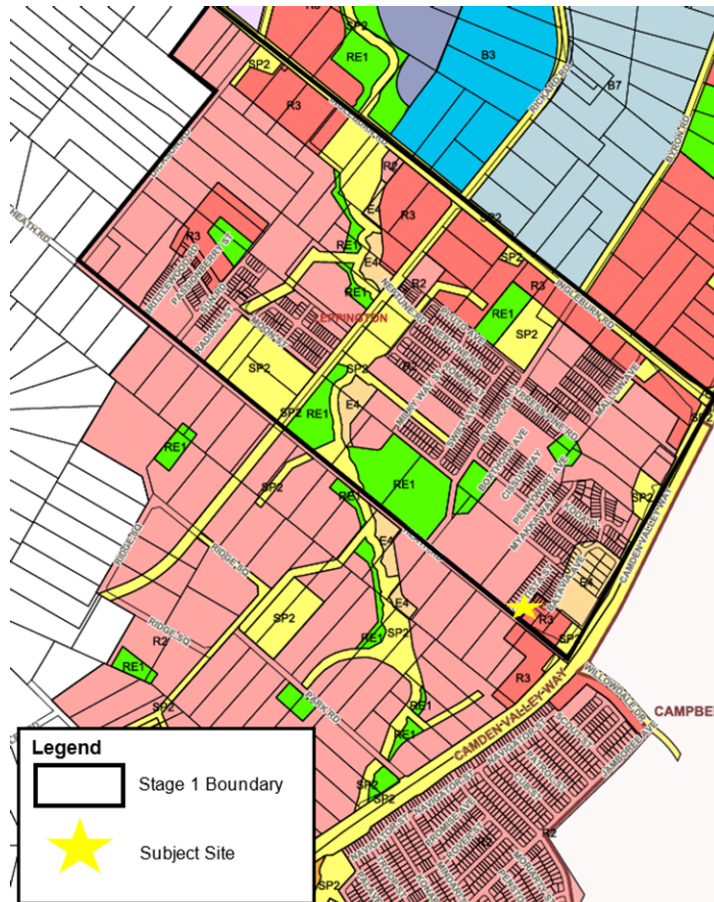


Figure 1: Zoning Extract of Stage 1 of the Leppington Precinct (source: Council Intramaps)

The Planning Proposal seeks to amend Appendix 9 of the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) to rezone the site from part R2 and R3 to R3 Medium Density Residential. The proposal results in amendments to other Growth Centre SEPP maps including height of building, residential density, and minimum lot size. This is to facilitate development of medium density character in an appropriate location. The permissible land uses for the R3 zone are provided below. Permissible land uses that provide the opportunity for medium density housing are highlighted.

Permitted with consent

Attached dwellings; *Bed and breakfast accommodation*; **Boarding houses**; *Building identification signs*; *Business identification signs*; *Centre-based child care facilities*; *Community facilities*; *Dual occupancies*; *Dwelling houses*; *Group homes*; **Manor homes**; **Multi dwelling housing**; *Neighbourhood shops*; *Places of public worship*; **Residential flat buildings**; *Roads*; *Secondary dwellings*; *Semi-detached dwellings*; *Seniors housing*; *Studio dwellings*.

It is noted that shop top housing is not listed above but is not a prohibited land use within the R3 zone. It is also noted that residential flat buildings are permissible. However, Appendix 9 of the Growth Centres SEPP stipulates that a minimum lot size of 2,000m² is required to facilitate development for this residential accommodation (cl4.1AB (9)). The subject site is approximately 1,200m² and therefore does not meet the requirements of this clause.

In addition, this Planning Proposal also seeks to correct split zoning for several lots within close proximity of the subject site along Kontista Street, Batavia Avenue and Capparis Lane, Leppington.

A Gateway Determination for the Planning Proposal was issued 15 December 2021. The Gateway Determination required Council to make minor amendments to the proposed SEPP maps. These amendments have been made and were listed as follow:

1. The following minor amendments are to be made to the planning proposal prior to exhibition:
 - amend the proposed Land Zoning Map (LZN_008) to replace the small portion of C4 zoned land with R2 zoned land at the corner of Batavia Ave and Sultana Ave;
 - amend the proposed Height of Buildings Map (HOB_008) to extend the boundary to include the missing lot at the corner of Batavia Ave and Sultana Ave; and
 - amend the proposed Residential Density Map (RDN_008) to centre the position of both subject sites on the map.

The Planning Proposal has demonstrated merit to proceed to Public Exhibition.

The Planning Proposal was placed on public exhibition from Wednesday 9 February until Wednesday 9 March 2022.

During the public exhibition period, one community submission was received in support of the Planning Proposal. The submission supported the intent to remove split zoning to ensure that residential allotments are zoned to reflect the current low density residential uses which have been approved.

There was also an agency response received from the Environment, Energy and Science Group (EES) during the public exhibition period. The EES did not raise any objection to the proposal.

Introduction

This Planning Proposal explains the intent of, and justification for, proposed zoning amendments to Appendix 9 of the Growth Centres SEPP. The amendments are proposed to facilitate medium density housing in appropriate location and to correct split zoning. The proposed amendments are consistent with the key strategic documents. Assessment against the key strategic documents is discussed later in the proposal.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and guidelines published by the Department of Planning, Industry and Environment (DPIE), namely 'A guide to preparing Planning Proposals' to ensure all matters requiring consideration are appropriately addressed.

It is envisaged that the amendment to the mapping of the Growth Centres SEPP for the subject site will facilitate medium density housing which will cater for the expected growth of the Leppington Precinct.

Background

The original draft Planning Proposal was lodged in December 2018. The original draft Planning Proposal included a larger site (prior to the subdivision of the land taking effect) and sought to amend split zoning across the site, include the introduction of a Additional Local Provision and amendment to Schedule 1 Additional Permitted Uses within Appendix 9 of the Growth Centres SEPP. The Additional Location provision and amendment to Schedule 1 sought to increase the maximum building height of 12m to 16m only where non-residential land uses such as neighbourhood shops, childcare centres, a medical centre and other retail and commercial uses etc would be provided on the ground floor. Greater detail and background information about the original draft Planning Proposal was provided in the Council Report (**Appendix 6**).

The original draft proposal was initially notified for a period of 14 days from 12 March to 26 March 2019. No submissions were received regarding the draft Planning Proposal.

On 18 February 2020, the Camden Local Planning Panel (the Panel) considered the original draft Planning Proposal. The Panel noted the strategic merit for the draft Planning Proposal however considered further justification was needed to address the site-specific merit. In response to the Panel's recommendations and Council officer's assessment of the original proposal, the draft Planning Proposal was revised.

On 12 October 2021, Council resolved to endorse the draft Planning Proposal (to be significantly amended by Council) and be forwarded for Gateway Determination. As part of the endorsement, Council resolved to remove the proposed site-specific provision to increase the building height and enable additional permitted uses for the subject site. Council also resolved to include the rezoning of the properties along Kontista Street, Batavia Avenue and Capparis Lane, Leppington to R2 Low Density Residential (10, 12 and 33 Kontista Street, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43 and 47 Batavia Avenue and 53, 55 and 56 Capparis Lane, Leppington) to correct split zoning.

Site Location

2-8 Kontista Street, Leppington (Lots 17-20 DP 1247517) is located approximately three kilometres from Leppington Railway Station and is within Stage 1 of the Leppington Precinct. The surrounding development includes semi-rural properties to the west (recently rezoned as part of Stage 2 of the Leppington Precinct) and low to medium density residential development to the south and east with lot sizes ranging from 300m² to 450m². The Willowdale shopping

centre is located to the south-east and includes and supermarket and speciality shops (refer to **Figure 2**).

The site is located on the corner of Kontista Street and Heath Road, Leppington and is approximately 1,200m² in area (**Figure 3**).

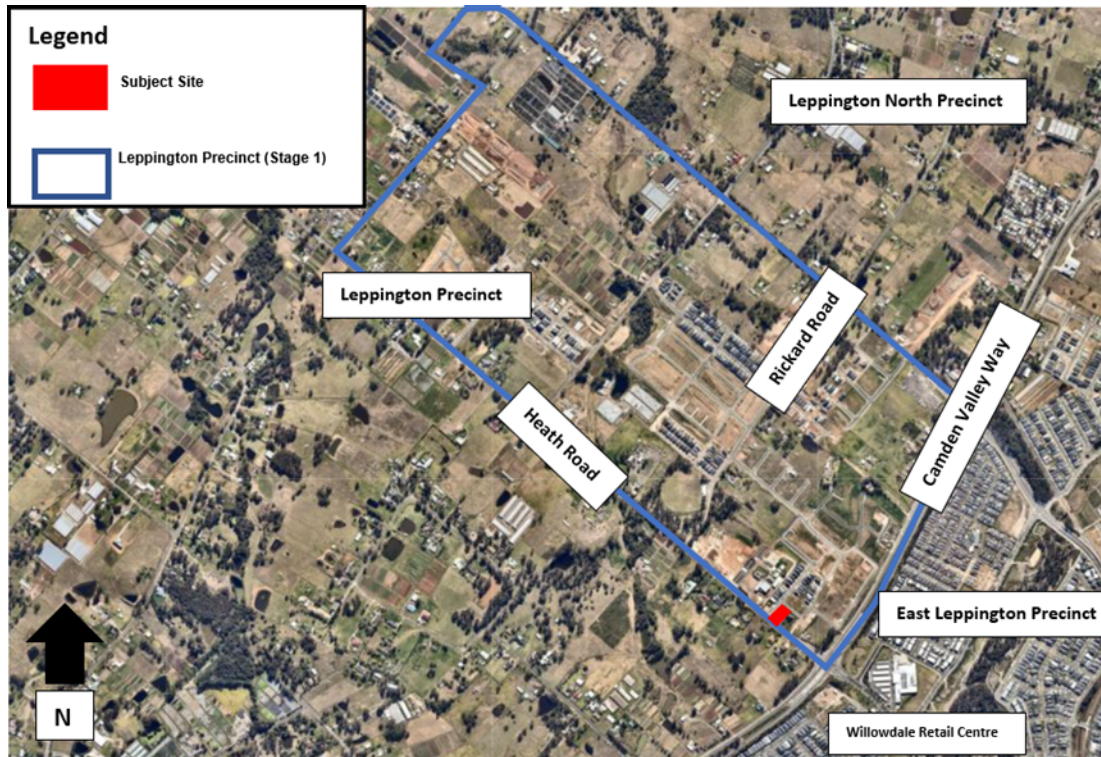


Figure 2: Local Context (source: NearMap)



Figure 3: Site Location Map (source: SixMaps)

At its meeting 12 October 2021, Council considered a report on the Planning Proposal, which is included as **Appendix 6** to this proposal. Council subsequently resolved to forward the Planning Proposal (as amended) to DPIE for Gateway Determination.

Part 1 – Objectives and Intended Outcomes

The objective of this Planning Proposal is to amend the zoning under Appendix 9 of the Growth Centres SEPP for land at 2-8 Kontista Street, Leppington and other lots in close proximity to correct split zoning.

Part 2 – Explanation of Provision

The objectives and intended outcomes of this Planning Proposal will be achieved by amending the zoning and other associated maps under Appendix 9 of the Growth Centres SEPP.

The Planning Proposal seeks to rezone the subject site from part R2 Low Density Residential and R3 Medium Density Residential to wholly R3 Medium Density Residential. The Planning Proposal also seeks to rezone a number of lots and other associated maps fronting Kontista Street, Batavia Avenue and Capparis Lane, Leppington (10, 12 and 33 Kontista Street, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43 and 47 Batavia Avenue and 53, 55 and 56 Capparis Lane, Leppington) from various split zones to wholly R2 Low Density Residential. The additional lots which are subject to this Planning Proposal are provided in **Figure 4** below.



Figure 4: Aerial image of Subject Site and Additional Lots Included in Planning Proposal (source: NearMap)

Figure 5 shows the extent of the split zoning which impacts the subject site and lots within the vicinity.

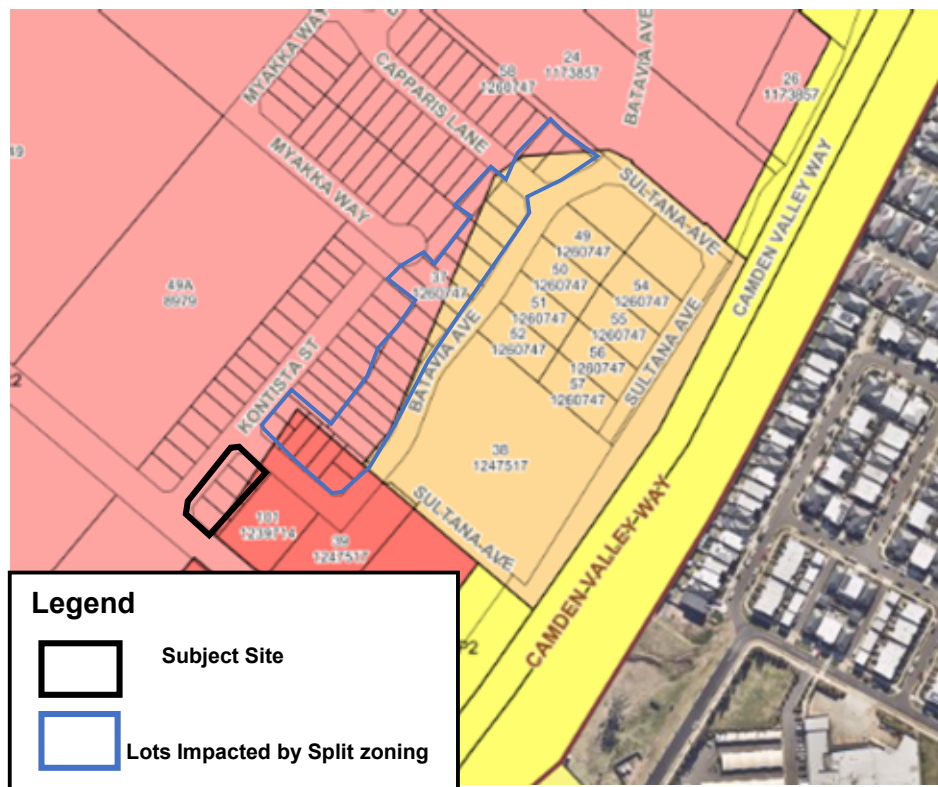


Figure 5: Zoning Extract of Subject Site and Adjoining Sites Showing Extent of Split Zoning (source: Council Intramaps)

The proposed amendments to the Growth Centre SEPP maps are included in Part 4 of this proposal.

Part 3 – Justification

This section addresses the need for the proposed amendments to the zoning and other associated maps and details why the Planning Proposal is the best approach.

3.1 Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of any strategic study or report?

This Planning Proposal is not the result of any strategic study or report.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal is required to amend the zoning under Appendix 9 of the Growth Centres SEPP. This Planning Proposal is considered to be the best means of achieving the objectives and intended outcomes having regard to the following:

- The site is subject to a development consent (DA/2017/1135/1) that has resulted in numerous approved residential allotments being subject to more than one zone. The rezoning of the site will provide a landholding with one zone that is consistent with the lot boundaries;

- The amendments will rationalise the zoning and associated maps of the Growth Centres SEPP to deliver better urban design outcomes by ensuring the intent of the controls are clear and provide certainty for future DAs;
- Rezoning the site to R3 Medium Density Residential and the adjoining land to R2 Low Density Residential is logical and aligns with the existing subdivision and road layout; and
- The proposal will allow greater housing diversity and affordability, aligning with the strategic directions and objectives of the Greater Sydney Region and Western City District Plans, Camden Community Strategic Plan, and Camden Local Strategic Planning Statement.

3.2 Section B – Relationship to Strategic Planning Framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes.

The objectives and directions of the Greater Sydney Region Plan & Western City District Plan applicable to the Planning Proposal have been addressed at **Appendix 1** of this proposal.

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The Planning Proposal is consistent with Council's local strategies as summarised below. Consistency against these strategies are provided in greater detail in **Appendix 1**.

Camden Community Strategic Plan

The Community Strategic Plan (CSP) seeks to actively manage growth by retaining Camden's heritage sites, scenic vistas and cultural landscapes.

The proposal is consistent with the relevant directions and strategies of the CSP and is assessed with the following Key Directions:

- Actively Managing Camden LGAs Growth; and
- An Enriched and Connected Community.

The consistency against the Camden CSP is provided in greater detail in **Appendix 1**.

Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) was adopted by Council on 14 April 2020. The LSPS is a 20-year planning vision, and includes land use, transport and sustainability objectives to demonstrate how the Camden LGA will change to meet the community's needs over the next 20 years.

The proposal is consistent against the relevant Local Priorities and Actions of the LSPS, with specific focus on the following Local Priority:

- Liveability Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population.

The consistency against the Camden LSPS is provided in greater detail in **Appendix 1**.

Camden Local Housing Strategy

The Camden Local Housing Strategy (LHS) was adopted by Council on 12 October 2021. The Camden Local Housing Strategy sets out a plan for housing in the Camden LGA over the next 10 to 20 years. The proposal has been assessed against the Priorities, Objectives and Actions of the draft Strategy. The specific priorities this proposal is considered against are as follows:

- Delivering resilient, healthy and connected communities.
- Delivering the right housing in the right location; and
- Increasing housing choice and diversity.

The consistency against the Camden LHS is provided in greater detail in **Appendix 1**.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The relevant SEPPs including deemed SEPPs have been addressed at **Appendix 2** to this proposal.

The Planning Proposal is considered consistent with these SEPPs, including deemed SEPPs.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions)?

The s9.1 directions applicable to the Planning Proposal have been addressed at **Appendix 3** of this report.

The Planning Proposal is considered consistent with the applicable Directions.

3.3 Section C – Environmental, Social and Economic Impact

Q7. 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?

No.

Approval has previously been given to clear the land for urban development.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

There are no other likely environmental effects as a result of the Planning Proposal.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal is not supported by a social or economic assessment. The Planning Proposal is unlikely to have any social and/or economic effects. The proposal will facilitate medium density development within an appropriate location.

3.4 Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

Yes.

Stage 1 of the Leppington Precinct has undergone comprehensive planning to ensure adequate infrastructure delivery and provision to support widespread urban growth.

Essential services are available to the site as part of urban development in the locality and the recent delivery of water and wastewater services for the Precinct. Furthermore, the potential additional yield from the R3 zone is considered appropriate given the removal of the R3 zone to the allotments directly adjacent to the east.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

The Gateway Determination requires Council to consult with the Environment, Energy and Science (EES) Group of DPIE under section 3.34(2)(d) of the Act. The views of EES will be considered should they wish to make a submission during the exhibition period.

Part 4 – Mapping

The following Growth Centre SEPP maps will need to be amended to support the Planning Proposal:

- Land Zoning Map – Sheet LZN_008
- Lot Size Map – Sheet LSZ_008
- Height of Building Map - HOB_008
- Residential Density Map – RDN_008

The mapping amendments are illustrated in **Appendix 4**.

Part 5 – Community Consultation

The original draft Planning Proposal was initially notified for a period of 14 days from 12 March to 26 March 2019. No submissions were received regarding the draft Planning Proposal.

The Planning Proposal will be placed on public exhibition in accordance with Council's Community Participation Plan, subject to a favourable Gateway Determination.

On 14 September 2021, Council endorsed the Camden Community Participation Plan 2021 (CPP). The CPP identifies that where a Planning Proposal demonstrates strategic merit, the Gateway report to Council will recommend the community participation methods for the public exhibition period. At its meeting on 12 October 2021, Council resolved to endorse the Planning Proposal (**Appendix 6**). The Planning Proposal was placed on public exhibition from Wednesday 9 February until Wednesday 9 March 2022. The following community engagement methods were undertaken as part of the exhibition:

- Notification letters to impacted and surrounding properties;
- Site signage to be provided at the Kontista Street, Batavia Avenue and Capparis Lane advising that the proposal is on exhibition; and
- Social media posts directing the community to Council's website for further information on the proposal.

During the public exhibition period, one community submission was received in support of the Planning Proposal. The submission supported the intent to remove split zoning to ensure that residential allotments are zoned to reflect the current low density residential uses which have been approved.

There was also an agency response received from the Environment, Energy and Science Group (EES) during the public exhibition period. The EES did not raise any objection to the proposal. EES response has been provided as **Appendix 7**.

Part 6 – Project Timeline

Anticipated commencement date (date of Gateway Determination)	December 2021
Anticipated timeframe for the completion of required technical information	January 2022
Timeframe for government agency consultation (pre and post exhibition as required by Gateway <u>D</u> etermination)	February/March 2022
Commencement and completion dates for public exhibition period	February/March 2022
Dates for public hearing (if required)	N/A
Timeframe for consideration of submissions	N/A
Timeframe for the consideration of a proposal post exhibition	March 2022
Date of submission to the department to finalise the LEP	March 2022
Anticipated date RPA will make the plan (if delegated)	May 2022
Anticipated date RPA will forward to the department for notification	N/A

Part 7 – Conclusion

The Planning Proposal seeks to amend Appendix 9 of the Growth Centres SEPP to rezone the site from part R2 and R3 to wholly R3 Medium Density Residential and the other associated maps which includes height of building, residential density, and minimum lot size. This is to facilitate development of medium density character in an appropriate location. Permissible land uses include shop top, multi dwelling and attached housing etc.

This Planning Proposal is the best means of achieving the objectives and intended outcomes having regard to the following:

- The site is subject to a development consent (DA/2017/1135/1) that has resulted in numerous approved residential allotments being subject to more than one zone. The

rezoning of the site will provide a landholding with one zone that is consistent with the lot boundaries;

- The amendments will rationalise the zoning and associated maps of the Growth Centres SEPP to deliver better urban design outcomes by ensuring the intent of the controls are clear and provide certainty for future DAs;
- Rezoning the site to R3 Medium Density Residential and the adjoining land to R2 Low Density Residential is logical and aligns with the existing subdivision and road layout; and
- The proposal will allow greater housing diversity and affordability, aligning with the strategic directions and objectives of the Greater Sydney Region and Western City District Plans, Camden Community Strategic Plan, and Camden Local Strategic Planning Statement.

Based on the above, the proposal demonstrates strategic and site-specific merit to be proceed to finalisation.

Part 8 – Appendices

Appendix 1: Assessment Against Regional, District and Local Strategic Plans

Appendix 2: Consistency against State Environmental Planning Policies

Appendix 3: s9.1 Directions

Appendix 4: Existing and Proposed SEPP Maps

Appendix 5: Camden Local Planning Panel Minutes - 18 February 2020

Appendix 6: Camden Council Pre-Gateway Council Meeting Report and Minutes

Appendix 1: Assessment against Regional, District and Local Strategic Plans

Greater Sydney Region Plan - Directions and Objectives		
Objective	Consistency	Comment
Objective 11: Housing is more diverse and affordable	Yes	<p>The Planning Proposal seeks an increase in the R3 zone for the subject site. The proposal provides the opportunity to contribute to local housing diversity. The Planning Proposal seeks to redistribute the R3 zone to the site to enable its development uses permissible in the R3 zone and therefore create housing diversity.</p> <p>Furthermore, amending the zoning provides greater flexibility and housing choice through the broadening of permissible land uses including attached dwellings, manor homes and multi dwelling housing. Residential flat buildings are also permissible but cannot be delivered on this site as it does not meet the 2,000m² minimum lot size required under clause 4.1AB(9) of the Growth Centres SEPP.</p> <p>In addition to rezoning the subject site, the Planning Proposal seeks to correct the split zoning and accompanying development standards applying to lots within the vicinity of the subject site.</p> <p>The Planning Proposal is consistent with this objective.</p>

Western City District Plan Priority		
Objective	Consistency	Comment
Liveability		
Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport <ul style="list-style-type: none"> • Objective 10 - Greater housing supply. • Objective 11 - Housing is more diverse and affordable. 	Yes	<p>The Planning Proposal seeks an increase in R3 zoned land for the subject site. The proposal provides the opportunity to contribute to housing supply and diversity. The Planning Proposal seeks to redistribute the R3 zone to the site to enable its development uses permissible in the R3 zone.</p> <p>Furthermore, amending the zoning provides greater flexibility and housing choice through the broadening of permissible land uses including attached dwellings, manor homes and multi dwelling housing. Residential flat buildings are also permissible but cannot be delivered on this site as it does not meet the 2,000m² minimum lot size required under clause 4.1AB(9) of the Growth Centres SEPP.</p> <p>In addition to rezoning the subject site, the Planning Proposal seeks to correct the split zoning and accompanying development standards applying to lots within the vicinity of the subject site.</p> <p>The Planning Proposal is consistent with this planning priority.</p>

Camden Local Strategic Planning Statement		
Local Priority	Consistency	Comment
Liveability		
Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population.	Yes	<p>The proposal seeks to provide greater housing choice and affordability by proposing to provide additional medium density dwelling typologies to cater for Camden's growing and changing population.</p> <p>In addition to rezoning the subject site, the Planning Proposal seeks to correct the split zoning and accompanying development standards applying to lots within the vicinity of the subject site.</p> <p>The Planning Proposal is consistent with this local priority.</p>

Camden Local Housing Strategy		
Objective	Consistency	Comment
Priority 1: Providing housing capacity and coordinating growth with infrastructure <ul style="list-style-type: none"> Objective 1 – There is sufficient planning capacity to meet forecast housing demand. Objective 2 – Precincts in the SWGA are planned and released to align with enabling infrastructure provision. 	Yes	<p>The subject site is located within Stage 1 of the Leppington Precinct. The majority of the Leppington Precinct has already been rezoned for urban development.</p> <p>The Planning Proposal seeks to redistribute the zoning and fix split zoning anomalies within the immediate vicinity. Servicing infrastructure is already available for the area.</p> <p>The proposal is consistent with this priority.</p>
Priority 2: Delivering resilient, healthy, connected communities <ul style="list-style-type: none"> Objective 4 – Neighbourhood design supports healthy and connected communities that are better placed. 	Yes	<p>The proposal is consistent with this priority as it delivers a neighbourhood design that will support a healthy and connected community by providing greater flexibility of medium density housing in a suitable location.</p>
Priority 3: Delivering the right housing in the right location <ul style="list-style-type: none"> Objective 6 – Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure. 	Yes	<p>The proposal is consistent with this priority as it seeks to deliver the right housing in the right location.</p> <p>The proposal seeks to provide medium density housing which will improve walkability and optimise infrastructure. The subject site is located within 100 metres of a bus stop.</p> <p>The proposal is consistent with this priority.</p>
Priority 4: Increasing housing choice and diversity <ul style="list-style-type: none"> Objective 9 – The mix of housing types matches the changing needs and preferences of the community. 	Yes	<p>The proposal is consistent with this priority as it seeks to deliver housing types that matches the needs and preferences of the community.</p> <p>The Planning Proposal seeks an increase in R3 zoned land for the subject site. The proposal provides the opportunity to contribute to the mix of housing types. The Planning Proposal seeks to redistribute the R3 zone to the site to enable its development uses permissible in the R3 zone.</p>

		<p>Furthermore, amending the zoning provides greater flexibility and housing choice through the broadening of permissible land uses including attached dwellings, manor homes and multi dwelling housing. Residential flat buildings are also permissible but cannot be delivered on this site as it does not meet the 2,000m² minimum lot size required under clause 4.1AB(9) of the Growth Centres SEPP.</p> <p>In addition to rezoning the subject site, the Planning Proposal seeks to correct the split zoning and accompanying development standards applying to lots within the vicinity of the subject site.</p> <p>The Planning Proposal is consistent with this priority.</p>
<p>Priority 5: Addressing housing affordability</p> <ul style="list-style-type: none"> • Objective 11 – Support housing that encourages affordability across the housing continuum. 	Yes	<p>The proposal supports encouraging housing affordability by enabling diversity of housing typologies.</p> <p>The proposed increase in R3 zoned land provides the opportunity to contribute to local housing diversity.</p> <p>Furthermore, amending the zoning provides greater flexibility and housing choice through the broadening of permissible land uses including attached dwellings, manor homes and multi dwelling housing. Residential flat buildings are also permissible but cannot be delivered on this site as it does not meet the 2,000m² minimum lot size required under clause 4.1AB(9) of the Growth Centres SEPP.</p> <p>In addition to rezoning the subject site, the Planning Proposal seeks to correct the split zoning and accompanying development standards applying to lots within the vicinity of the subject site.</p> <p>The Planning Proposal is consistent with this priority.</p>

Camden Community Strategic Plan		
Direction	Consistency	Comment
<u>Key Direction 1</u> Actively Managing Camden LGA's Growth	Yes	<p>The proposal is consistent with this direction as it would enable the delivery of medium density housing in a suitable location to supporting managing the LGA's growth.</p> <p>It is also noted that amended the zoning to R3 provides greater flexibility and housing choice through the broadening of permissible land uses including attached dwellings, shop top housing and multi dwelling housing. Residential flat buildings are also permissible but cannot on this site as it does not meet the 2,000m² minimum lot size required under clause 4.1AB(9) of the Growth Centres SEPP.</p> <p>In addition, the Planning Proposal seeks to correct the split zoning and accompanying development standards applying to lots within the vicinity of the subject site.</p> <p>The Planning Proposal is consistent with this direction.</p>
<u>Key Direction 5</u> An Enriched and Connected Community	Yes	<p>The proposal is consistent with this direction as it seeks to deliver the right housing in the right location and ensure connectivity of the community.</p> <p>The proposal seeks to provide medium density housing in a suitable location which will improve walkability and optimise infrastructure. The subject site is located within 100 metres of a bus stop.</p> <p>The proposal is consistent with this priority.</p>

Appendix 2: Consistency against State Environmental Planning Policies

SEPP Title	Consistency	Comment
19. Bushland in Urban Areas	N/A	
21. Caravan Parks	N/A	
33. Hazardous and Offensive Development	N/A	
36. Manufactured Home Estates	N/A	Does not apply to the Camden LGA.
47. Moore Park Showground	N/A	Does not apply to the Camden LGA.
50. Canal Estate Development	N/A	
55. Remediation of Land	Yes	The site was investigated as part of the development consent for DA/2017/1135/1. The consent required remediation of the site to facilitate residential development.
64. Advertising and Signage	N/A	
65. Design Quality of Residential Apartment Development	Yes	This SEPP applies to certain developments which are permissible with the R3 zone such as shop top housing. Dependent on the residential accommodation sought, any future development will be carried in accordance with this SEPP.
70. Affordable Housing (Revised Schemes)	Yes	The proposal will not impede the assessment or delivery of development under this SEPP. The proposal is consistent with this SEPP.
SEPP (Aboriginal Land) 2019	N/A	Does not apply to the Camden LGA.
SEPP (Activation Precincts) 2020	N/A	

SEPP (Housing) 2021	Yes	The proposal will not impede the assessment or delivery of development under this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	Future residential development will be required to comply with BASIX standards.
SEPP (Coastal Management) 2018	N/A	Does not apply to the Camden LGA.
SEPP (Concurrences) 2018	N/A	
SEPP (Educational Establishments and Child Care Facilities) 2017	Yes	The proposal will not impede the assessment or delivery of development under this SEPP. The proposal is consistent with the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Yes	The proposal will not alter or impede the exempt or complying development provisions.
SEPP (Gosford City Centre) 2018	N/A	Does not apply to the Camden LGA.
SEPP (Infrastructure) 2007	Yes	The proposal does not incorporate any identified infrastructure projects or requirements. The proposal is consistent with the Infrastructure SEPP.
SEPP (Koala Habitat Protection) 2021	N/A	Does not apply to the Camden LGA.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	Does not apply to the Camden LGA.
SEPP (Kurnell Peninsula) 1989	N/A	Does not apply to the Camden LGA.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	
SEPP (Penrith Lakes Scheme) 1989	N/A	Does not apply to the Camden LGA.

SEPP (Primary Production and Rural Development) 2019	N/A	
SEPP (State and Regional Development) 2011	N/A	
SEPP (State Significant Precincts) 2005	N/A	
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Does not apply to the Camden LGA.
SEPP (Sydney Region Growth Centres) 2006	Yes	<p>The Planning Proposal seeks to amend the zoning and other associated maps of this SEPP.</p> <p>The proposal seeks to contribute to housing diversity and amend a split zoning anomaly which is currently present within the SEPP.</p> <p>The Planning Proposal is consistent with this SEPP.</p>
SEPP (Three Ports) 2013	N/A	Does not apply to the Camden LGA.
SEPP (Urban Renewal) 2010	N/A	Does not apply to the Camden LGA.
SEPP (Vegetation in Non-Rural Area) 2017	N/A	
SEPP (Western Sydney Employment Area) 2009	N/A	Does not apply to the Camden LGA.
SEPP (Western Sydney Parklands) 2009	N/A	Does not apply to the Camden LGA.
SEPP (Western Sydney Aerotropolis) 2020	N/A	
Sydney Regional Environment Plan No 8 (Central Coast Plateau Areas)	N/A	Does not apply to the Camden LGA.
Sydney Regional Environment No 9 (Extractive Industry)	

Sydney Regional Environmental Plan No 16 (Walsh Bay)	N/A	Does not apply to the Camden LGA.
Sydney Regional Environmental Plan No 20 Hawkesbury-Nepean River	Yes	<p>The site is within the Hawkesbury-Nepean River Catchment and can meet the requirements of this SEPP. The sites are not flood affected. Development resulting from this Planning Proposal will also need to consider the strategies and policies in this REP.</p> <p>The proposal is consistent with this REP.</p>
Sydney Regional Environmental Plan No 24—Homebush Bay Area	N/A	Does not apply to the Camden LGA.
Sydney Regional Environmental Plan No 26—City West	N/A	Does not apply to the Camden LGA.
Sydney Regional Environmental Plan No 30 St Marys	N/A	Does not apply to the Camden LGA.
Sydney Regional Environmental Plan No 33—Cooks Cove	N/A	Does not apply to the Camden LGA.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	Does not apply to the Camden LGA.

Appendix 3: s9.1 Directions

S9.1 Direction Title	Consistency	Comment
1.0 Employment and Resources		
1.1 Business and Industrial Zones	N/A	Direction not applicable
1.2 Rural Zones	N/A	Direction not applicable
1.3 Mining, Petroleum Production and Extractive Industries	N/A	Direction not applicable
1.4 Oyster Aquaculture	N/A	Does not apply to the Camden LGA.
1.5 Rural Lands	N/A	Direction not applicable
2.0 Environment and Heritage		
2.1 Environment Protection Zones	No	<p>The Planning Proposal applies to this direction as it seeks to make zoning amendments to the C4 Environmental Living zone.</p> <p>The proposal seeks to amend split zoning anomalies and align with property boundaries which were created as part Development consents.</p> <p>The Planning Proposal is inconsistent with this direction. However, the proposal seeks to rationalise zoning boundaries based on approved development. The proposal also does not alter the approved layout of environmental living lots.</p>
2.2 Coastal Protection	N/A	Does not apply to the Camden LGA.
2.3 Heritage Conservation	N/A	Direction not applicable
2.4 Recreation Vehicle Areas	N/A	Direction not applicable
2.5 Application of E2 and E3 Zones and Environmental	N/A	Does not apply to the Camden LGA.

Overlays in Far North Coast
LEPs

2.6 Remediation of Contaminated Land	Yes	The site was investigated as part of the development consent for DA/2017/1135/1. The consent included remediation of the site to facilitate residential development.
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3.0 Housing, Infrastructure and Urban Development

3.1 Residential Zones	Yes	<p>The Planning Proposal applies to this direction as it seeks to make zoning amendments to residential zones.</p> <p>The proposal seeks to contribute to housing diversity through consolidating and providing additional R3 Medium Density Residential zoned land. The proposal also seeks to amend split zoning anomalies resulting from recent development approvals.</p> <p>The Planning Proposal is consistent with this Direction.</p>
3.2 Caravan Parks and Manufactured Home Estates	N/A	
3.3 Home Occupations (Revoked November 2020)	N/A	This Ministerial Direction has been revoked and is no longer applicable.
3.4 Integrating Land Use and Transport	Yes	<p>The site is located in proximity to public bus services at Camden Valley Way.</p> <p>The proposal is consistent with this Direction.</p>
3.5 Development Near Licensed Aerodromes	N/A	
3.6 Shooting Ranges	N/A	
3.7 Reduction in non-hosted short term rental accommodation period	N/A	Does not apply to the Camden LGA.

4.0 Hazard and Risk

4.1 Acid Sulphate Soils	N/A	Does not apply to the Camden LGA.
4.2 Mine Subsidence and Unstable Land	N/A	Does not apply to the Camden LGA.
4.3 Flood Prone Land	N/A	The Planning Proposal does not apply to land zoned or provisions that affects flood prone land.
4.4 Planning for Bushfire Protection	Yes	<p>The Planning Proposal does not modify the zoning or provisions for mapped bushfire prone land.</p> <p>The proposal is consistent with this Direction.</p>

5.0 Regional Planning

5.1 Implementation of Regional Strategies	N/A	Does not apply to the Camden LGA.
5.2 Sydney Drinking Water Catchments	N/A	Does not apply to the Camden LGA.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Does not apply to the Camden LGA.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Does not apply to the Camden LGA.
5.9 North West Rail Link Corridor Strategy	N/A	Does not apply to the Camden LGA.
5.10 Implementation of Regional Plans	Yes	<p>A Metropolis of Three Cities – the Greater Sydney Region Plan (2018) applies to the Planning Proposal. A detailed response demonstrating consistency against the Region Plan is provided in Appendix 1.</p> <p>The proposal is consistent with the Direction.</p>
5.11 Development of Aboriginal Land Council land	N/A	

6.0 Local Plan Making

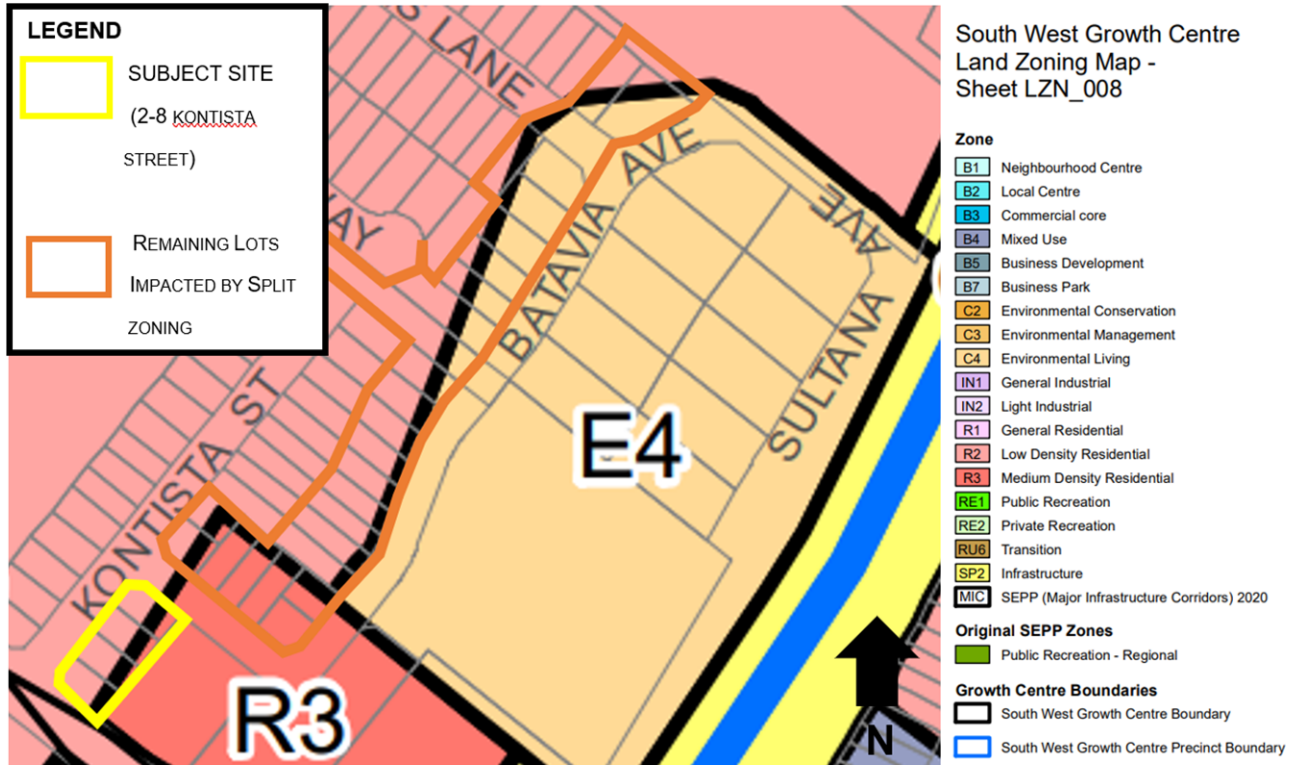
6.1 Approval and Referral Requirements	Yes	The Planning Proposal does not introduce new or additional referral requirements. The proposal is consistent with this Direction.
6.2 Reserving Land for Public Purposes	N/A	
6.3 Site Specific Provisions	N/A	

7.0 Metropolitan Plan Making

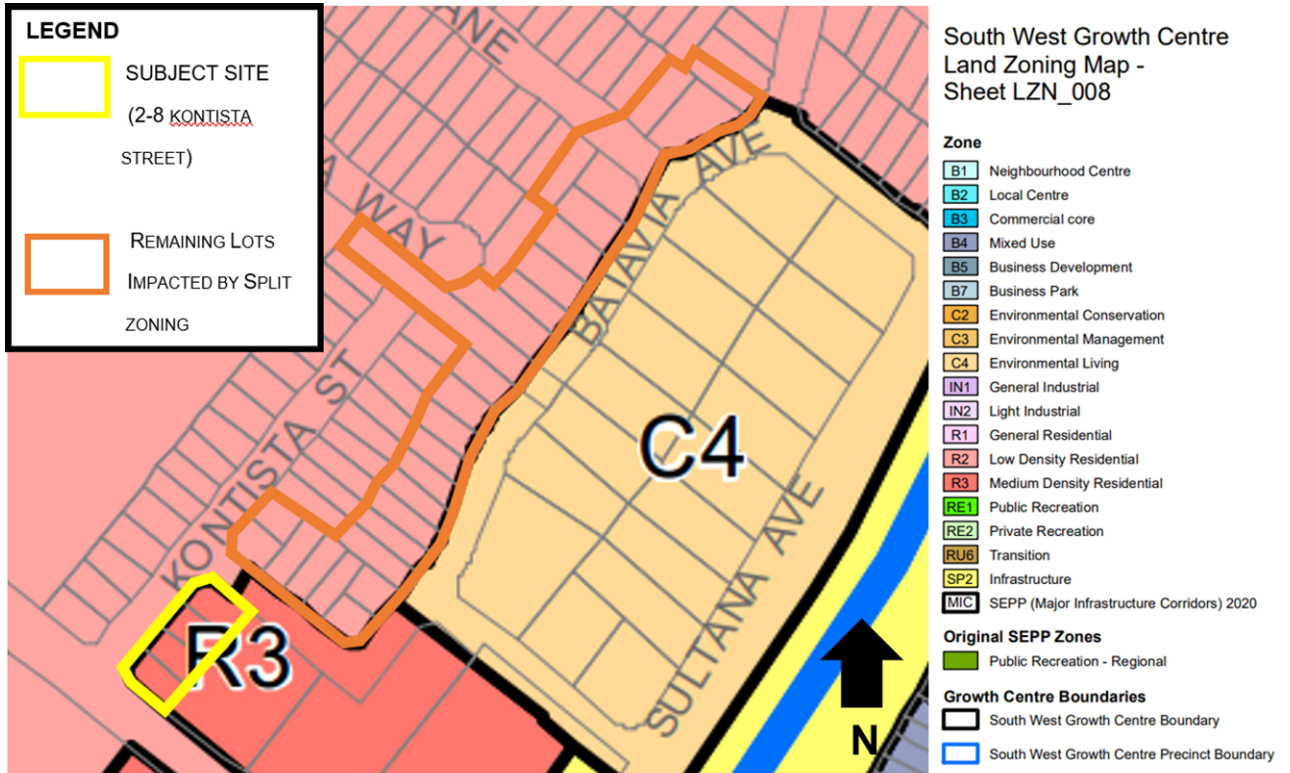
7.3 Parramatta Road Corridor Urban Transformations Strategy	N/A	Does not apply to the Camden LGA.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Does not apply to the Camden LGA.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Does not apply to the Camden LGA.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Does not apply to the Camden LGA.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Does not apply to the Camden LGA.
7.8 Implementation of the Western Sydney Aerotropolis interim Land use and Infrastructure Implementation Plan	N/A	Direction not applicable.
7.9 Implementation of Bayside West Precincts 2036 Plan	N/A	Does not apply to the Camden LGA
7.10 Implementation of Planning Principles for the Cooks River Cove Precinct	N/A	Does not apply to the Camden LGA

Appendix 4: Existing and Proposed SEPP Maps

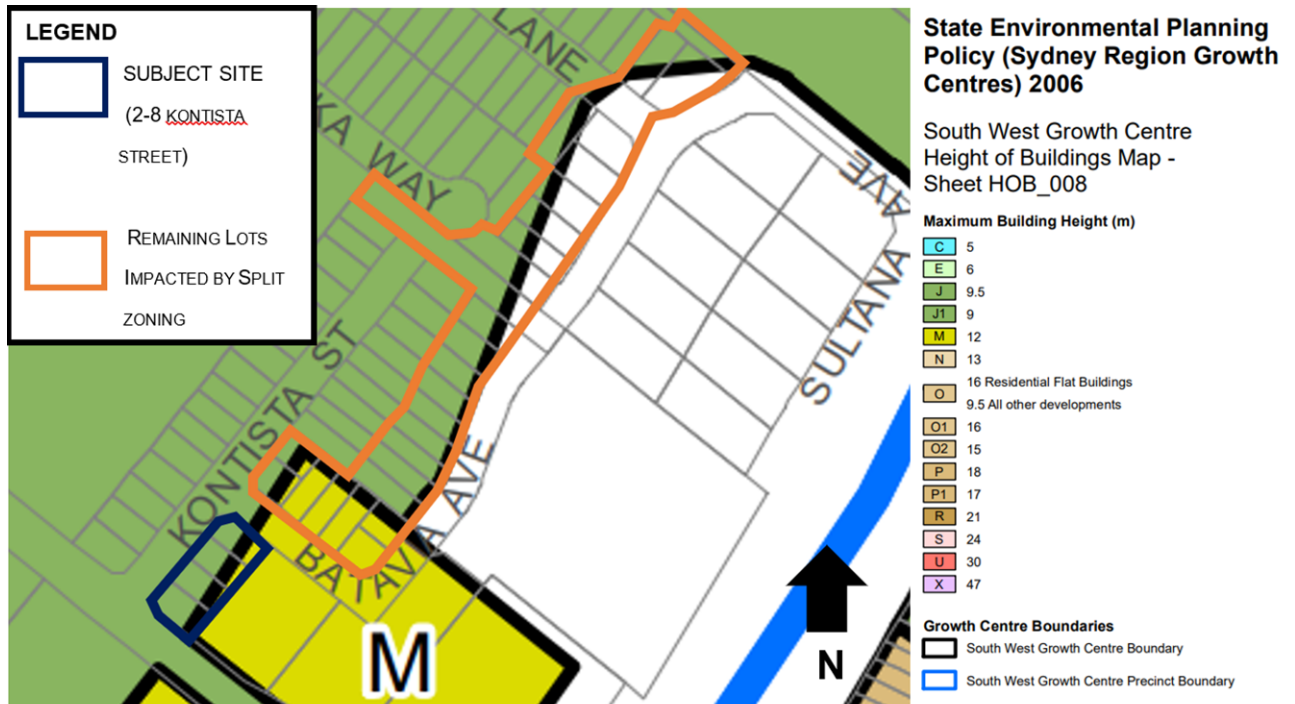
Existing Zoning Map



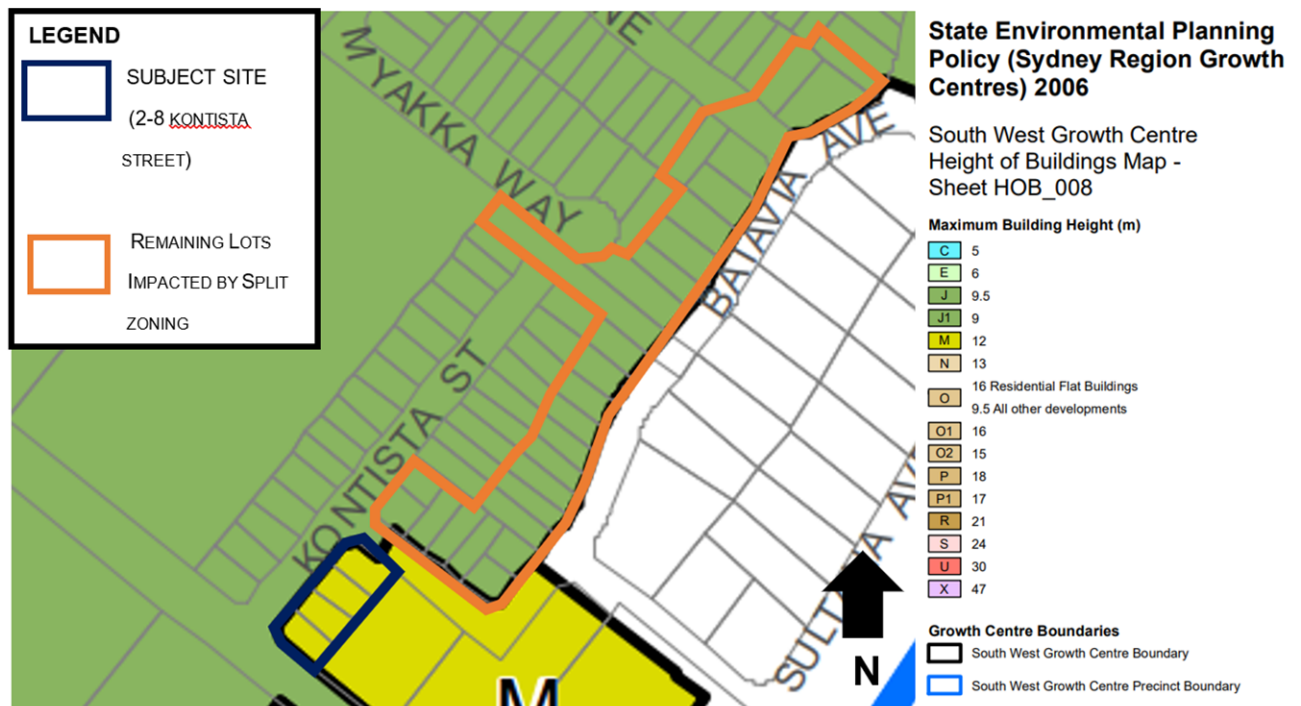
Proposed Zoning Map



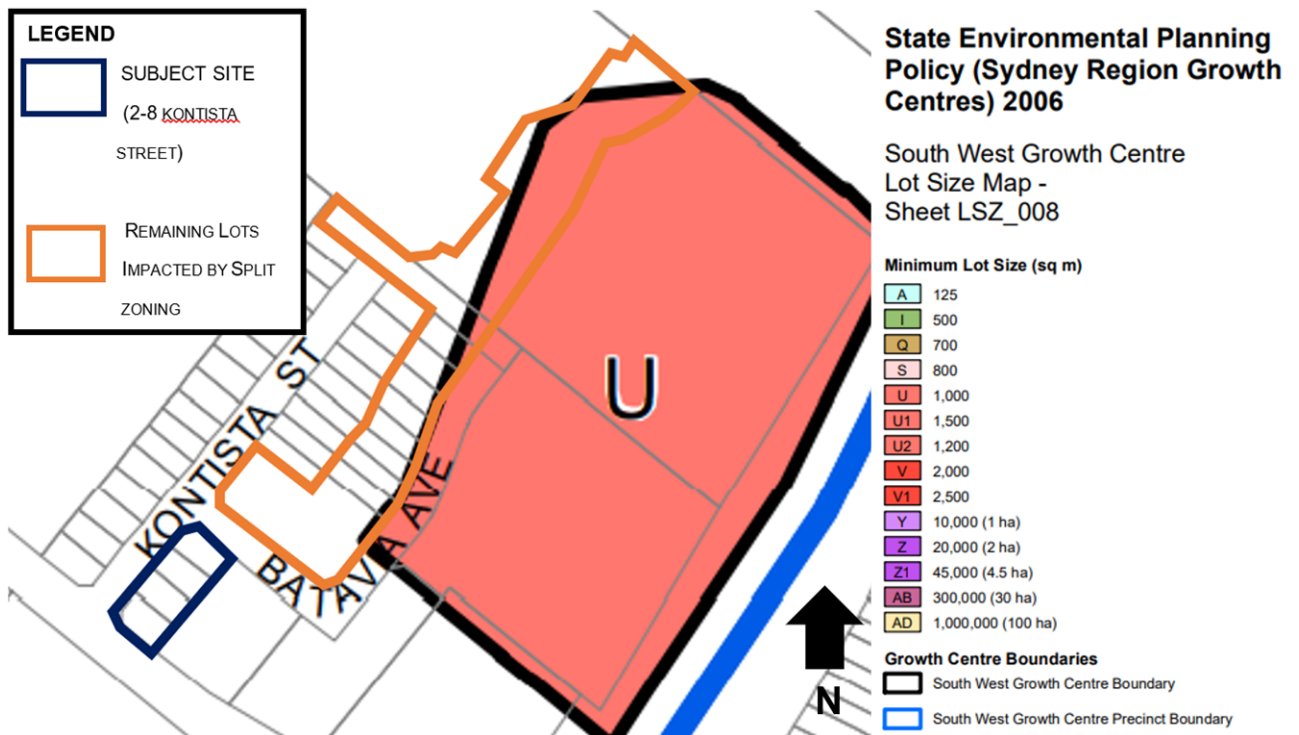
Existing Height of Building Map



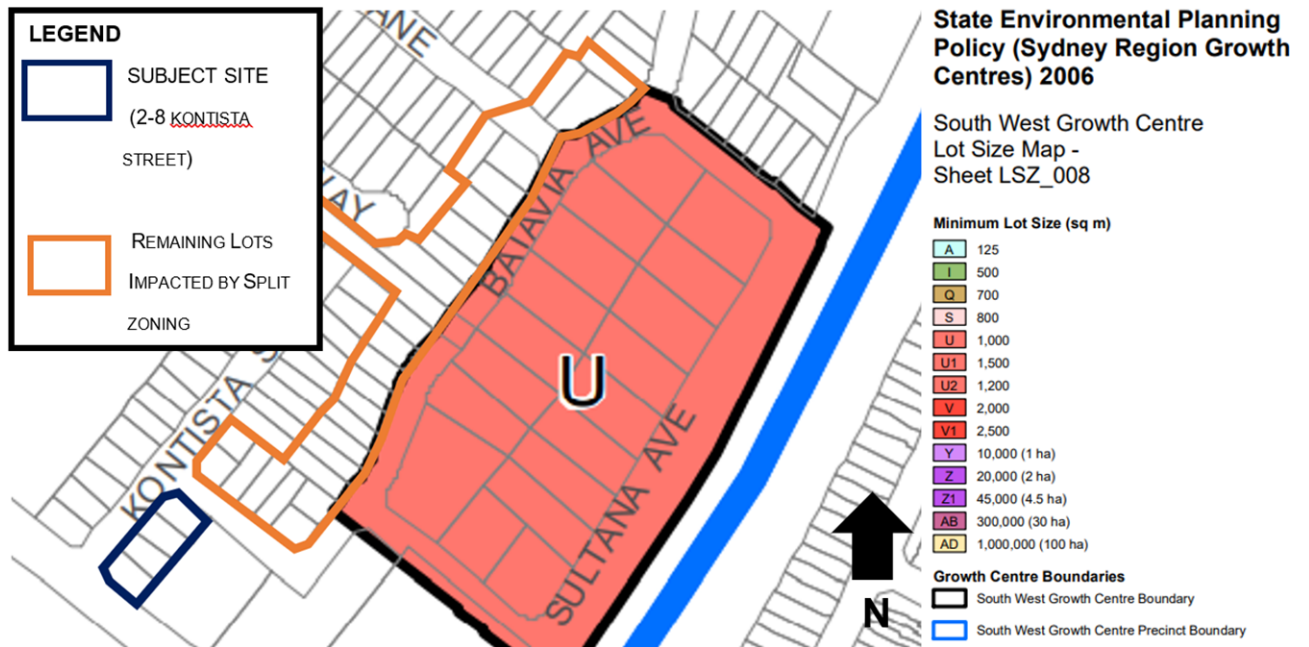
Proposed Height of Building Map



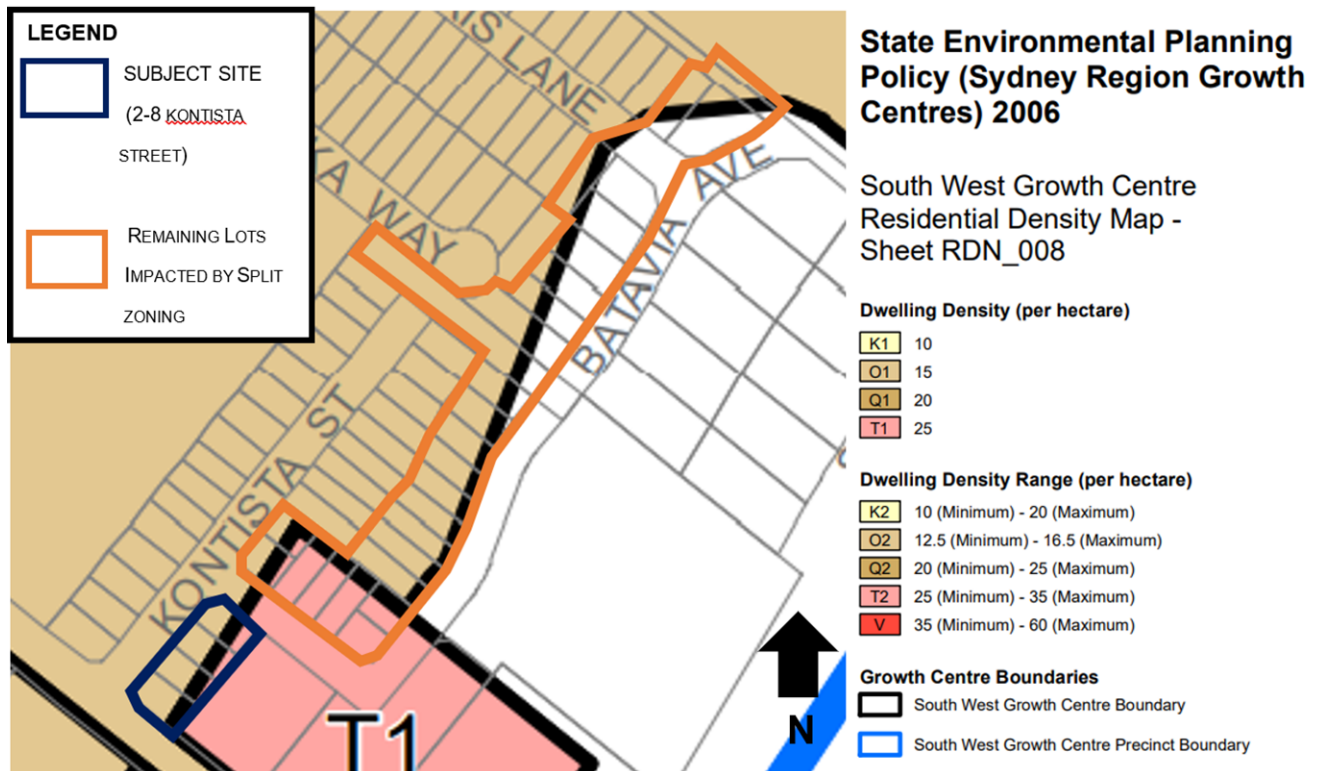
Existing Lot Size Map



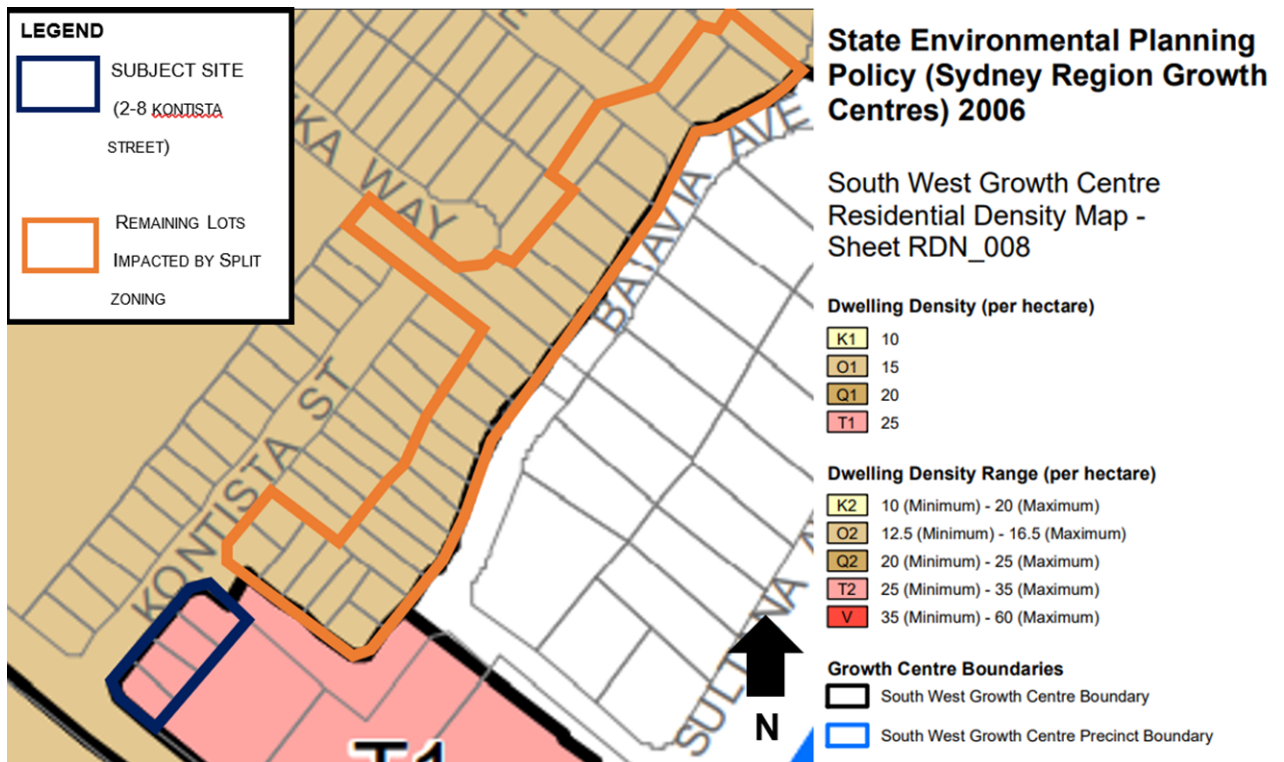
Proposed Lot Size Map



Existing Residential Density Map



Proposed Residential Density Map



Appendix 5: Camden Local Planning Panel Minutes - 18 February 2020

Appendix 6: Camden Council Pre-Gateway Council Meeting Report and Minutes - 12 October 2021




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