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Gateway determination report – PP-2026-850

LEP Review – Housekeeping Amendment

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Planning Proposal, April 2026
Council report and minutes, 14 April 2026
LPP minutes, 11 December 2025 (included as attachment to Planning Proposal)
LEP Practice Note PN16-001 Classification and reclassification of public land through a local environmental plan
LEP Practice Note PN 10-001 Zoning for Infrastructure in LEPs

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Camden
PPA	Camden Council
NAME	<i>LEP Review Planning Proposal – Housekeeping Amendment</i>
NUMBER	PP-2026-850
LEP TO BE AMENDED	Camden Local Environmental Plan 2010
ADDRESS	Camden Local Government Area
DESCRIPTION	Various
RECEIVED	21/04/2026
FILE NO.	IRF26/4404
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal (**Attachment A**) contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objectives of the planning proposal are to:

- Amend clauses and maps pertaining to the *Camden Local Environmental Plan 2010* (Camden LEP) and Appendix 2 and Appendix 5 of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (Precincts WPC - SEPP) to improve the legibility and accuracy of Camden's environmental planning instruments.
- Establish a minimum lot size requirement for community title schemes, ensuring appropriate development densities and management.
- Streamline and update the application of additional permitted uses (APUs) in the Camden LEP, ensuring clarity and consistency.
- Address minor corrections, zoning discrepancies, and other housekeeping matters to ensure the Camden LEP is up-to-date and accurate.
- Rezone Lot 46, DP 1115480, 3A Fairwater Drive, Harrington Park (also known as Harrington Park Lake Youth Play Space) from a residential (R2) to a recreation (RE1) zone, repeal an existing additional permitted use, and reclassify the site from operational land to community land to protect its existing an ongoing use as a recreation space for the community.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend partly the Camden LEP 2010 and the Precincts WPC SEPP as follows:

Matter 1: Minimum Lot Size for Community Title Schemes

- 1.1 Adopt a minimum lot size for community title schemes in the Camden LEP.

Matter 2: Additional Permitted Uses

- 2.1 Adopt a standardised and consistent approach of providing a link to the relevant Additional Permitted Uses (APU) map within clauses to delineate the extent of the land to which the additional permitted use applies.
- 2.2 Repeal an additional permitted use for a sewage treatment plant at Lakeside.
- 2.3 Repeal an additional permitted use for exhibition homes on land fronting Raby Road, Leppington.
- 2.4 Repeal an additional permitted use for certain uses at Mount Annan Drive, Mount Annan.
- 2.5 Repeal an additional permitted use for a medical centre on Ironbark Avenue, Camden.

Matter 3: Miscellaneous Housekeeping Amendments

- 3.1 Correct a mapping anomaly for a heritage item - “Wivenhoe”.
- 3.2 Update references to standards for solid fuel heaters.
- 3.3 Adjust the boundary between the Camden LEP and the Precincts WPC SEPP, near Bega Street, Gregory Hills.
- 3.4 Adjust the boundary between the Camden LEP and the Precincts WPC SEPP, near Paramoor Street, Gledswood Hills.
- 3.5 Correct an administrative error in the zoning of land at 105 Macquarie Grove Road, Cobbitty.
- 3.6 Align land use zoning and development standard boundaries with property boundaries in Gledswood Hills.
- 3.7 Align land use zoning with existing land uses in the road reserve for Raby Road.
- 3.8 Align land use zoning with existing land uses in the road reserve for Oran Park Drive.
- 3.9 Clarify the minimum lot size for dual occupancies.
- 3.10 Align land use zoning of Sydney Water assets.
- 3.11 Align development standard boundaries with property boundaries in Oran Park.
- 3.12 Include property description in heritage listing in Oran Park.

Matter 4: Rezone, repeal an existing additional permitted use and reclassification of council-owned land at Harrington Park Lake Youth Play Space

- 4.1 Repeal additional permitted use for a restaurant or café at Harrington Park.
- 4.2 Align land use zoning with existing land uses at the Harrington Park Lake Youth Play Space.

In respect of the Harrington Park Lake Youth Play Space (matter 4.2), the planning proposal notes in accordance with Section 33 of the *Local Government Act 1993*, a “Council may resolve that public land classified as operational land is to be reclassified as community land”. Reclassifying this land as community land aligns with the site’s existing and future intended uses, proposed land use zone, and will ensure that the land is retained for use by the general public.

The planning proposal includes the following table that provides an overview summary of the proposed amendments.

Matter	Items	Amendments	
		Clause	Map
1. Minimum Lot Size for Community Title Schemes	1	1	-
2. Administrative review of Additional Permitted Uses	5	24	16
3. Miscellaneous housekeeping amendments and Mapping anomalies	12	3	30*
4. Rezone, repeal existing Additional Permitted Use and reclassification of land at Harrington Park Lake Youth Play Space	2	1	3
TOTAL	20	29	49
		78*	

* Note: the planning proposal table indicates a total of 21 mapping anomalies, with 69 items in total. Discussed with council officers and agreed that the correct number is 30 rather than 21 (and 78 in total). An amendment will be made to the planning proposal by council officers prior to community exhibition/agency consultation, to rectify.

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.4 Site description and surrounding area

The planning proposal applies to various sites within the Camden Local Government Area.

The instruments the planning proposal seeks to amend are the Camden Local Environmental Plan 2010 (Camden LEP) and Appendix 2 and Appendix 5 of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP). The land to which these instruments apply is shown in Figure 1.

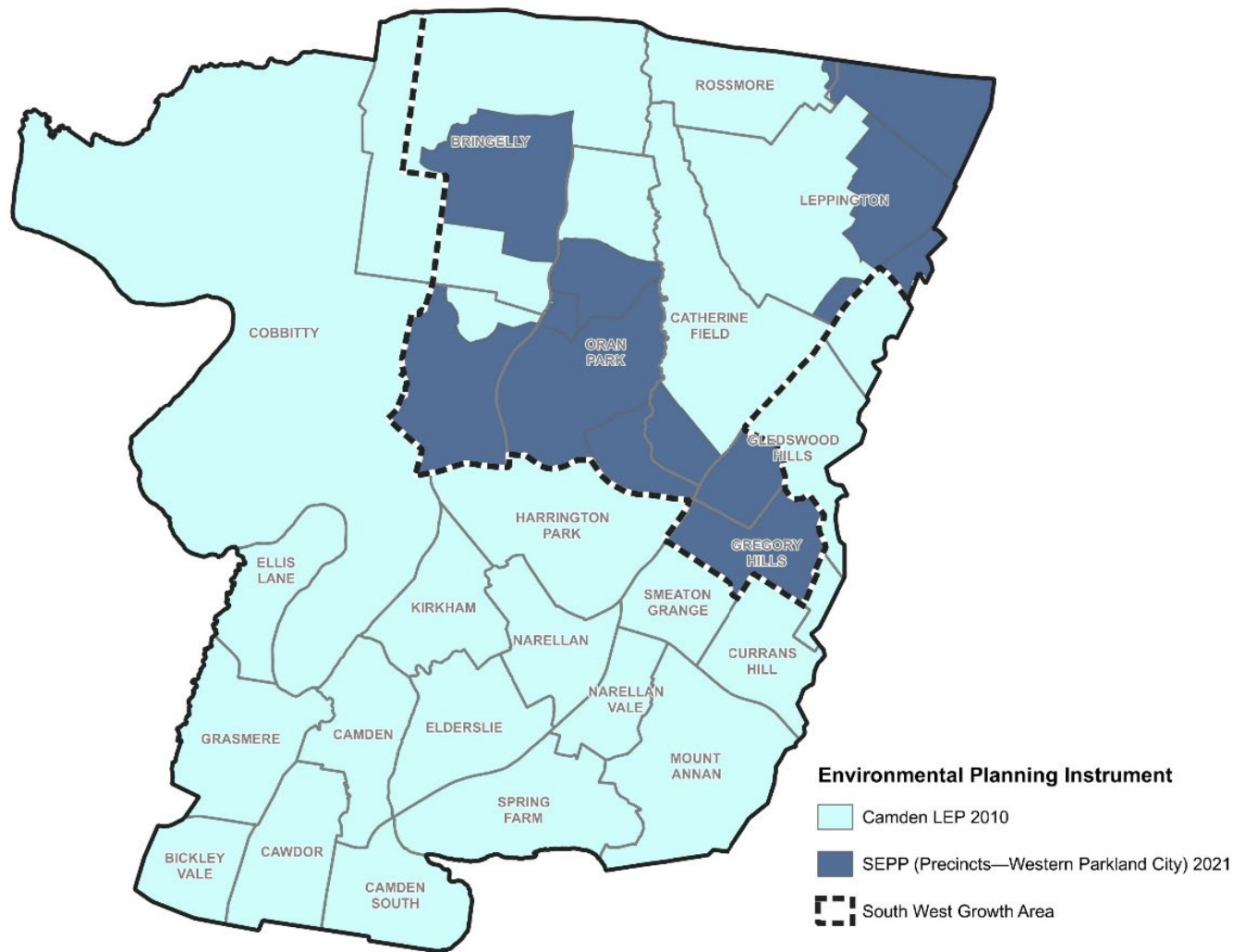


Figure 1 Land to which environmental planning instruments apply (source: Planning Proposal, April 2026)

1.5 Mapping

The planning proposal includes 49 mapping amendments (refer to pages 16 – 69 of the planning proposal) showing the proposed changes to select Camden LEP 2010 and Precincts SEPP maps, which are suitable for community consultation.

The maps proposed to be amended are set out in the following table.

Map	Camden LEP 2010	Precinct SEPP
Land Zone	LZN_007	LZN_003
	LZN_008	LZN_009
	LZN_012	
	LZN_016	
	LZN_017	

Map	Camden LEP 2010	Precinct SEPP
Lot Size	LSZ_008 LSZ_012 LSZ_016 LSZ_017	LSZ_009
Height of Buildings	HOB_008 HOB_012 HOB_016 HOB_017	HOB_009
Additional Permitted Use	APU_003 (new) APU_004 (new) APU_007 APU_009 (new) APU_010 (new) APU_011 APU_012 APU_013 APU_016 APU_017	None
Heritage Map	HER_002	None
Land Application	LAP_001	LAP_009
Precinct Boundary	None	PCB_009
Residential Density	None	RDN_009

Thumbnail mapping indicating intended provisions has not been provided for all proposed amendments. A **Gateway condition** is recommended to ensure that all relevant thumbnail maps are included within the proposal prior to exhibition.

1.6 Background

The planning proposal provides a background history for the site, summarised below:

Date	Description
2019	Council progressed a planning proposal to update its LEP.
August 2020	The Camden Stage 1 LEP Review Planning Proposal submitted to the Department for finalisation.

Date	Description
26 February 2021	Camden Stage 1 LEP Review Planning Proposal came into effect. This proposal identified that further work would be required to fully align the Camden LEP with the District Plan and LSPS.
11 December 2025	The draft Stage 2 LEP Review Planning Proposal was considered by the Camden Local Planning Panel (LPP). The LPP recommended Council endorse the proposed LEP amendments for Gateway determination. A copy of the LPP minutes is provided as Attachment A. Post-LPP, the NSW Government exhibited A New Approach to Strategic Planning Discussion Paper that seeks to abolish District Plans from the strategic policy framework, an updated Region Plan (i.e. draft Sydney Plan), and the draft Climate Change and Natural Hazards State Environmental Planning Policy (CC&NZ SEPP). These proposed policy and legislative reforms negate the need for the Special flood considerations (i.e. Clause 5.22 of the Standard Instrument – Principal LEP) and urban heat clauses previously considered by LPP to be progressed as part of this planning proposal package.
14 April 2026	Council resolved to endorse the draft LEP Review – Housekeeping Amendment Planning Proposal (proposal) and to forward it to the DPHI for Gateway determination.

2 Need for the planning proposal

Q1. Is the planning proposal a result of an assured local strategic planning statement, or Department approved local housing strategy, employment strategy or strategic study or report?

The planning proposal is not a direct result of strategies, or other guiding documents, but addresses matters of a housekeeping nature, which have arisen from Camden Council's ongoing effort to ensure the Camden LEP reflects the current land use context, emerging challenges are addressed, and implements relevant planning objectives.

This proposal is a separate matter to Council's undertakings to address amendments in keeping with its adopted Local Strategic Planning Statement (LSPS).

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

This planning proposal is considered to be the best means of achieving the objectives and intended outcomes having regard to the following:

- The proposed amendments directly address current land use patterns in a clear and actionable way. The Standard Instrument—Principal Local Environmental Plan provides provisions for community title schemes as an optional clause. Adoption of the provision is the most effective and legally consistent method for applying minimum lot sizes to community title schemes, aligning subdivision types under the same density controls.
- The administrative review of Additional Permitted Uses (APUs) and housekeeping amendments provides an efficient way to update existing planning controls, ensure alignment with current land uses, and remove outdated provisions.

The proposed Camden LEP and Precincts SEPP amendments are the best means for addressing the objectives and intended outcomes for the Camden LGA.

The proposal is supported by the Camden Local Planning Panel.

3 Strategic assessment

3.1 Draft Sydney Plan

The draft Sydney Plan was released on 10 December 2025, with public exhibition closing on 27 February 2026. Once adopted, the Sydney Plan is intended to supersede the existing *Greater Sydney Region Plan – A Metropolis of Three Cities*, as the guiding strategic document which sets out how the NSW Government will address growth in Sydney over the next 20 years.

The draft plan establishes 12 key responses, with associated actions, to achieve the overarching purpose of The Sydney Plan. The planning proposal is considered consistent with the following applicable responses:

5. Align infrastructure to planned growth.
6. Create a more vibrant Sydney.
7. Grow and connect public open space.

3.2 District Plan

The site is within the Western District and the Greater Sydney Commission released the Western District Plan on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets.

The planning proposal is consistent with the priorities for infrastructure and collaboration, liveability, productivity, and sustainability in the plan as outlined below.

The Department is satisfied the planning proposal gives to the District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*. The following table includes an assessment of the planning proposal against relevant directions and actions.

Table 5 District Plan assessment

District Plan Priorities	Justification
Planning Priority W1: Planning for a city supported by infrastructure	The draft proposal seeks to facilitate the rezoning of land owned by Sydney Water (refer to items 3.10.1; 3.10.2; and 3.10.3 of the proposal (pp.62/64). Rezoning will assist in ensuring the delivery of water and sewer services to support urban development in the Camden LGA and provide certainty of existing and future land use. Under items 2.21a and 2.2b of the proposal (pp.34/35), it is intended to remove an additional permitted use of a sewerage treatment plant for land located at Lakeside, Gledswood Hills, as the use is no longer required because development has been connected to permanent infrastructure.
Planning Priority W2: Working through collaboration	The draft planning proposal will be delivered through collaboration between State and Local Government to ensure amendments are made to Local (<i>Camden LEP</i>) and State (<i>Precincts SEPP</i>) environmental planning instruments simultaneously.

Planning Priority W3– Providing services and social infrastructure to meet people’s changing needs	The draft planning proposal repeals an Additional Permitted Use (APU) for a ‘medical centre’ in the Ironbark Precinct. On 26 April 2023, the land to which the APU applies was rezoned to E3 Productivity Support as part of the State Government’s Employment Zones Reform. Under the existing E3 zoning, the land can be developed for the purpose of a medical centre with consent.
Planning Priority W4- Fostering healthy, creative, culturally rich and socially connected communities	The amendment to rezone certain council-owned land in Harrington Park and Gledswood Hills to RE1 Public Recreation will provide certainty for existing and future use as public recreation space to support a healthy, socially connected and resilient community.
Planning Priority W6: Creating and renewing great places and local centres, and respecting the District’s heritage	The amendment to rezone existing recreation spaces in council-ownership to RE1 Public Recreation will ensure open spaces offer a sense of place, encourage leisure activities and spontaneous social interactions, and contribute positively to neighbourhood amenity are retained and protected. The proposal to update the heritage map for the ‘Wivenhoe’ heritage item (I99) to correct an historic mapping anomaly will reinstate an accurate interpretation of the heritage significance of the ‘Wivenhoe’ heritage item. This would clarify the extent of the heritage curtilage in accordance with the Heritage Conservation Management Plan.
Planning Priority W14- Protecting and enhancing bushland and biodiversity	The draft planning proposal does not rezone land within an existing <i>Camden LEP</i> and <i>Precincts SEPP</i> to be protected for its biodiversity, riparian, native vegetation, environmentally sensitive land values. The proposal seeks to rezone Sydney Water’s site from C4 Environmental Living to SP2 Infrastructure. It is currently being used as a reservoir. The rezoning will facilitate the development of critical infrastructure and preserve the use of the site.
W18 Delivering high quality open space	The rezoning of existing council-owned recreation spaces in Harrington Park and Gledswood Hills to RE1 Public Recreation will ensure open spaces which offer a sense of place, encourage leisure activities, spontaneous social interactions, and contribute positively to neighbourhood amenity, are retained and protected.
Planning Priority W21: Preparing local strategic planning statements informed by local strategic planning	The draft planning proposal strengthens the role of strategic planning and improves the line of sight between the <i>Camden LEP</i> , the <i>Precincts SEPP</i> and the regional and district plans.

3.3 South West Growth Centre Structure Plan

In December 2022, DPHI released the updated Structure Plan (2022 SWGA Structure Plan) and the accompanying Guide to the South West Growth Area (SWGA) which replaced previous ‘explanatory notes’.

A Section 9.1 Ministerial Direction has also been issued which requires planning proposals within the SWGA to demonstrate consistency with the 2022 Structure Plan and accompanying guide. Refer to section 3.7 for further detail.

3.4 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the following table:

Table 6 Local strategic planning assessment

Local Strategies	Justification
Camden Local Strategic Planning Statement	The proposal gives effect to the Camden LSPS as follows: <i>Local Priority L3: Providing services and facilities to foster a healthy and socially connected community</i> The amendment to rezone certain council-owned land in Harrington Park and Gledswood Hills to RE1 Public Recreation will provide certainty for existing and future use as public recreation space to support a healthy, socially connected and resilient community. <i>Local Priority S3: Protecting Camden's Rural Land</i> This proposal seeks to rezone RU1 Zoned land to SP2 Infrastructure for the purpose of facilitating the delivery of water, sewer, and electricity infrastructure. This proposed rezoning will preserve the use of the land for permanent infrastructure purposes to support housing growth within Camden's designated growth area.
Connecting Camden – Community Strategic Plan	The proposal gives effect to the Camden Community Strategic Plan as follows: <i>Key Direction: Liveable – strong and integrated connections between our people and our services</i> <i>LB2: Our public spaces and places are vibrant and accessible, and our heritage is honoured, valued and protected</i> The proposal is consistent with this Direction as by adopting the minimum lot size clause, it ensures lot sizes are compatible with the environmental capabilities of the land, and the character and density of the development in the area.
Camden Local Housing Strategy	The proposal effects effect to the Camden Local Housing Strategy by addressing: <i>Priority 2- Delivering resilient, healthy and connected communities</i> <i>Objective 3: Housing is well-designed and environmentally sustainable</i> By adopting the minimum lot size clause, it ensures lot sizes are compatible with the environmental capabilities of the land, and the character and density of the development in the area. <i>Objective 4: Neighbourhood design supports healthy and connected communities that are better placed'</i> The amendment to rezone certain council-owned land in Harrington Park and Gledswood Hills to RE1 Public Recreation will provide certainty over existing and

future use as public recreation space to support a healthy, socially connected and resilient community.

By adopting the minimum lot size clause, it ensures balanced density and appropriate lot sizes that align with infrastructure capacity to support resilient sustainable living environments.

Objective 8: Protect Camden LGA's Rural Lands

The draft planning proposal does not adversely impact Camden's rural lands. The draft planning proposal seeks to rezone RU1 Zoned land to SP2 Infrastructure for the purpose of the facilitating the delivery of water, sewer, and electricity infrastructure. This proposed rezoning will preserve the use of the land as permanent infrastructure to support housing growth within Camden's designated growth area. Removing the rural zone will align the applied zone with its intended use.

The draft planning proposal also seeks to rezone land at 105 Macquarie Grove Road, Cobbitty from SP2 Infrastructure to RU1 Primary Production as a result of a historical mapping error. This would ensure the land zone is aligned with the intended use of the land and that rural land is maintained and protected.

By adopting the minimum lot size clause, it will preserve character of the land by avoiding rural land fragmentation and intensification.

Camden Centres and Employment Land Strategy

The proposal effects effect to the Camden Centres and Employment Land Strategy by addressing:

Direction 3 – Agribusiness, tourism and health care that support the local economy

i. Principle 12: Medical and health care service is valued and promoted

The draft planning proposal repeals an Additional Permitted Use (APU) for a 'medical centre' in the Ironbark Precinct. On 26 April 2023, the land to which the APU applies was rezoned to E3 Productivity Support as part of the State Government's Employment Zones Reform. Under the existing E3 zoning, the land can be developed for the purpose of a medical centre with consent.

Camden Rural Lands Strategy

The proposal effects effect to the Camden Rural Lands Strategy by addressing:

Principle 1: Protect Camden's remaining rural lands

The draft planning proposal does not adversely impact Camden's rural lands.

The draft planning proposal seeks to rezone RU1 Zoned land to SP2 Infrastructure for the purpose of the facilitating the delivery of water, sewer, and electricity infrastructure. This proposed rezoning will preserve the use of the land as permanent infrastructure to support housing growth within Camden's designated growth area. Removing the rural zone will align the applied zone with its intended use.

The draft planning proposal also seeks to rezone land at 105 Macquarie Grove Road, Cobbitty from SP2 Infrastructure to RU1 Primary Production as a result of a

	historical mapping error. This would ensure the land zone is aligned with the intended use of the land and that rural land is maintained and protected. By adopting the minimum lot size clause, it will preserve the character of the land by avoiding rural land fragmentation and intensification. <i>Principle 3: Provide certainty and avoid rural land fragmentation</i> By adopting the minimum lot size clause, it will preserve the character of the land by avoiding rural land fragmentation and intensification. <i>Principle 4: Minimise and manage rural land use conflict</i> The draft planning proposal does not adversely impact Camden's rural lands. The draft planning proposal seeks to rezone RU1 Zoned land to SP2 Infrastructure for the purpose of the facilitating the delivery of water, sewer, and electricity infrastructure. This proposed rezoning will preserve the use of the land as permanent infrastructure to support housing growth within Camden's designated growth area. Removing the rural zone will align the applied zone with its intended use. The draft planning proposal also seeks to rezone land at 105 Macquarie Grove Road, Cobbitty from SP2 Infrastructure to RU1 Primary Production as a result of a historical mapping error. <i>Principle 6: Minimise unplanned non-agricultural development</i> The draft planning proposal will not lead to unplanned non-agricultural development on rural land.
Camden Green and Blue Grid Vision	The proposal effects effect to the Camden Green and Blue Grid Vision by addressing: <i>Principle 5: Relevant & Inclusive – Playing a core role in everyone's day to day lives</i> The amendment to rezone existing recreation spaces in council-ownership to RE1 Public Recreation will ensure open spaces offer a sense of place, encourage leisure activities and spontaneous social interactions, and contribute positively to neighbourhood amenity are retained and protected. <i>Principle 7: Healthy & Active – Encouraging healthy lifestyles and sense of wellbeing</i> The amendment to rezone existing recreation spaces in council-ownership to RE1 Public Recreation will ensure open spaces offer a sense of place, encourage leisure activities and spontaneous social interactions, and contribute positively to neighbourhood amenity are retained and protected.

3.5 Local planning panel (LPP) recommendation

The planning proposal was considered by the Camden Local Planning Panel (LPP) on 11 December 2025, which made the following comments:

1. The introduction of the Urban Heat clause is considered an appropriate environmental response to the increasing heat effects of urban development.
2. The Floodplain Management clause is a necessary measure to identify and manage potential risk to life and property associated with flood prone land.
3. Council is to be applauded for the introduction of the above clauses to its Local Environmental Plan. These measures will lead to a better overall environmental outcome and clear flood risk management provisions for the Camden LGA.

4. It is acknowledged that the proposed minimum lot size clause for community title schemes is a standard instrument clause and will remove an existing loophole.
5. The Panel concurs with the approach to additional permitted uses. Real property descriptions often change over time (particularly for development parcels) which necessitates minor LEP amendments. The approach of removing the real property descriptions and relying on the LEP maps will avoid unnecessary future LEP amendments.
6. The Panel acknowledges the many housekeeping amendments proposed and concurs with those as proposed.
7. The Panel considers that it is appropriate for Council to endorse the proposed LEP amendments for Gateway Determination.

The Department notes that the draft proposal considered by LPP has been revised by Council to remove draft special flood considerations and urban heat clauses in response to NSW Government proposed legislative reforms as set out in the Council officers report to the Ordinary Council Meeting held 14 April 2026 (**Attachment D**).

3.6 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
Direction 1.1 Implementation of Regional Plans The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans	Yes	The proposal has adequately addressed the Western City District Plan. Refer to Section 3.2.
Direction 1.3 Approval and Referral Requirements The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Yes	The draft planning proposal does not require the need for additional concurrence, consultation, or referral of development applications to a Minister or public authority.
Direction 1.4 Site Specific Provisions The objective of this direction is to discourage	Yes	The draft planning proposal does not introduce any site-specific provisions.

unnecessarily restrictive site-specific planning controls		
Direction 1.10 Implementation of the Western Sydney Aerotropolis Plan The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the <i>Western Sydney Aerotropolis Plan</i> dated September 2020.	Yes	The planning proposal does not undermine the achievement of Western Sydney Aerotropolis Plan's objectives, planning principles and priorities.
Direction 1.21 Implementation of South West Growth Area Structure Plan The objective of this direction is to ensure that development within the South West Growth Area (also referred to as the South West Growth Centre) is consistent with Structure Plan and Guide dated December 2022.	Yes	The proposal is consistent with the South West Growth Area Structure Plan.
Direction 3.1 Conservation Zones The objective of this direction is to protect and conserve environmentally sensitive areas.	Justifiably inconsistent	The direction applies as the proposal includes the rezoning of some current conservation zoned land across 2 sites (from C2 Environmental conservation to SP2 Infrastructure (Local Road), and C4 Environmental Living to SP2 Infrastructure respectively). Given the proposal includes the rezoning of some current conservation zoned land it is considered that the planning proposal is inconsistent with the objectives of this direction. The inconsistency is considered to be justified on the basis of minor significance, in view of the size of the land to be rezoned; the rezoning of both sites to a special purposes zone is consistent with the current uses of the land; and, rezoning will restrict development. Recommended to the delegate accordingly. A Gateway condition is recommended to consult with DCCEEW during the public exhibition period given the proposal to remove the conservation zoning from the site. A Gateway condition is recommended to consult with Sydney Water and Transport for NSW during the public

		exhibition period given the proposed rezoning of sites is in the ownership of these agencies.
Direction 3.2 Heritage Conservation The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Yes	The proposal is consistent with the objective of this direction. An amendment is included in the proposal that seeks to correct a historic mapping error on Camden LEP map sheet 1450_COM_HER_002_020_20120202. This amendment is considered housekeeping in nature and will not have any material heritage impact. Refer to Section 4.1 of this report for further detailed discussion The proposal also includes a proposed amendment to Precincts SEPP Appendix 2 Oran Park and Turner Road Precinct Schedule 5 Environmental Heritage for heritage item 'Denbigh (including homestead, grounds and gardens, slab outbuildings, coach house, stable, dairy and sheds) (item 3.12 of the proposal). It is proposed to introduce a column that provides the property description (in order to ensure consistency with the listing approach under Schedule 5 Environmental Heritage taken in the <i>Camden LEP</i> and Appendix 5 to the <i>Precincts SEPP</i>) and change the item address from 421 The Northern Road, Bringelly to 531 Cobbitty Road, Cobbitty. The change in address is required as the main access point to the property has changed. A Gateway condition is recommended to consult with Heritage NSW during the public exhibition period.
Direction 3.6 Strategic Conservation Planning The objective of this direction is to protect, conserve or enhance areas with high biodiversity value.	Yes	The draft planning proposal does not impact land identified under the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> as avoided land or a strategic conservation area.
Direction 3.7 Public Bushland The objective of this direction is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of bushland	Yes	The draft planning proposal is consistent with the objectives of this direction and does not seek to remove any public bushland.
Direction 4.1 Flooding The objectives of this direction are to ensure appropriate consideration	Not applicable	The proposed rezonings under Matter 3 are considered housekeeping in nature and will not impose any additional adverse impacts to life, property or the environment from flood risk.

of flood prone land in line with government policies and plans when a planning proposal seeks to create, remove or alter a zone or a provision that affects flood prone land impacts both on and off the subject land.		
Direction 4.3 Planning for Bushfire Protection The objective of this direction is to protect life, property and the environment from bush fire hazards and encourage sound management of bushfire prone areas.	Not applicable	The proposed rezonings under Matter 3 are considered housekeeping in nature and will not impose any additional adverse impacts to life, property or the environment from bushfire hazards.
Direction 4.4 Remediation of Contaminated Land The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities	Not applicable	The proposed rezonings under Matter 3 is considered housekeeping in nature and therefore unlikely to pose additional contamination constraints. Should it be required further investigation of potential contamination can occur at a future development application stage.
Direction 4.5 Acid Sulfate Soils The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	Not applicable	The proposed rezonings under Matter 3 is considered housekeeping in nature and therefore unlikely to pose additional adverse environmental impacts on land containing acid sulphate soils. Should it be required further investigation of potential acid sulfate soils can occur at a future development application stage.
Direction 5.2 Reserving Land for Public Purposes	Yes	The draft planning proposal includes an amendment to rezone the site at 3A Fairwater Drive, Harrington Park (also known as Harrington Park Lake Youth Play Space) from R2

The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes, and removal of reservations of land for public purposes where the land is no longer required for acquisition		residential to a recreation (RE1) zone and reclassify the site from operational land to community land. The site was transferred to Council ownership in 2014 and has subsequently been developed as a playground. The proposed reclassification and rezoning will reflect the use of the site as land for public purposes and better provide for the provision of public services and facilities in the Camden LGA. It is also proposed to rezone land in the suburb of Gledswood Hills from RE2 Private Recreation to RE1 Public Recreation (refer to page 49 of the planning proposal). The RE2 Private Recreation zone was dedicated to Council by the land developer in July 2021. Rezoning the land to RE1 Public Recreation zone will reflect the use of the land as, and maintain it for, public open space. As the land is in council ownership, a public acquisition authority provision applying to the land is not required to be introduced. To satisfy the direction, it is recommended that the Secretary's delegate agree to the reservation of the land.
Direction 6.1 Residential Zones The objectives of this direction are to encourage housing variety and choice (for existing and future housing needs), ensure access to infrastructure and services and minimise the impact of residential development on the environment and resource lands.	Justifiably inconsistent	The direction applies as the planning proposal affects land within existing and proposed residential zones. The direction includes requirements that a planning must include provisions that: • broadens the choice of building types and locations available in the housing market, • makes more efficient use of existing infrastructure and services, • reduce the consumption of land for housing and associated urban development on the urban fringe, and • does not contain provisions which will reduce the permissible residential density of land. As minor proposed amendments may not fully comply with the direction, the proposal may be held to be technically inconsistent with elements of the direction. Given the proposed amendments affecting land within existing and proposed residential zones are limited to housekeeping matters and a proposed rezoning of an existing residentially zoned site to a recreation zone to better reflect the current and ongoing use of the site as a playground, any technical inconsistencies are considered justified on the basis of minor significance. Recommended to the delegate accordingly.
Direction 9.1 Rural Zones The objective of this direction is to protect the	Justifiably inconsistent	The direction is relevant as the proposal seeks to rezone RU2 zoned land to R2 Low Density Residential (refer to page 55 of the proposal). The inconsistency is considered to be

agricultural production value of rural land.		justified on the basis of minor significance, in view of the size of the land to be rezoned; Any technical inconsistencies are considered justified on the basis of minor significance, in view of the size of the land to be rezoned. Recommended to the delegate accordingly.
Direction 9.2 Rural Lands The objective of this direction is to protect the agricultural production value of rural land.	Not applicable	The proposal has addressed this direction. The direction applies to land outside local government areas in the Greater Sydney Region (as defined in the Greater Sydney Commission Act 2015), other than Wollondilly and Hawkesbury. A Gateway condition is recommended for Council to remove its consideration of the direction in the proposal.

3.7 State environmental planning policies (SEPPs)

The Department is satisfied that the planning proposal does not result in an inconsistency with any relevant State Environmental Planning Policies (SEPPs) as summarised below:

SEPP	Chapter	Assessment of Consistency
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Chapter 2 Vegetation in non-rural areas	The draft planning proposal does not inhibit the application of this chapter.
	Chapter 6 Water Catchments	The draft planning proposal does not inhibit the application of this chapter.
	Chapter 13 Strategic Conservation Planning	The draft planning proposal does not impose development on biodiversity certified areas.
State Environmental Planning Policy (Sustainable Buildings) 2022	Chapter 2 Standards for residential development	The draft planning proposal does not inhibit the application of this SEPP.
	Chapter 3 Standards for non-residential development	

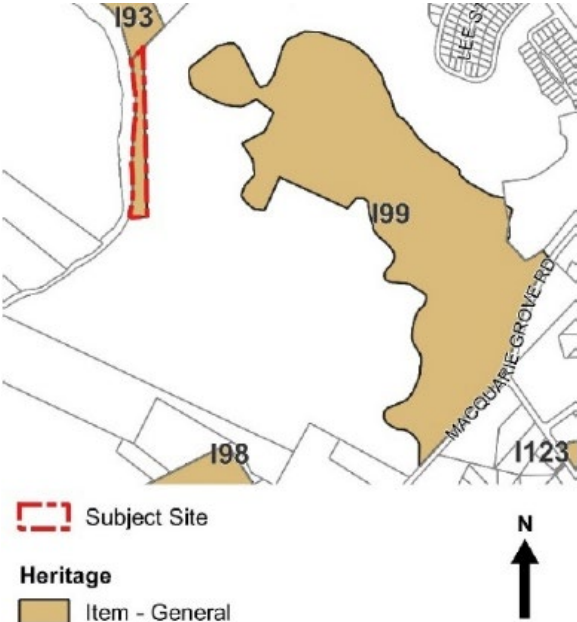
SEPP	Chapter	Assessment of Consistency
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	N/A	The draft planning proposal does not inhibit the application of this SEPP.
State Environmental Planning Policy (Housing) 2021	Chapter 2 Affordable Housing	The draft planning proposal does not inhibit the application of this SEPP.
	Chapter 3 Diverse Housing	
	Chapter 4 Design of residential apartment development	
	Chapter 5 Transport Orientated development	
	Chapter 6 Low and mid rise housing	
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	Chapter 3 Sydney Region Growth Centres	The draft planning proposal does not inhibit the application of this Chapter.
State Environmental Planning Policy (Primary Production) 2021	Chapter 2 Primary production and rural development	The draft planning proposal does not adversely impact Camden's rural lands. The draft planning proposal seeks to rezone RU1 Zoned land to SP2 Infrastructure for the purpose of the facilitating the delivery of water, sewer, and electricity infrastructure. This proposed rezoning will preserve the use of the land as permanent infrastructure to support housing growth within Camden's designated growth area. Removing the rural zone will align the applied zone with its intended use. The draft planning proposal also seeks to rezone land at 105 Macquarie Grove Road, Cobbitty, from SP2 Infrastructure to RU1 Primary Production as a result of a historical mapping error. This would ensure the land zone is aligned with the intended use of the land and that rural land is maintained and protected.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Chapter 2 Infrastructure	The proposed housekeeping amendment to rezone Sydney Water sites for the effective delivery of their assets (Item 3.10) are consistent with Division 18 and Division 24 of this chapter.

4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 9 Environmental impact assessment

Environmental Impact	Assessment
Item 3.1: Historic heritage mapping anomaly at 299 Macquarie Grove Road, Cobbitty, known as “Wivenhoe” (I99)	A housekeeping amendment is included in the proposal that seeks to correct a historic mapping error on Camden LEP map sheet 1450_COM_HER_002_020_20120202. To correct this anomaly it is proposed to remove a portion of land shown on the map as ‘General Item’ and outlined dashed red (refer to Figure 2):  Figure 2: extract from Camden LEP heritage map 1450_COM_HER_002_020_20120202 with the subject land outlined red dashed (source: Planning Proposal, April 2026). Council officers have subsequently confirmed that this amendment relates to local heritage item, I99 only. The mapping anomaly is within the property boundary for the ‘Wivenhoe’ heritage item. This amendment does not relate to I93 “Pomare Grove” (Teen Ranch). Council officers have also confirmed that the <i>Wivenhoe Heritage Conservation Management Plan 2008 (CMP)</i> does not identify the subject area (to be removed) as being of high significance. This amendment is therefore considered housekeeping in nature and will not have any material heritage impact. A Gateway condition is recommended to consult with Heritage NSW during the public exhibition period.

Boundary adjustments between Camden LEP and Precincts SEPP

Minor adjustments to the boundary between the Camden LEP and Precincts SEPP are proposed for two (2) sites. The proposed boundary amendments are as follows:

Item 3.3: Adjust Camden LEP and Precincts SEPP boundary near Bega Street, Gregory Hills

Amend the relevant Camden LEP and Precinct SEPP maps for the site (as identified on pages 40-45 of the planning proposal) including land application map (refer to Figure 3 and Figure 4 which illustrate), zoning, minimum lot size, maximum building height and growth centre boundaries, in order to realign the boundaries of the Camden LEP and Turner Road Precinct under the Precincts SEPP to include the site within the Precincts SEPP.

This is necessary as the boundary between the planning instruments currently divides the affected properties and has resulted in development standards from both Instruments applying to certain lots. This mapping amendment will ensure development standards under the Precincts SEPP are wholly applied to the land. Rezoning the lots wholly under the Precincts SEPP aligns with the Turner Road Development Control Plan (DCP) application map and would ensure there is clarity with the applicable environmental planning instruments (EPI) and DCP.

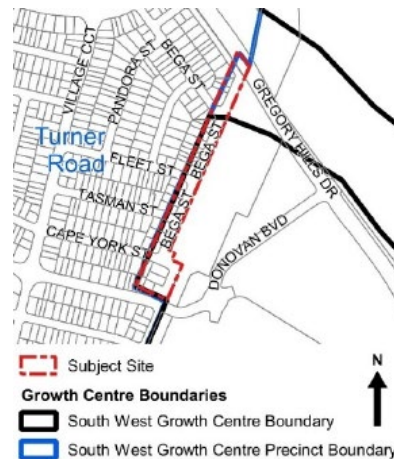


Figure 3: current LEP/SEPP boundary (source: Planning Proposal, April 2026)

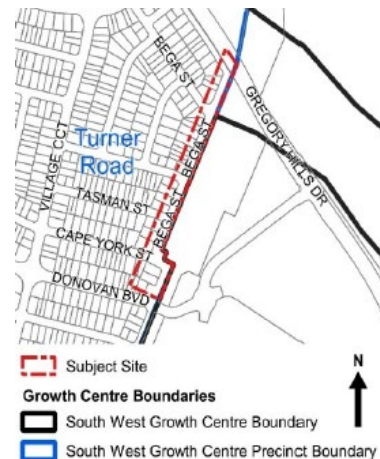


Figure 4: proposed LEP/SEPP boundary (source: Planning Proposal, April 2026)

Item 3.4: Adjust Camden LEP and Precincts SEPP boundary near Paramoor Street, Gledswood Hills

It is proposed to amend the Camden LEP 2010 Land Application map and Zoning Map, and the Precinct SEPP South West Growth Centre Land Zoning Map to facilitate a minor boundary realignment between the Camden LEP and Precincts SEPP for a small portion of land near Paramoor Street, Gledswood Hills (as identified on pages 45-46 of the planning proposal and Figure 5 and Figure 6).

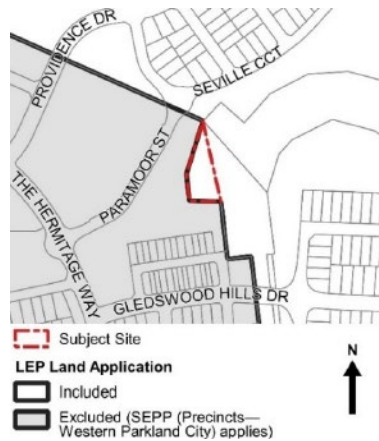


Figure 5: current LEP/SEPP boundary as shown on Camden LEP Land Application map (source: Planning Proposal, April 2026)



Figure 6: proposed LEP/SEPP boundary to be shown on Camden LEP Land Application map (source: Planning Proposal, April 2026)

Amendment is proposed as the site is currently zoned under Camden LEP 2010 and shown within the Camden LEP boundary on the LEP Land Application map, however, is inconsistent with the Precinct SEPP. The SEPP shows the site as within the Precinct SEPP boundary on relevant maps (refer to Figure 7). The Camden LEP 2010 Land Application map therefore requires amending to reflect the current South West Growth Centre Land Application Map.

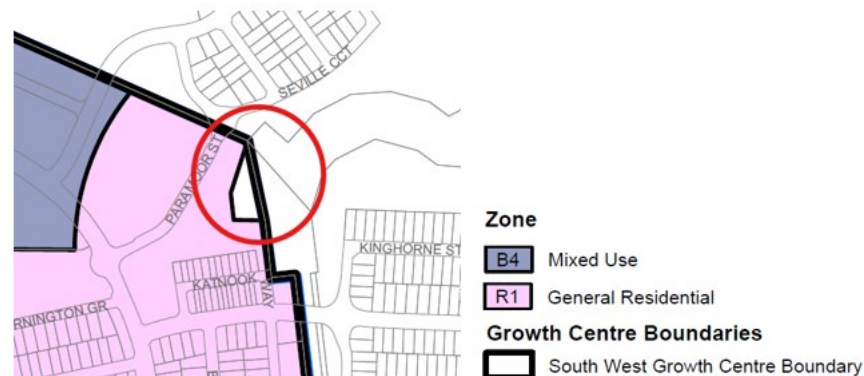


Figure 7: excerpt from the Precinct SEPPs South West Growth Centre Land Zoning Map – Sheet LZN_009 showing the site as within the Precinct SEPP boundary but not zoned.

Consequently, it is also proposed to remove the current zoning (SP2 Infrastructure) applying to the site under Camden LEP 2010 and amend the South West Growth Centre Land Zoning Map to apply the SP2 Infrastructure zone to this land. It is not proposed to change the zone applicable to the land. Rezoning this section of land would ensure development standards under the Precincts SEPP are wholly applied to the land.

The department notes that the planning proposal includes advice, under this item, to clarify that should this proposed amendment be supported, additional map sheets within the Camden LEP and Precincts SEPP may need to be amended to update the planning instrument boundary.

Item 3.11: Aligning development standard boundaries with property boundaries in Oran Park

The proposal includes an amendment to the South West Growth Centre Height of Buildings (HOB) Map and the Residential Density (RDN) Map for a small portion of land located on the corner of Camden Valley Way and Oran Park Drive - that was rezoned to R3 Medium Density Residential as part of Amendment No. 572 to the *Precincts SEPP* in September 2021. This involves applying a maximum building height of 12m (value M) (Figure 8 and Figure 9 refer) and a dwelling density of 25 (value T) (Figure 10 and Figure 11 refer).

Both development standards are consistent with the adjacent land and create a consistent maximum building height and dwelling density across the R3 Medium Density Residential zoned land.



Figure 8: current HOB map with subject site outlined with red hashed line (source: Planning Proposal, April 2026)



Figure 9: proposed HOB map with subject site outlined with red hashed line (source: Planning Proposal, April 2026)



Figure 10: current RDN map with subject site outlined with red hashed line (source: Planning Proposal, April 2026)



Figure 11: proposed RDN map with subject site outlined with red hashed line (source: Planning Proposal, April 2026)

4.2 Social and economic

The following table provides an assessment of the potential social and economic impacts associated with the proposal.

Table 10 Social and economic impact assessment

Social and Economic Impact	Assessment
Matter 4: Reclassification and rezoning of a council-owned site from operational to community	The proposal includes two amendments for a council-owned site at 3A Fairwater Drive, Harrington Park (Lot 46 DP 1115480), also known as Harrington Park Lake Youth Play Space. The site was transferred to Council ownership in 2014 and designated as operational land as at that time the site was in use as a car park. Council has since constructed a playground, toilets, shelters and water fountains for the local community on the site and it was officially opened as a park (The Harrington Park Lake Youth Play Space) in November 2018. Item 4.1.1 (refer to page 67 of the proposal) seeks to remove an additional permitted use of restaurant or café applying to the site. Item 4.2.1a (refer to page 68 of the proposal) seeks to rezone the site from R2 Low Density Residential to RE1 Public Recreation (Figure 12 and Figure 13 refer). Further, it is intended to amend the Maximum Height of Building (HOB) Map (Figure 14 and Figure 15) and Minimum Lot Size (LSZ) Map (Figure 16 and Figure 17) by removing these development controls applying to the site. Removing these standards is consistent with the adjoining RE1 zoned land. Brief reference is made under the heading to Matter 4 (page 67 of the proposal), and brief mention is included throughout the proposal, of the intention to reclassify the site from operational to community status. For clarity it is recommended that Council provide an explanation under Matter 4 (page 67 of the proposal), prior to public exhibition. A Gateway condition is recommended. The department notes it is proposed to publicly notify the proposed reclassification of this land at the same time the planning proposal is placed on public exhibition. LEP practice note PN16-001 <i>Classification and reclassification of public land through a local environmental plan (Attachment E)</i> requires planning proposals to reclassify public land are to be publicly exhibited for at least 28 working days. A Gateway condition has been recommended in this regard. A public hearing is also required to be held in accordance with Section 29 of the Local Government Act 1993. A Gateway condition has been recommended in this regard. Rezoning the land to a recreation zone will align with existing use. It is noted that as the land is in Council ownership, an acquisition authority is not required.

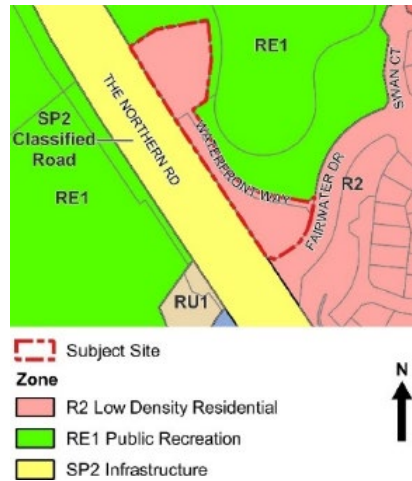


Figure 12: current zoning map with subject site outlined with red hashed line (source: Planning Proposal, April 2026)

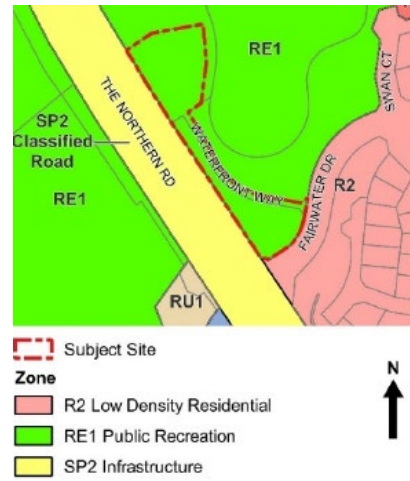


Figure 13: proposed zoning map with subject site outlined with red hashed line (source: Planning Proposal, April 2026)



Figure 14: current HOB map with subject site outlined with red hashed line (source: Planning Proposal, April 2026)



Figure 15: proposed HOB map with subject site outlined with red hashed line (source: Planning Proposal, April 2026)



	Figure 16: current LSZ map with subject site outlined with red hashed line (source: Planning Proposal, April 2026) Figure 17: proposed LSZ map with subject site outlined with red hashed line (source: Planning Proposal, April 2026)
Additional permitted uses	The proposal includes numerous amendments intended to streamline and update the application of additional permitted uses (APU's) in Camden LEP (Matter 2). This approach involves adopting a standardised approach of including a link to the relevant APU map in clauses to clearly show the land covered by the additional permitted use. To achieve this outcome, Council is seeking to remove references to lot descriptions and/or addresses in CLEP clauses related to APU's and instead rely exclusively on the relevant LEP APU map (identified through a reference to and/or a link inserted into relevant LEP clauses). In addition, it is proposed to repeal a number of APU's that apply and are not necessary. Repeal of APU's from 5 specific sites will correct identified errors in the application of the relevant APU's and remove APU's where these are no longer required or applicable, as follows: Item 2.2: Repeal Schedule 1, Clause 3 'Use of certain land at Lakeside' Repeal the APU (amendment to LEP Schedule 1 clause 3 and LEP APU map sheet APU_016) for a sewage treatment at Lakeside, as development has been connected to the sewer network and a sewage treatment facility is no longer required. Further, this APU incorrectly shows the APU for a sewage treatment plant on R1 General Residential zoned land. The accurate interpretation is the APU to be applied to land zoned RE2 Private Residential. This amendment seeks to correct an inconsistency between the LEP Schedule 1, Clause 3, and the Instrument map. Item 2.3: Repeal Schedule 1, Clause 15A 'Use of certain land fronting Raby Road, Leppington' Repeal the APU use of 'exhibition homes' (amendment to LEP Schedule 1 clause 15A and LEP APU map sheet APU_016) applying to certain land fronting Raby Road, Leppington. Exhibition homes were previously identified as a prohibited land use in Zone R2 Low Density Residential under the Camden LEP, but these are now permitted with consent. Item 2.4: Repeal Schedule 1, Clause 17 'Use of certain land at 1 Mount Annan Drive, Mount Annan' Repeal the APU (amendment to LEP Schedule 1 clause 17) for certain uses developed in association with the Macarthur Centre for Sustainable Living as the Macarthur Centre for Sustainable Living, which closed at the end of 2024 due to a lack of funding. This APU clause is therefore no longer necessary. Item 2.5: Repeal Schedule 1, Clause 28 'Use of certain land at 2 Ironbark Avenue, Camden' Repeal the APU (amendment to LEP Schedule 1 clause 28 and LEP APU map sheet APU_011) for a medical centre at 2 Ironbark Avenue, Camden.

On 26 April 2023, the land was rezoned from IN2 Light Industrial to E3 Productivity Support as a result of the NSW Employment Zones Reform. Medical centres are permitted with consent in the E3 Zone. As a result, the additional permitted use applying to the land is no longer required.

Item 4.1: Repeal Schedule 1, Clause 11 Use of certain land at Waterfront Way, Harrington Park

Repeal the APU (amendment to LEP Schedule 1 clause 11) for a restaurant or café on the council-owned lot at 3A Fairwater Drive, Harrington Park (also known as Harrington Park Lake Youth Play Space). the site is now a public recreation space and the APU is no longer required.

4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

Table 11 Infrastructure assessment

Infrastructure	Assessment
Servicing	The proposal does not result in any additional infrastructure requirements.
Item 3.10: Rezoning of Sydney Water sites	Five lots (2 sites) in Sydney Water ownership are identified to be rezoned in order to better align the zoning of each site with its current use. The department understands that as part of the preparation of this planning proposal council officers identified Sydney Water sites across the Camden LGA that are not currently zoned SP2 Infrastructure. Council has carried out initial consultation with Sydney Water which has provided written support for the proposed amendments and noted that the rezonings of the identified sites to SP2 Infrastructure were also requested by Sydney Water's Group Property team. The proposed sites to be rezoned are as follows: (Lot 22, DP 1288963), 421C The Northern Road (Lot 24, DP 128963) (both lots currently zoned C4 Environmental Living under the Precincts SEPP) (Figure 18 and Figure 19 overleaf) and the adjoining lot known as 641A The Northern Road (Lot 1, DP 1273487) currently zoned RU1 Primary Production under the Camden LEP 2010 (Figure 20 and Figure 21 overleaf):   Zone Subject Site C4 Environmental Living R1 General Residential SP2 Infrastructure Zone Subject Site C4 Environmental Living R1 General Residential SP2 Infrastructure

Figure 18: current zoning C4
(source: Planning Proposal, April 2026)

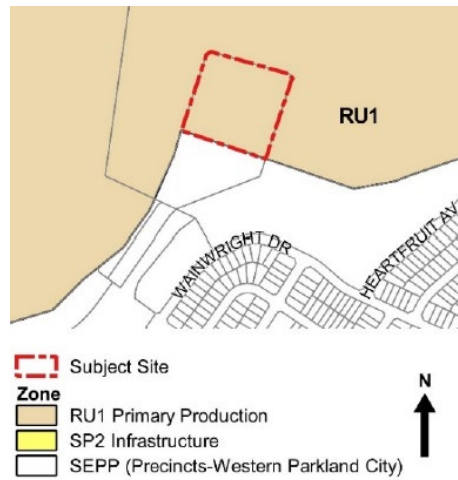


Figure 19: proposed zoning SP2
(source: Planning Proposal, April 2026)

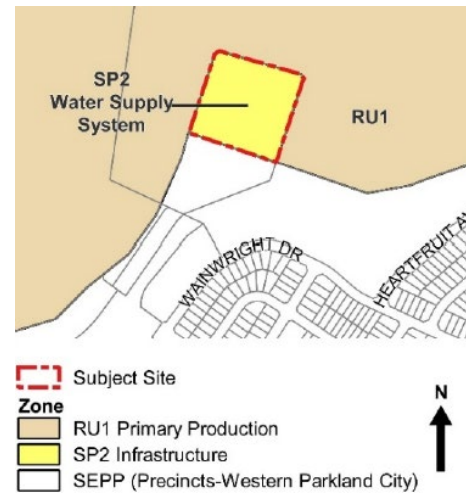


Figure 20: current zoning RU1
(source: Planning Proposal, April 2026)

Figure 21: proposed zoning SP2
(source: Planning Proposal, April 2026)

It is proposed to rezone all 3 lots in the site to SP2 Infrastructure in order to reflect the current land use and character of the site. These land parcels are in Sydney Water ownership and currently used for a water storage (reservoir) facility that has been constructed.

The planning proposal identifies that the proposed rezoning of the existing C4 Environmental Living zoned lots is required due to this zone not being a prescribed zone for a reservoir (water storage system) in Division 24 of Part 2.3 of the *State Environmental Planning Policy (SEPP) (Transport and Infrastructure) 2021*.

The department notes, however, that clause 2.159 (2)(b) under Division 24 of Part 2.3 of the SEPP (Transport and Infrastructure) 2021 applies to the site which makes consideration of/reference to prescribed zones irrelevant. As this clause identifies Sydney Water (the owners of the site) are able to carry out development for the purpose of water storage facilities without consent, and further clause (2A) identifies that on-going maintenance or replacement of existing water storage facilities may be carried out by or on behalf of a public authority (including Sydney Water) without consent on any land. The following extract illustrates.

2.159 Development permitted without consent—general

(1) *Development for the purpose of water reticulation systems may be carried out by or on behalf of a public authority without consent on any land.*

(2) *Development for the purpose of water storage facilities may be carried out without consent if it is carried out by or on behalf of—*

(a) *any public authority on land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone SP1 Special Activities or Zone SP2 Infrastructure, or*

(b) *Water NSW or Sydney Water Corporation.*

(2A) Development for the purposes of the maintenance or replacement of existing water storage facilities may be carried out by or on behalf of a public authority without consent on any land.

Accordingly, a **Gateway condition** is recommended to amend the planning proposal to remove the references to C4 Environmental Living/prescribed zones and clarify the justification for the proposed rezoning.

- b) 121 (Lot 3, DP 1214634) and 121B (Lot 6, DP 1214634) The Northern Road – currently zoned RU1 Primary Production under the Camden LEP 2010 and proposed to be rezoned to RE1 Public Recreation under the LEP (Figure 22 and Figure 23).

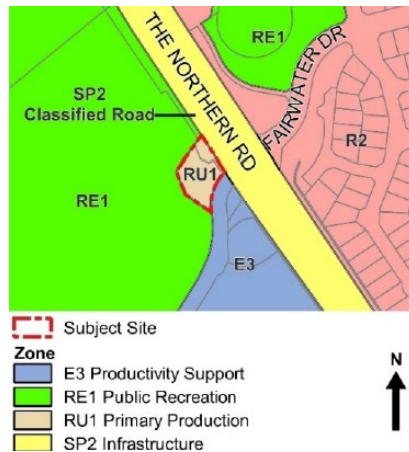


Figure 22: current zoning (source: Planning Proposal, April 2026)



Figure 23: proposed zoning (source: Planning Proposal, April 2026)

The planning proposal identifies that this site is currently used as a pumping station. While pumping stations are permitted in an RU1 zone (current zone), a rural zone does not align with the current use or character of the site. Adjoining this site is the Narellan Sports Hub, which is currently zoned RE1. The proposal is to adopt the same zoning as the adjoining land, RE1 zone.

The Department understands that council staff reviewed the zoning of Sydney Water-owned sites in accordance with LEP Practice Note PN 10-001 Zoning for Infrastructure in LEPs (**Attachment F**). The planning proposal outlines that the zoning principles provided in the Practice Note would recommend retaining the existing zoning for the site. However, the existing rural zone of the site is unsuitable with the current use and character of the subject site and surrounding land. Hence, this proposal seeks to adopt the zoning of the adjacent land. Amendment No 5 to Camden LEP was gazetted on 18 January 2013 and amended the zoning of the surrounding land from RU1 to RE1 to facilitate the development of the Narellan Sports Hub. The subject site was excluded, and this is viewed as an anomaly to be corrected with the proposed rezoning.

The department notes that the site is not currently in council ownership. Rezoning the site to a Public Recreation Zone will require Council to accept the relevant acquisition authority role under Camden LEP 2010 clause 5.1 *Relevant acquisition authority*.

Council officers have subsequently indicated that council does not wish to be the acquisition authority. As a result council officers have requested that this

item be amended to rezone the site to SP2 Infrastructure, as the site is in Sydney Water ownership, and therefore, an acquisition authority is not required.

A **Gateway condition** to recommended for council to review the application of the RE1 zone and amend to SP2 if this is considered appropriate to Council.

A **Gateway condition** is recommended to consult again with Sydney Water during exhibition given their ownership of the above sites.

5 Consultation

5.1 Community

The planning proposal is categorised as a principal under the LEP Making Guidelines (August 2023). Accordingly, a community consultation period of 20 working days is recommended and this forms part of the conditions to the Gateway determination.

LEP practice note 'PN16-001 Classification and reclassification of public land through a local environmental plan' requires planning proposals to reclassify public land are to be publicly exhibited for at least 28 working days. A **Gateway condition** has been recommended in this regard.

A public hearing is also required to be held in accordance with Section 29 of the Local Government Act 1993. A **Gateway condition** has been recommended in this regard.

5.2 Agencies

The proposal does not specifically raise which agencies will be consulted.

It is recommended the following agencies be consulted on the planning proposal and given 30 working days to comment:

- Sydney Water
- Transport for NSW (TfNSW)
- NSW Department of Climate Change, Energy, the Environment and Water
- Heritage NSW

It is recommended the above agencies be consulted and given 30 working days to comment.

6 Timeframe

Council proposes a 8 month time frame to complete the LEP.

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a principal .

The Department recommends an LEP completion date of 15 March 2027 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

7 Local plan-making authority

As the planning proposal proposes amendments to the State Environmental Planning Policy (Precincts—Western Parkland City) 2021 which is considered a State matter, the Department recommends that Council not be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- The proposal is not inconsistent with the draft Sydney Plan, Western Parkland City District Plan and Councils local strategic plans, including the Local Strategic Planning Statement and Local Housing Strategy; and
- it will address drafting errors and appropriately respond to housekeeping issues identified by Council.

As discussed in the previous sections 4 and 5, the proposal should be updated to:

- review the application of the RE1 zone and amend to SP2 if this is considered appropriate to council in respect of 121 (Lot 3, DP 1214634) and 121B (Lot 6, DP 1214634) The Northern Road (under matter 3.10);
- remove the references to C4 Environmental Living/prescribed zones and clarify the justification for the proposed rezoning under matter 3.10;
- reflect the accurate number of proposed amendments;
- ensure all relevant thumbnail maps have been prepared; and
- clearly indicate that under the headings of *Executive Summary* and *Part 1 - Objectives and intended outcomes* - State Environmental Planning Policy (Precincts—Western Parkland City) 2021 is being amended by the preparation of an amending local environmental plan.

9 Recommendation

It is recommended the delegate of the Secretary:

- agree that any inconsistencies with section 9.1 Directions: 3.1 *Conservation Zones*, 6.1 *Residential Zones* and 9.1 *Rural Zones*, are minor or justified; and
- endorse the reservation of land to satisfy section 9.1 direction 5.2 *Reserving land for Public Purposes*.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. Prior to exhibition and agency consultation, the Planning Proposal is to be amended to:
 - Remove consideration of the section 9.1 Direction: 9.2 *Rural lands* from the planning proposal, as the direction is not applicable to the Camden Local Government Area.
 - Under matter 3.6.3a: alter 'RE2 Private Residential Zone' to 'RE2 Private Recreation Zone'.
 - Under matter 3.10:
 - review the application of the RE1 zone and amend to SP2 if this is considered appropriate to council in respect of 121 (Lot 3, DP 1214634) and 121B (Lot 6, DP 1214634) The Northern Road; and

- remove the references to prescribed zones where appearing and clarify the justification for the proposed rezoning accordingly.
 - Under matter 4: for clarity, provide an explanation of the intention to reclassify the site 3A Fairwater Drive, Harrington Park (Lot 46 DP 1115480).
 - Under Appendix 2: Consistency with applicable State Environmental Planning Policies - correct the item number reference under the assessment of consistency with reference to *State Environmental Planning Policy (Transport and Infrastructure) 2021*.
 - Revise the number of proposed amendments in Table 1 to reflect actual numbers.
 - Ensure all relevant thumbnail maps are included in the proposal and amend accordingly.
 - Clearly indicate that under the headings of Executive Summary and Part 1 - Objectives and intended outcomes - *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* is being amended by the preparation of an amending local environmental plan
2. The planning proposal must comply with the requirements for public exhibition of planning proposals identified in LEP Practice Note PN 16-001.
 3. Consultation is required with the following public authorities:
 - Sydney Water
 - Transport for NSW (TfNSW)
 - NSW Department of Climate Change, Energy, the Environment and Water
 - Heritage NSW
 4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Environmental Planning and Assessment Act 1979.
 5. A public hearing is required to be held in accordance with the section 29 of the Local Government Act 1993 and the Practice Note PN 16-001.
 6. The planning proposal should be made available for community consultation for a minimum of 28 days.

Given the nature of the planning proposal, it is recommended that the Gateway do not authorise council to be the local plan-making authority and that an LEP completion date of 15 March 2027 be included on the Gateway.



17/6/26

Terry Doran

Manager Central West and South, Local Planning and Council Support

Noted



15 July 2026

Mitchell Noble

Director, Central West and South, Local Planning and Council Support

Assessment officer

Lara Levy

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