



Notice of Public Exhibition



**Camden Council Planning Proposal
LEP Review (Housekeeping Amendment) Planning Proposal
PP/2023/4/1**

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Please forward any written submissions by Wednesday, 9 September 2026
Addressed to the General Manager, attention to Christina Young, Strategic Planning

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Camden Council

LEP Review (Housekeeping Amendment) Planning Proposal

Exhibition Summary

NOTICE OF EXHIBITION – LEP REVIEW (HOUSEKEEPING AMENDMENT) PLANNING PROPOSAL

Council Decision

At its meeting on the 14 April 2026, Council endorsed a draft amendment to local environmental plans (i.e. 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)*) to:

“Proceed to public exhibition in accordance with the requirement of the Gateway Determination and the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2021.”

This draft amendment is known as the *LEP Review (Housekeeping Amendment) Planning Proposal*.

Background

The strategic planning direction for Greater Sydney to 2056 is written in *A Metropolis of Three Cities – The Greater Sydney Region Plan* and five supporting district plans released by the Greater Sydney Commission in March 2018. Councils were required to prepare a local strategic planning statement (LSPS) and update their local environmental plans to align with these documents.

Council is making changes to local environmental plans in stages. The *Stage 1 LEP Review Planning Proposal* came into effect on 26 February 2021. The Camden LEP was changed to allow non-agricultural uses such as eco-tourist facilities on certain rural zones, strengthen objectives for industrial uses, and introducing health-focused objectives into relevant sections.

On 11 December 2025, the *draft Stage 2 LEP Review Planning Proposal* was considered by the Camden Local Planning Panel (CLPP). The CLPP recommended the Council endorse the proposed amendments for Gateway determination.

Following CLPP, the *draft Stage 2 LEP Review Planning Proposal* was changed in response to new legislation and policy released by the NSW Government (i.e. the draft Sydney Plan and draft Climate Change and Natural Hazards SEPP). Changes included removing the proposed Special flood considerations (i.e. Clause 5.22 of the Standard Instrument – Principal LEP) and urban heat clauses and renaming the proposal to the *draft LEP Review (Housekeeping Amendment) Planning Proposal*.

Camden Council LEP Review (Housekeeping Amendment) Planning Proposal

On 14 April 2026, Council endorsed the *draft LEP Review (Housekeeping Amendment) Planning Proposal* to be forwarded to the Department of Planning, Housing and Infrastructure (DPHI) for Gateway Determination.

On 15 July 2026, DPHI issued a Gateway Determination to proceed to public exhibition.

Summary of the draft Planning Proposal

The *draft LEP Review (Housekeeping Amendment) Planning Proposal* seeks to update superseded information and improve the readability, accuracy and application of the *Camden LEP* and Appendix 2 and Appendix 5 of the *Precincts SEPP*. The proposed changes address matters that are administrative or low impact in nature.

The draft Planning Proposal includes amendments relating to four matters:

- 1) Minimum Lot Size for Community Title Schemes
- 2) Additional Permitted Uses
- 3) Miscellaneous housekeeping amendments
- 4) Rezone, repeal an existing Additional Permitted Use and reclassify council-owned land from 'Operational Land' to 'Community Land' at Harrington Park Lake Youth Play Space.

Exhibition

The draft Planning Proposal is on public exhibition from **Monday, 3 August to Wednesday, 9 September 2026**. The documents can be viewed online via the following link: <https://yourvoice.camden.nsw.gov.au/planning-proposals>.

Hard copies of the proposal are available for viewing at Council's Administration Building and libraries at Camden, Narellan and Oran Park.

Submissions

If you wish to make a submission on the draft Planning Proposal, all submissions must:

- Reference PP/2023/4/1;
- Be addressed to the General Manager, attention to Christina Young;
- Clearly indicate the name, address, contact number and email address (where available) of the person making the submission;
- Detail your thoughts about the draft Planning Proposal and supply any supporting evidence; and
- Be submitted by **Wednesday, 9 September 2026**.

There are three (3) options for making a formal submission:

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Option 1 – Email

Send an email to mail@camden.nsw.gov.au

Option 2 – Mail

Post a letter addressed to:

The General Manager
(Att: Christina Young)
Camden Council
PO BOX 183
CAMDEN NSW 2570

Option 3 – Online Submission

Go to Your Voice Camden – Planning Proposal’ page and locate ‘PP/2023/4/1’ to complete the online form.

Your Voice Camden: <https://yourvoice.camden.nsw.gov.au/planning-proposals>.

Any submissions received are considered public, however, a person may request to have their personal details suppressed. If you make a submission and have made political donations or gifts, a political donations and gifts disclosure form must be completed.

Privacy Notice & Disclosure of Political Donations

PRIVACY INFORMATION FOR PEOPLE MAKING A SUBMISSION

Please be aware that when you make a written submission to Council concerning the draft Planning Proposal, it will be used by Council to inform the decision regarding whether to proceed with the proposed changes.

This means your submission will be provided to Councillors, including any information provided such as your name and address.

Your submission may form part of a Council report, which is a publicly available document.

If you do not want information about your identity to be included in any publicly available documents, please advise us in your written submission.

Disclosure of Political Donations and Gifts for People Making a Making a Submission

DISCLOSURE OF POLITICAL DONATIONS AND GIFTS – EXPLANATORY INFORMATION

Making a public submission to a council

Under section 10.4 (5) of the Act a person who makes a relevant public submission to a council in relation to a relevant planning application made to the council is required to disclose the following reportable political donations and gifts (if any) made by the person making the submission or any associate of that person within the period commencing 2 years before the submission is made and ending when the application is determined:

- (a) all reportable political donations made to any local councillor of that council
- (b) all gifts made to any local councillor or employee of that council.

A reference in sections 10.4(4) and 10.4(5) of the Act to a reportable political donation made to a 'local councillor' includes a reference to a donation made at the time the person was a candidate for election to the council.

How and when do you make a disclosure?

The disclosure of a reportable political donation or gift under section 10.4 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation or gift is made before the application or submission is made, or
- (b) if the donation or gift is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation or gift is made.

What information needs to be in a disclosure?

The information requirements of the disclosure are outlined in the Act under section 10.4(9) for political donations and section 10.4 for gifts.

Warning: A person is guilty of an offence under section 142 of the *Electoral Funding Act 2018* and section 9.50 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 10.4 only if the person fails to make a disclosure of a political donation or gift in accordance with section 10.4 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 10.4. The maximum penalty for any such offence is the maximum penalty under Section 146 of the *Electoral Funding Act 2018* making a false statement in a declaration of disclosures lodged under that Part. Note: The maximum penalty is currently 400 penalty units (currently \$44,000) or imprisonment for two years, or both.

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Political Donations and Gifts Disclosure Statement to Council

If you are required under section 10.4(4) or (5) of the Environmental Planning and Assessment Act 1979 to disclose any political donations or gifts (see page 1 for details), please fill in this form and sign below.

Disclosure Statement Details					
Name of person making this disclosure statement					
Person's interest in the application (circle relevant option below) You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO OR You are the APPLICANT YES / NO					
Reportable political donations or gifts made by person making this declaration or by other relevant persons <i>* State below any reportable political donations or gifts you have made over the 'relevant period' (see glossary on page 2). If the donation or gift was made by an entity (and not by you as an individual) include Australian Business Number (ABN).</i> <i>* If you are the applicant of a planning application state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR</i> <i>* If you are a person making a submission in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by an associate.</i>					
Donation or gift?	Name of donor (or ABN if an entity); or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor; address of person who the made the gift or entity's address	Name of party or person for whose benefit the donation was made; or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift

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By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing. Name(s) Signature(s) and Date					

Frequently Asked Questions

1. What is a Planning Proposal?

A Planning Proposal is an application to amend planning controls and development standards relating to a piece of land. A Planning Proposal may propose to change the zoning, permitted land uses, or development standards, such as building height, that apply to one or multiple properties.

Planning Proposals can be prepared by Council or an applicant (i.e. landowner, developer).

2. Is a Planning Proposal a development approval?

No, a Planning Proposal is the first step in the process to amend the planning controls applying to land. Development under the new controls can only occur once the Planning Proposal has been finalised, and a subsequent Development Application is approved.

3. What is an Environmental Planning Instrument?

An Environmental Planning Instrument (EPI) is a legislative tool that helps govern and guide how land is used and developed. Two EPIs operate in the Camden Local Government Area (LGA): the *Camden Local Environmental Plan 2010* (Camden LEP) and the *State Environmental Planning Policy (Precincts - Western Parkland City) 2021* (Precincts SEPP). These EPIs establish planning rules that allow certain types of uses, building heights, lot sizes, etc on certain land.

The Camden LEP details local planning rules that work to achieve NSW Government planning priorities but are refined to reflect the local context. For example, the Camden LEP must align with the Metropolis of Three Cities plans and objectives (a state plan), but also local strategies such as the *Camden Local Strategic Planning Statement*.

The Precincts SEPP is prepared by the Department of Planning, Housing and Infrastructure of NSW (DPHI) to guide development and land use in the South West Growth Area (SWGA). Appendices 2, 3 and 5 of the Precincts SEPP contain local planning objectives and development rules specific to Camden's growth area.

4. Why did Council choose to remove proposed amendments related to special flood considerations and urban heat after it was considered by the Camden Local Planning Panel (CLPP)?

Following CLPP, the *draft Stage 2 LEP Review Planning Proposal* was changed in response to new legislation and policy released by the NSW Government (i.e. the draft Sydney Plan and draft Climate Change and Natural Hazards SEPP). The proposal was also

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renamed from the *Stage 2 LEP Review Planning Proposal* to the *draft LEP Review (Housekeeping Amendment) Planning Proposal*.

5. What amendments are included under Matter 1: Adopting a minimum lot size for community title schemes?

Minimum lot size provisions ensure lots are appropriately sized for allowable development. Currently there is a loophole where community title scheme subdivisions are not required to meet the minimum lot size provisions mapped or written in the Camden LEP. This means community title schemes could subdivide land to create smaller lot sizes than envisioned for the site. Smaller lot sizes change how a place looks and could impact supporting infrastructure such as roads not originally designed to support extra traffic.

We are proposing to change existing clause 4.1AA of the Camden LEP to clarify that lot sizes for community title schemes cannot be less than a mapped (or otherwise specified) minimum lot size. The proposed change will ensure the intended minimum lot size outcome for the land is delivered.

6. What amendments are included under matter 2: Update additional permitted uses (APU) clauses and maps, and repeal 4 existing APUs that are no longer required?

An Additional Permitted Use (APU) allows specified land uses to be carried out on certain land that would otherwise not be allowed. We are proposing to map all APUs and update clauses to remove any property descriptions used to identify APU locations.

We are also proposing to repeal 4 existing additional uses that are no longer required because changes to planning legislation have now made the APU permissible, or the development context has changed.

7. What amendments are included under matter 3: Miscellaneous housekeeping amendments?

We are proposing several minor amendments to update superseded information and improve the readability and application of clauses in the Camden LEP and Precincts SEPP. We are also proposing to rezone certain land to better align land zoning with existing uses and to correct historical mapping anomalies. These proposed changes address matters that are administrative or low impact in nature.

8. What amendments are included under matter 4: Rezone, repeal an existing APU, and reclassify council-owned land, known as Harrington Park Youth Play Space?

The Harrington Park Youth Play Space (Lot 46, DP 1115480, 3A Fairwater Drive, Harrington Park) was transferred to Council ownership in 2014. At this time, there was a car park on the property, so it was classified as 'Operational Land' and zoned as residential (R2) with an APU allowing a restaurant or café development.

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In 2018, this land was embellished as a public recreation space for our community. Rezoning the site to public recreation (RE1) and reclassifying the land to 'Community Land' will help to protect its current and future use as a community recreation space.

9. What does it mean if my property had dual or tri-zoning?

When a large precinct is rezoned, an Indicative Layout Plan (ILP) is created to inform land zoning. Sometimes during the subdivision (to create individual lots), individual lot boundaries need to slightly move due to easements and topography considerations. Changes to certain lot positions can result in two or more zones applying to a lot. This draft Planning Proposal aims to fix these discrepancies and align zoning with the current land use.

10. Why are the Camden LEP and Precincts SEPP boundaries proposed to change at Bega Street, Gregory Hills?

The application of the Camden LEP and Precincts SEPP boundaries currently traverse certain residential lots in Bega Street, Gregory Hills, resulting in both planning instruments applying to lots. It is proposed to shift the Precincts SEPP boundary to align with the Gregory Hills suburb boundary, so that only planning rules and development standards under the Precincts SEPP are applied. Adjusting the Precincts SEPP boundary will reflect the correct application of the relevant planning instruments.

11. How can I find out more about this Planning Proposal?

The draft Planning Proposal package is on public exhibition until **Wednesday, 9 September 2026** and can be viewed on Council's Your Voice Camden webpage at <https://yourvoice.camden.nsw.gov.au/planning-proposal>.

Hard copies are also available for viewing at Council's Oran Park Administration Building and Camden, Narellan and Oran Park Libraries.

12. What stage of the Planning Proposal Process is this Public Exhibition?

The draft Planning Proposal received a Gateway Determination from the Department of Planning, Housing and Infrastructure on 15 July 2026. The Gateway Determination outlines that the draft Planning Proposal must be placed on public exhibition for a minimum of 28 working days.

Following public exhibition, Council officers will consider submissions made and will prepare a finalisation package to be submitted to DPHI.

If unresolved submissions remain outstanding, the draft Planning Proposal will be reported to Council for consideration.

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13. What is a Gateway Determination?

A Gateway Determination is a document issued by the State Government which decides whether a Planning Proposal should proceed. It also identifies the requirements for public exhibition of the draft Planning Proposal and whether any additional studies are required to support the proposal.

14. What will Council do with my comments?

Submissions and feedback received during the public exhibition period will be considered and responded to prior to preparation of a finalisation package.



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Camden Council Planning Proposal

LEP Review – Housekeeping Amendment

PP/2023/4/1

Version 4 (August 2026)

Acknowledgement of Country

Camden Council acknowledges that the Camden Local Government Area (LGA) is situated on the sacred Traditional Lands and Waterways of the Dharawal peoples. We also recognise surrounding Dharug and Gundungurra people that may have connections to these lands. We pay our respects to Elders from the past, present, and emerging, and to all Aboriginal and Torres Strait Islander peoples on these lands.

Document Register

Version	Date	Description	Council Ref.
1	October 2025	Draft Planning Proposal prepared for Camden Local Planning Panel	25/513625
2	April 2026	Amendment to Draft Planning Proposal prepared for Pre-exhibition Report to Council	26/130613
3	April 2026	Draft Planning Proposal prepared for Gateway Determination by Camden Council	26/177121
4	August 2026	Draft Planning Proposal prepared for Public Exhibition by Camden Council	26/352859

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Executive summary

Two environmental planning instruments guide how land is used, developed and protected in the Camden local government area (LGA): the *Camden Local Environmental Plan 2010* and the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021 – Appendix 2 and Appendix 5*. This document details a planning proposal to amend both environmental planning instruments.

The proposed amendments are administrative and housekeeping in nature. They seek to provide additional clarity by:

- Adopting a minimum lot size for community title schemes.
- Updating additional permitted uses.
- Resolving mapping anomalies, updating superseded information and improving the readability of existing provisions.
- Rezoning, repealing an existing additional permitted use, and reclassifying council-owned land at Harrington Park Lake Youth Play Space.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and guidelines published by the NSW Department of Planning, Industry & Environment (NSW DPIE), namely '*Local Environmental Plan Making Guideline*' (August 2023) to ensure all matters requiring consideration are appropriately addressed.

Introduction

This document explains the intended effect of proposed amendments to two environmental planning instruments and sets out the justification for those amendments.

The instruments that this 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**.

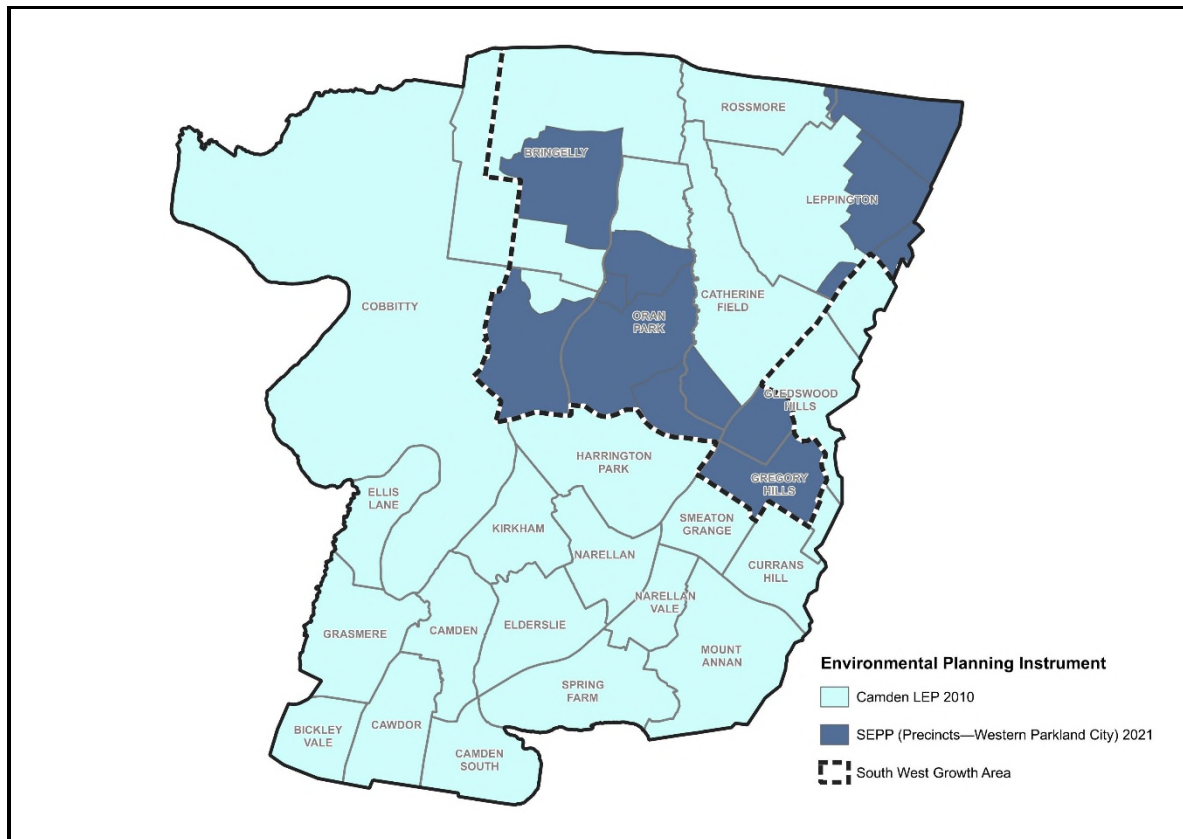


Figure 1 - Land to which environmental planning instruments apply

What is an environmental planning instrument?

An environmental planning instrument is a legal tool that guides how land is used, developed and protected to achieve sustainable environmental, social and economic outcomes.

The *Camden LEP* and the *Precincts SEPP* are the two environmental planning instruments that provide the planning rules and maps that apply to the Camden LGA.

These rules are made under the *Environmental Planning and Assessment Act 1979*. These rules look at issues like what land can be used for, how tall buildings can be and how big a block of land must be for development. These rules help guide how local areas grow and develop.

This document has been prepared and structured in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* and the *Local Environmental Plan Making Guideline* (NSW Department of Planning and Environment, 2023). It includes the following sections:

- **Part 1 – Objectives and Intended Outcomes:**
Outlines the strategic intent of the proposal and the specific land use planning outcomes it seeks to achieve.
- **Part 2 – Explanation of Provisions:**
Details the proposed amendments to the *Camden LEP* and the *Precincts SEPP*, including changes to zoning, height, floor space ratio, and other provisions.
- **Part 3 – Justification:**
Provides the strategic and site-specific rationale for the proposal, including consistency with relevant state and local planning policies.
- **Part 4 – Mapping:**
Includes maps that illustrate the proposed changes to the LEP, such as zoning or height maps.
- **Part 5 – Community Consultation:**
Sets out the proposed level and method of community consultation in accordance with the Gateway determination requirements.
- **Part 6 – Project Timeline:**
Provides an indicative timeline for the progression of the proposal from Gateway determination to finalisation.

The amendments in this planning proposal are grouped into four matters. Under these matters are 21 intended outcomes or items that result in 78 amendments.

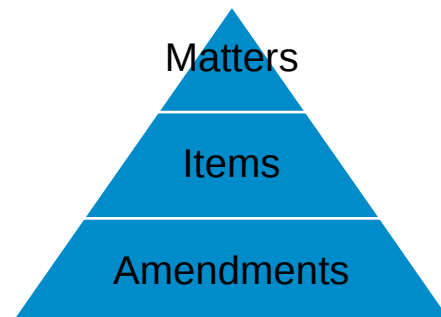


Figure 2 Amendment hierarchy

Background

In March 2018, the Greater Sydney Commission released *A Metropolis of Three Cities – The Greater Sydney Region Plan* and five supporting district plans including the *Western City District Plan*. These plans established a clear vision for Greater Sydney to 2056. The NSW Government required all councils to align local plans with the strategic directions of these documents by reviewing and updating their local environmental plans and preparing a local strategic planning statement (LSPS).

On 26 June 2018, Council resolved to participate in the NSW Government's Accelerated LEP Review Program. This program required the LSPS and LEP amendments to be completed prior to 30 June 2020.

Council progressed a planning proposal to update its LEP in 2019. The *Camden Stage 1 LEP Review Planning Proposal* was submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for finalisation in August 2020, and came into effect on 26 February 2021. This proposal identified that further work would be required to fully align the *Camden LEP* with the District Plan and LSPS.

On 11 December 2025, the *draft Stage 2 LEP Review Planning Proposal* was considered by the Camden Local Planning Panel (CLPP). The CLPP recommended Council endorse the proposed LEP amendments for Gateway determination. A copy of the CLPP minutes is provided as **Appendix 4**.

Post-CLPP 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 CLPP to be progressed as part of this planning proposal package.

The *draft LEP Review – Housekeeping Amendment Planning Proposal* seeks to amend clauses and maps pertaining to the *Camden LEP* and Appendix 2 and Appendix 5 of the *Precincts SEPP* to update superseded information, improve readability, and correct mapping anomalies.

On the 14 April 2026, Council resolved to endorse the proposal and to forward it to the DPHI for Gateway Determination. A copy of the Council meeting report and minutes are provided as **Appendix 5**.

A conditional Gateway determination was issued by the Department of Planning, Housing and Infrastructure on 15 July 2026. A copy of the Gateway determination is provided as **Appendix 6**.

Part 1 – Objectives and intended outcomes

The purpose of this planning proposal is to amend the *Camden LEP* and the *Precincts SEPP* to improve the legibility and accuracy of Camden's environmental planning instruments. The *Precincts SEPP* is being amended by the preparation of an amending local environmental plan.

The proposal outlines four matters identified for improving the planning framework in Camden. The objectives and intended outcomes for each matter are outlined below.

Matter 1: Minimum Lot Size for Community Title Schemes

Objective: To establish a minimum lot size requirement for community title schemes, ensuring appropriate development densities and management.

Intended outcome:

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

Matter 2: Additional Permitted Uses

Objective: To streamline and update the application of additional permitted uses (APUs) in the Camden LEP, ensuring clarity and consistency.

Intended outcomes:

- 2.1 Adopt a standardised and consistent approach of providing a link to the relevant 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

Objective: To address minor corrections, zoning discrepancies, and other housekeeping matters to ensure the Camden LEP is up-to-date and accurate.

Intended outcomes:

- 3.1 Correct a heritage mapping anomaly at "Wivenhoe".
- 3.2 Update references to standards for solid fuel heaters.
- 3.3 Adjust the boundary between the *Camden LEP* and *Precincts SEPP* near Bega Street, Gregory Hills.

- 3.4 Adjust the boundary between the *Camden LEP* and *Precincts 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

Objective: To 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.

Intended outcomes:

- 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 Harrington Park Lake Youth Play Space.
- 4.3 Reclassification of land at Harrington Park Lake Youth Play Space from 'Operational Land' to 'Community Land'

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.

Part 2 – Explanation of provisions

The objectives and intended outcomes of this proposal will be achieved by amending the Camden LEP and the *Precincts SEPP* as described in the tables that follow.

Addressing these 21 intended outcomes results in 78 amendments, as shown in **Table 1**.

Table 1 Overview of proposed amendments

Matter	Items	Amendments			
		Clause	PP item number	Map	PP item number
1. Minimum Lot Size for Community Title Schemes	1	1	1	-	N/A
2. Administrative Review of Additional Permitted Uses	5	24	2.1.1a 2.1.2a 2.1.3a 2.1.4a 2.1.5a 2.1.6a 2.1.7a 2.1.8a 2.1.9a 2.1.10a 2.1.11a 2.1.12a 2.1.13a 2.1.14a 2.1.15a 2.1.16a 2.1.17a 2.1.18a 2.1.19a 2.1.20a 2.2.1a 2.3.1a 2.4.1a 2.5.1a	16	2.1.1b 2.1.3b 2.1.4b 2.1.5b 2.1.6b 2.1.9b 2.1.10b 2.1.11b 2.1.12b 2.1.13b 2.1.14b 2.1.15b 2.1.17b 2.2.1b 2.3.1b 2.5.1b
3. Miscellaneous Housekeeping Amendments and Mapping Anomalies	12	3	3.2.1 3.9.1 3.12.1	30	3.1.1 3.3.1a 3.3.1b 3.3.1c 3.3.1d 3.3.2a 3.3.2b 3.3.2c 3.3.2d

Matter	Items	Amendments			
		Clause	PP item number	Map	PP item number
					3.4.1a 3.4.1b 3.4.2a 3.5.1a 3.5.1b 3.5.1c 3.6.1a 3.6.1b 3.6.1c 3.6.2a 3.6.2b 3.6.3a 3.7.1a 3.7.1b 3.8.1a 3.8.1b 3.10.1 3.10.2 3.10.3 3.11.1 3.11.2
4. Rezone, repeal existing Additional Permitted Use and reclassification of land at Harrington Park Lake Youth Play Space	3	1	4.1.1	3	4.2.1a 4.2.1b 4.2.1c
TOTAL	21	29		49	
		78			

Matter 1: Minimum Lot Size for Community Title Schemes

Item 1.1 Adopt the minimum lot size for community title schemes clause

This matter proposes to adopt the optional minimum lot size for community title schemes clause from the Standard Instrument LEP.

Explanation

The proposed amendment will:

- Introduce a new clause (4.1AA) that applies a minimum lot size requirement to community title subdivisions, aligning it with the minimum lot sizes already applicable under Clause 4.1 for conventional (Torrens title) subdivisions.

Justification

The proposed amendment aims to ensure that land developed under the *Community Land Development Act 2021* will maintain minimum lot sizes.

Currently, there is a loophole in the minimum lot size provisions where clause 4.1 Minimum subdivision lot size does not apply to any kind of subdivision under the *Community Land Development Act 2021*. This was addressed by the introduction of cl.4.1AA to the SI LEP on 14 July 2021.

The proposed amendment will:

- Ensure that the lot size for community title schemes cannot be less than the minimum lot size identified on the Lot Size Map for the Camden LGA, unless otherwise specified.
- Promote consistent application of density controls across different subdivision types and reinforce the strategic planning objectives for land use and urban form.

Draft clause

The proposed clause is an optional clause from the Standard Instrument – Principal Local Environmental Plan but is subject to legal drafting, which may entail further amendment.

4.1AA Minimum subdivision lot size for community title schemes

(1) The objectives of this clause are as follows—

- (a) to provide certainty and avoid rural land fragmentation,
- (b) to ensure that land developed under the *Community Land Development Act 2021* will maintain minimum lot sizes,
- (c) to ensure that lot sizes are compatible with the environmental capabilities of the land, and the character and density of development in the area,
- (d) to ensure that lot sizes and dimensions allow development to be sited to protect natural or cultural features and to have a minimal impact on the amenity of neighbouring properties.

(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 2021* of land in any of the following zones—

- (a) Zone R1 General Residential
- (b) Zone R2 Low Density Residential
- (c) Zone R3 Medium Density Residential
- (d) Zone R5 Large Lot Residential
- (e) Zone MU1 Mixed Use
- (f) Zone RU1 Primary Production,
- (g) Zone RU2 Rural Landscape,
- (h) Zone RU4 Primary Production Small Lots,
- (i) Zone R5 Large Lot Residential,
- (j) Zone C2 Environmental Conservation,
- (k) Zone C4 Environmental Living,

but does not apply to a subdivision by the registration of a strata plan.

- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 2021) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause applies despite clause 4.1.

Direction—

- (1) An exception to the minimum size shown on the Lot Size Map may be provided in certain circumstances, for example, in the case of land that is to be used for attached dwellings

Matter 2: Additional Permitted Uses

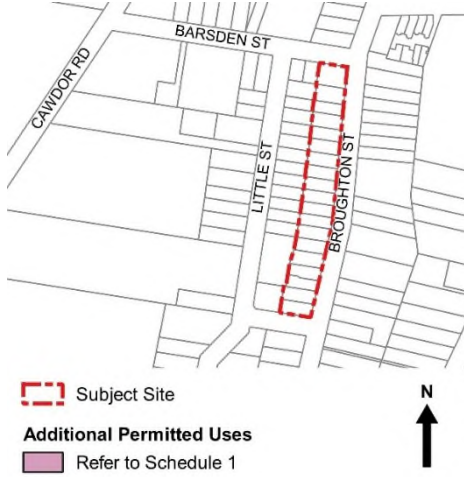
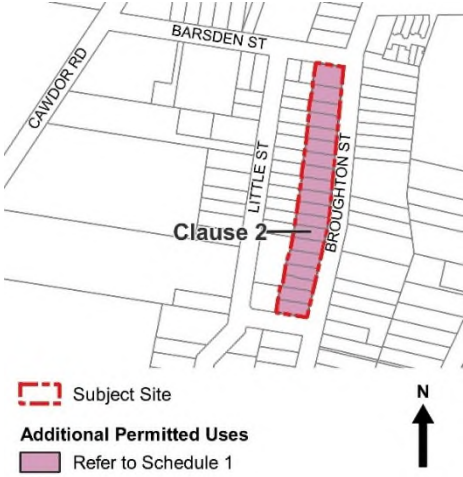
Schedule 1 of the *Camden LEP* provides a list of uses permitted on identified sites which are in addition to those uses identified in the Land Use Tables.

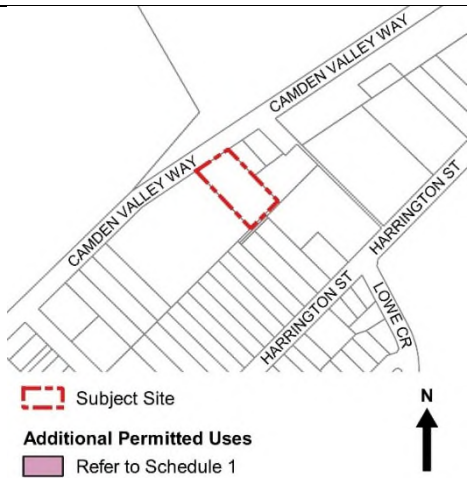
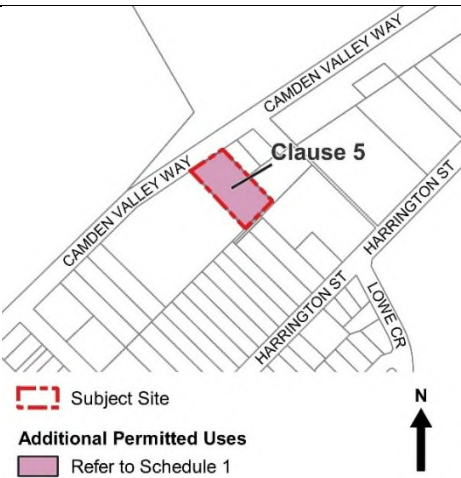
This matter proposes to introduce a new standard approach of using the APU maps to delineate the land to which the APU applies. The new approach will mitigate the need to make amendments to APU Clauses to update property addresses and descriptions such as lot and deposited plan details that can become superseded due to the area's rapid growth. This matter also intends to remove Additional Permitted Uses that are no longer required.

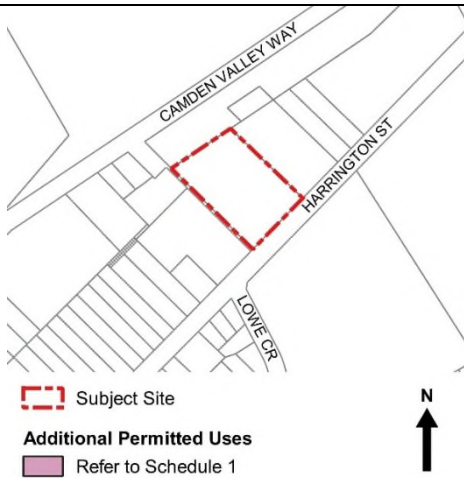
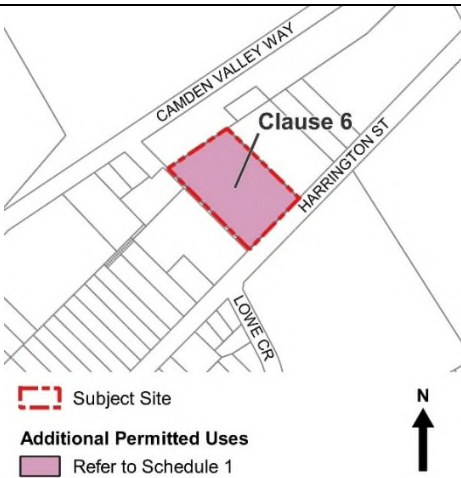
The red text in **Table 2** indicates the proposed changes to each clause.

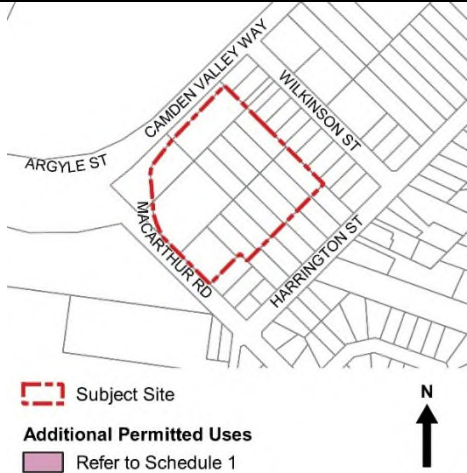
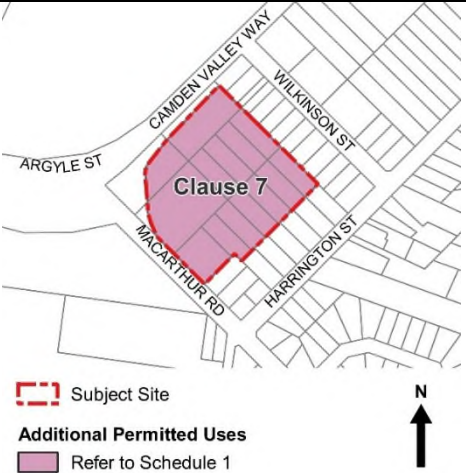
Table 2 Proposed updates to Schedule 1 Additional Permitted Uses of the Camden LEP

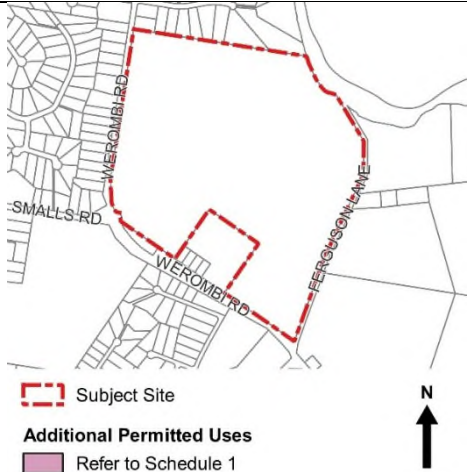
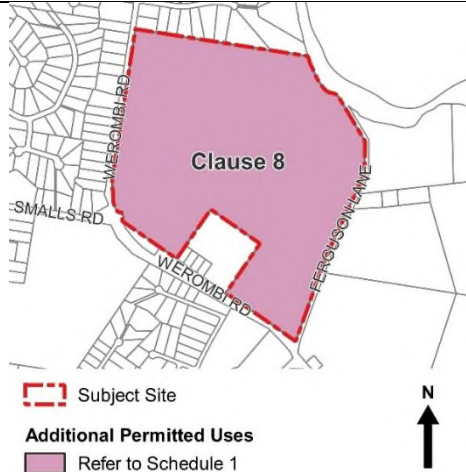
Item	Existing	Proposed amendment	Explanation and justification of change
Item 2.1 Map existing Additional Permitted Uses			
2.1.1a	Schedule 1 Additional permitted uses 2 Use of certain land at Broughton Street, Camden (1) This clause applies to land at Broughton Street, Camden, being Lot 1, DP 935306, Lot 2, DP 569255, Lot B, DP 346394, Lot C, DP 961800, Lot B, DP 376402, Lot 2, DP 303944, Lot B, DP 384639, Lot B, DP 330131, Lot 2, DP 788313, Lot C, DP 927740, Lot 102, DP 612207, Lots 3 and 4, DP 369966, Lot B, DP 373128, Lot 4, DP 712968, Lots 20 and 21, DP 846959 and Lots 1 and 2, DP 554494.	Schedule 1 Additional permitted uses 2 Use of certain land at Broughton Street, Camden (1) This clause applies to land identified as Clause 2 on Sheet 009 and Sheet 010 of the Additional Permitted Uses Map. (2) Development for the purposes of information and education facilities, light industries (but limited to light industries that produce arts and crafts), (but limited to retail premises that sell arts and crafts) is permitted with development consent.	Explanation: This proposal seeks to: - remove the property address and descriptions (Lot and DP numbers) from Schedule 1, Clause 2; and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 2 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.

Item	Existing	Proposed amendment	Explanation and justification of change
	(2) Development for the purposes of information and education facilities, light industries (but limited to light industries that produce arts and crafts), restaurants and retail premises (but limited to retail premises that sell arts and crafts) is permitted with development consent.		
2.1.1b			Explanation: This proposal seeks to introduce Sheet APU_009 and Sheet APU_010 to map the existing additional permitted use applied to certain land at Broughton Street, Camden, as noted under Schedule 1, Clause 2 of the <i>Camden LEP</i>. The Additional Permitted Use (APU) pertaining to land at Broughton Street is referenced in Schedule 1, Clause 2, however has not been reflected on the relevant APU map. Justification: This amendment seeks to correct an inconsistency between the Schedule and the Instrument map and is considered minor and administrative in nature.
2.1.2a	Schedule 1 Additional permitted uses 4 Use of certain land at Camden Valley Way, Gledswood Hills (1) This clause applies to land at 50E Raby Road, Gledswood Hills, identified as Clause 4 on sheet 016 of the Additional Permitted Uses Map.	Schedule 1 Additional permitted uses 4 Use of certain land at Camden Valley Way, Gledswood Hills (1) This clause applies to land identified as Clause 4 on Sheet 016 of the Additional Permitted Uses Map.	Explanation: This proposal seeks to: - remove the property address from sub-Clause (1). No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 4 to reflect

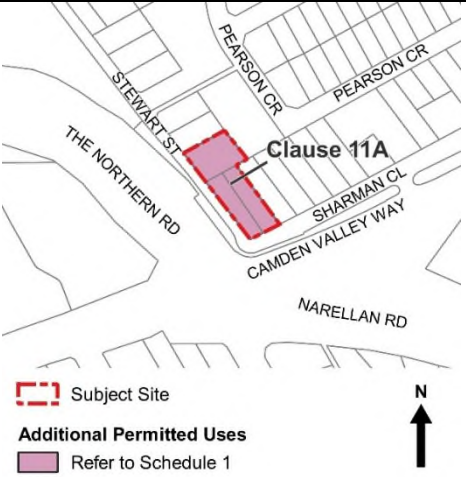
Item	Existing	Proposed amendment	Explanation and justification of change
	(2) Development for the purposes of hotel or motel accommodation (limited to a hotel) is permitted with development consent.	(2) Development for the purposes of hotel or motel accommodation (limited to a hotel) is permitted with development consent.	instances where the property details may have changed; and, ensure consistent formatting throughout Schedule 1.
2.1.3a	Schedule 1 Additional permitted uses 5 Use of certain land at 46 Camden Valley Way, Elderslie (1) This clause applies to land at 46 Camden Valley Way, Elderslie, being Lot 101, DP 786856. (2) Development for the purposes of information and education facilities is permitted with development consent.	Schedule 1 Additional permitted uses 5 Use of certain land at Camden Valley Way, Elderslie (1) This clause applies to land identified as Clause 5 on Sheet 009 of the Additional Permitted Uses Map. (2) Development for the purposes of information and education facilities is permitted with development consent.	Explanation: This proposal seeks to: - remove the property address and descriptions (Lot and DP numbers) from sub-Clause (1); and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 5 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.
2.1.3b	 Subject Site Additional Permitted Uses Refer to Schedule 1	 Subject Site Additional Permitted Uses Refer to Schedule 1	Explanation: This proposal seeks to introduce Sheet APU_009 to map the existing additional permitted use at 46 Camden Valley Way, Elderslie, as noted under <i>Schedule 1, Clause 5 of the Camden LEP</i>. Justification: The Additional Permitted Use (APU) pertaining to land at 46 Camden Valley Way, Elderslie is referenced in Schedule 1, Clause 5, however has not been reflected on the relevant APU map. This amendment seeks to correct an inconsistency between the Schedule and the Instrument map and is considered minor and administrative in nature.

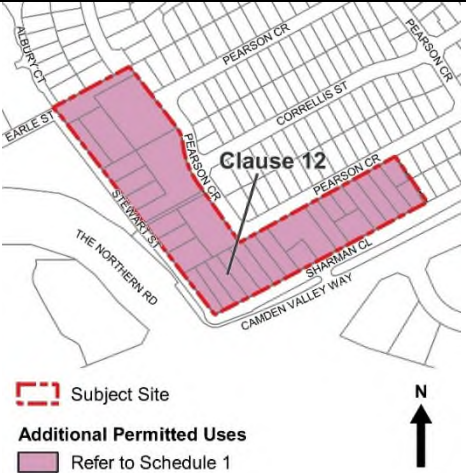
Item	Existing	Proposed amendment	Explanation and justification of change
2.1.4a	Schedule 1 Additional permitted uses 6 Use of certain land at 23 Harrington Street, Elderslie (1) This clause applies to land at 23 Harrington Street, Elderslie, being Lot 2, DP 1008301. (2) Development for the purposes of function centres, landscaping material supplies, plant nurseries, restaurants or cafes and serviced apartments with or without strata subdivision is permitted with development consent.	Schedule 1 Additional permitted uses 6 Use of certain land at Harrington Street, Elderslie (1) This clause applies to land identified as Clause 6 on Sheet 009 of the Additional Permitted Uses Map. (2) Development for the purposes of landscaping material supplies, plant nurseries, restaurants or cafes and serviced apartments with or without strata subdivision is permitted with development consent.	Explanation: This proposal seeks to: - remove the property address and descriptions (Lot and DP numbers) from sub-Clause (1); and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. - remove 'function centres' from Schedule 1, Clause 6, as this land use is already permitted with consent under the RE2 Private Recreation zone. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 2 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.
2.1.4b			Explanation: This proposal seeks introduce Sheet APU_009 and amend Sheet APU_013 to map the existing additional permitted use at 23 Harrington Street, Elderslie, as noted under Schedule 1, Clause 6 of the <i>Camden LEP</i>. The Additional Permitted Use (APU) pertaining to land at 23 Harrington Street, Elderslie is referenced in Schedule 1, Clause 6, however has not been reflected on the relevant APU map. This amendment seeks to correct an inconsistency between the Schedule and the Instrument map and is considered minor and administrative in nature.

Item	Existing	Proposed amendment	Explanation and justification of change
2.1.5a	Schedule 1 Additional permitted uses 7 Use of certain land at Camden Valley Way and Macarthur Road, Elderslie (1) This clause applies to land at Camden Valley Way and Macarthur Road, Elderslie, being Lots 1–11, DP 1097133 and Lots 1–6, DP 1226178. (2) Development for the purposes of a shop is permitted with development consent, but only if the shop is for the purpose of the sale of fruit and vegetables and the development is carried out in the existing shed on the subject land.	Schedule 1 Additional permitted uses 7 Use of certain land at Camden Valley Way and Macarthur Road, Elderslie (1) This clause applies to land identified as Clause 7 on Sheet 009 of the Additional Permitted Uses Map. Development for the purposes of a shop is permitted with development consent, but only if the shop is for the purpose of the sale of fruit and vegetables and the development is carried out in the existing shed on the subject land.	Explanation: This proposal seeks to: - remove the property address and description (i.e. Lot and DP) from Schedule 1, Clause 7; and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 7 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.
2.1.5b			Explanation: This proposal seeks to introduce Sheet APU_009 to map the existing additional permitted use at Camden Valley Way and Macarthur Road, Elderslie as noted under Schedule 1, Clause 7 of the <i>Camden LEP</i>. Justification: The Additional Permitted Use (APU) pertaining to certain land at Camden Valley Way and Macarthur Road, Elderslie is referenced in Schedule 1, Clause 7, however has not been reflected on the relevant APU map. This amendment seeks to correct an inconsistency between the Schedule and the Instrument map and is considered minor and administrative in nature. The Additional Permitted Use boundary has been realigned to remove the additional permitted use for a fruit and vegetable shop from applying to the road reserve.

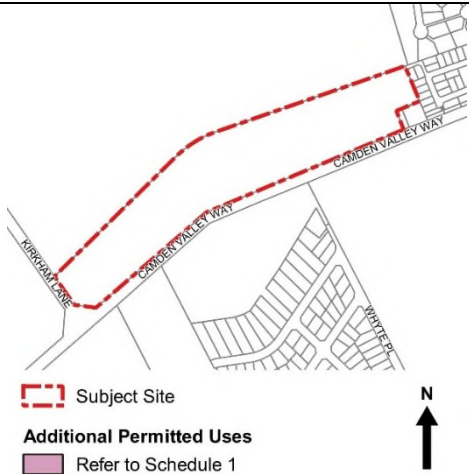
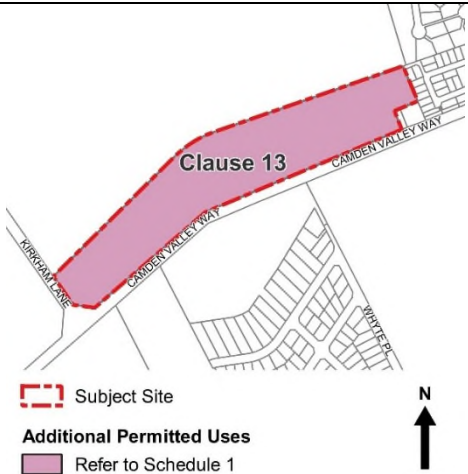
Item	Existing	Proposed amendment	Explanation and justification of change
2.1.6a	Schedule 1 Additional permitted uses 8 Use of certain land at 90 Werombi Road, Grasmere (1) This clause applies to land at 90 Werombi Road, Grasmere, being Lot 10, DP 845472 (Carrington). (2) Development for the purposes of residential flat buildings and seniors housing is permitted with development consent.	Schedule 1 Additional permitted uses 8 Use of certain land at Werombi Road, Grasmere (1) This clause applies to land identified as Clause 8 on Sheet 003 and Sheet 004 of the Additional Permitted Uses Map. (2) Development for the purposes of residential flat buildings and seniors housing is permitted with development consent.	Explanation: This proposal seeks to - remove the property address and description (i.e. Lot and DP) from Schedule 1, Clause 8; and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 8 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.
2.1.6b			Explanation: This proposal seeks to introduce Sheets APU_003 and APU_004 to map an existing additional permitted use at 90 Werombi Road, Grasmere as noted under Schedule 1, Clause 8 of the <i>Camden LEP</i>. Justification: The Additional Permitted Use (APU) pertaining to 90 Werombi Road, Grasmere is referenced in Schedule 1, Clause 8, however has not been reflected on the relevant APU map. This amendment seeks to correct an inconsistency between the Schedule and the Instrument map and is considered minor and administrative in nature.

Item	Existing	Proposed amendment	Explanation and justification of change
2.1.7a	Schedule 1 Additional permitted uses 9 Use of certain land at Harrington Park (1) This clause applies to land at Harrington Park, identified as Clause 9 on Sheet 012 of the Additional Permitted Uses Map. (2) Development for the purposes of animal boarding or training establishments (limited to horse stables and development ancillary to horse stables) is permitted with development consent.	Schedule 1 Additional permitted uses 9 Use of certain land at Harrington Park (1) This clause applies to land identified as Clause 9 on Sheet 012 of the Additional Permitted Uses Map. (2) Development for the purposes of animal boarding or training establishments (limited to horse stables and development ancillary to horse stables) is permitted with development consent.	Explanation: This proposal seeks to - remove the property address from Schedule 1, Clause 9. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 9 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.
2.1.8a	Schedule 1 Additional permitted uses 10 Use of certain land at Crear Hill, Harrington Park (1) This clause applies to land at Crear Hill, Harrington Park, identified as Clause 10 on sheet 007 of the Additional Permitted Uses Map. (2) Development for the purposes of a restaurant or cafe is permitted with development consent.	Schedule 1 Additional permitted uses 10 Use of certain land at Crear Hill, Harrington Park (1) This clause applies to land identified as Clause 10 on Sheet 007 of the Additional Permitted Uses Map. (2) Development for the purposes of a restaurant or cafe is permitted with development consent.	Explanation: This proposal seeks to remove the description from Schedule 1, Clause 10. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will ensure consistent formatting throughout Schedule 1.
2.1.9a	Schedule 1 Additional permitted uses 11A Use of certain land at 2 and 4 Sharman Close and 1A Stewart Street, Harrington Park	Schedule 1 Additional permitted uses 11A Use of certain land at Sharman Close and Stewart Street, Harrington Park	Explanation: This proposal seeks to: - remove the property address and description (i.e. Lot and DP) from Schedule 1, Clause 11A; and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies.

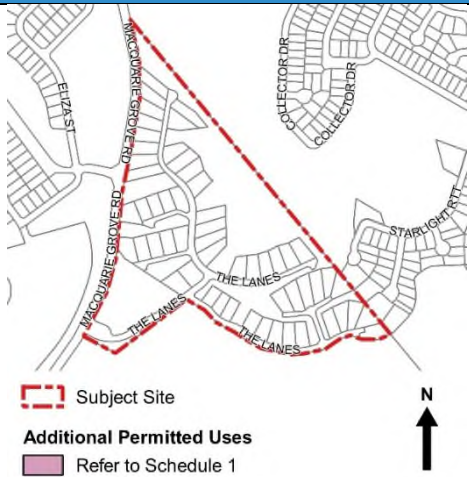
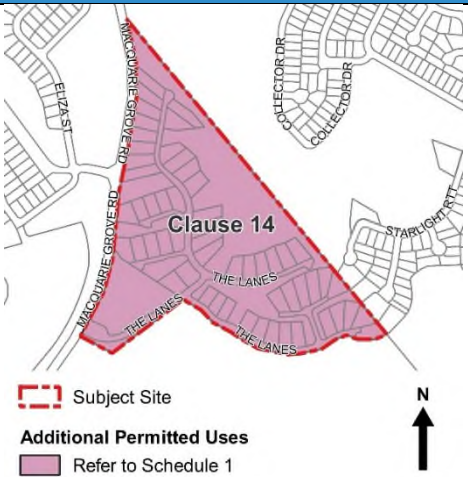
Item	Existing	Proposed amendment	Explanation and justification of change
	(1) This clause applies to land at 2 and 4 Sharman Close and 1A Stewart Street, Harrington Park, being Lot 1, DP 740423, Lot 2, DP 740422 and Lot 1, DP 329195. (2) Development for the purposes of business premises, office premises and take away food and drink premises are permitted with development consent.	(1) This clause applies to land identified as Clause 11A on Sheet 012 of the Additional Permitted Uses Map. (2) Development for the purposes of business premises, office premises and take away food and drink premises are permitted with development consent.	No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 11A to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.
2.1.9b			Explanation: This proposal seeks to amend Sheet APU_012 to map an existing additional permitted use at 2 and 4 Sharman Close and 1A Stewart Street, Harrington Park as noted in Schedule 1, Clause 11A of the <i>Camden LEP</i>. Justification: The Additional Permitted Use (APU) pertaining to 2 and 4 Sharman Close and 1A Stewart Street, Harrington Park is referenced in Schedule 1, Clause 11A, however has not been reflected on the relevant APU map. This amendment seeks to correct an inconsistency between the Schedule and the Instrument map and is considered minor and administrative in nature.
2.1.10a	Schedule 1 Additional permitted uses 12 Use of certain land at Stewart Street and Sharman Close, Harrington Park (1) This clause applies to land at Stewart Street and Sharman	Schedule 1 Additional permitted uses 12 Use of certain land at Stewart Street and Sharman Close, Harrington Park (1) This clause applies to land identified as Clause 12 on Sheet	Explanation: This proposal seeks to: - remove the property address and description (i.e. Lot and DP) from Schedule 1, Clause 12; and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. No change is proposed to the applicability of the additional permitted use.

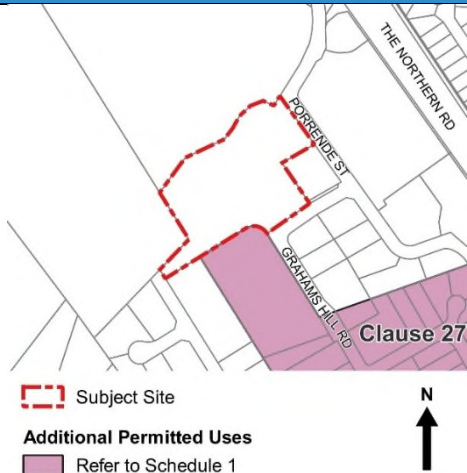
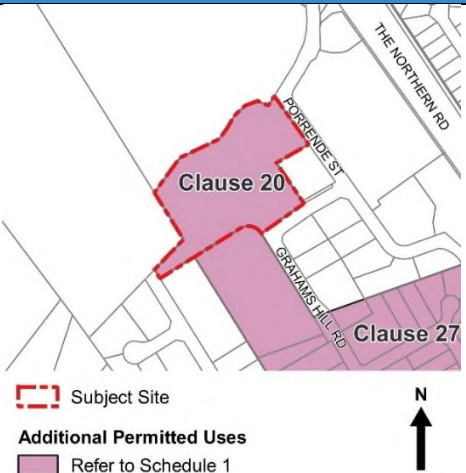
Item	Existing	Proposed amendment	Explanation and justification of change
	Close, Harrington Park, being Lot 1, DP 47000, Lot 501 and 502, DP 1100573, Lot 8, DP 610420, Lots 1–5, DP 23420, Lot 320, DP 1151590, Lot 1, DP 329195, Lot 1, DP 740423, Lot 2, DP 740422, Lots 3–5, 7 and 11, DP 977597, Lot 1, DP 195620, Lot 21, DP 581783, Lot A, DP 367357, Lots 1–3, DP 1191616, Lot 1, DP 198736, Lot 15, DP 1072388, Lot 16, DP 1094115 and Lot 89, DP 870079. (2) Development for the purposes of function centres, restaurants or cafes, and retail premises (but limited to retail premises that sell arts and crafts) is permitted with development consent.	012 of the Additional Permitted Uses Map. (2) Development for the purposes of function centres, restaurants or cafes, and retail premises (but limited to retail premises that sell arts and crafts) is permitted with development consent.	Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 12 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.
2.1.10b	 Subject Site Additional Permitted Uses Refer to Schedule 1	 Subject Site Additional Permitted Uses Refer to Schedule 1	Explanation: This proposal seeks to amend Sheet APU_012 to map an existing additional permitted use on certain land at Stewart Street and Sharman Close, Harrington Park, as noted under Schedule 1, Clause 12 of the <i>Camden LEP</i>. Justification: The Additional Permitted Use (APU) pertaining to certain land at Stewart Street and Sharman Close, Harrington Park is referenced in Schedule 1, Clause 12, however has not been reflected on the relevant APU map. This amendment seeks to correct an inconsistency between the Schedule and the Instrument map and is considered minor and administrative in nature.

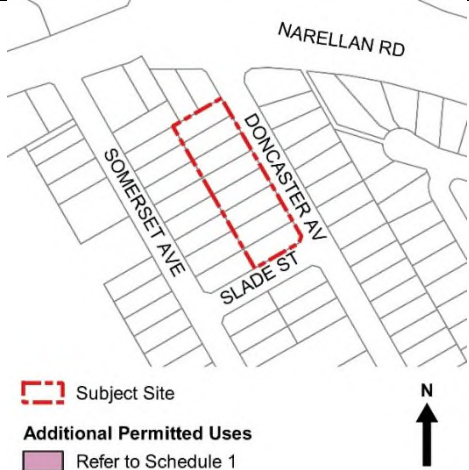
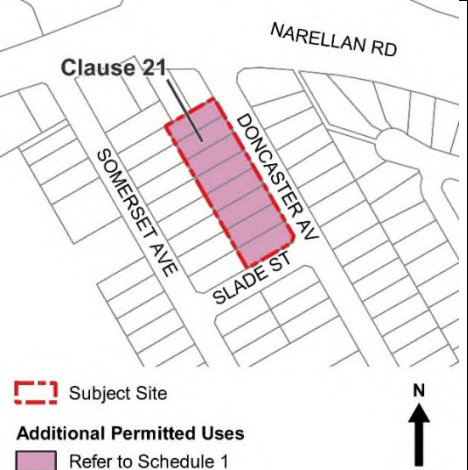
Item	Existing	Proposed amendment	Explanation and justification of change
2.1.11a	Schedule 1 Additional permitted uses 13 Use of certain land at Camden Valley Way, Kirkham (1) This clause applies to land at Camden Valley Way, Kirkham, being Lot 101, DP 1143373. (2) Development for the purposes of multi dwelling housing and strata or community title subdivision is permitted with development consent on land that is within Zone R2 Low Density Residential. (3) The consent authority may consent to the subdivision of land that is within Zone R5 Large Lot Residential, if— (a) no more than 6 separate lots are to be created for the purpose of a single dwelling house on each lot, and (b) a separate lot is created for the existing worker's cottage (being building 15 in the <i>Yamba Cottage Site Conservation Management Plan</i> dated November 2008 (the Site Plan) held in the offices of the Council, and (c) a separate lot is created for the Yamba cottage, barn, and roadside stall and packing shed (being buildings 1, 6 and 8, respectively, in the Site Plan), and	Schedule 1 Additional permitted uses 13 Use of certain land at Camden Valley Way, Kirkham (1) This clause applies to land identified as Clause 13 on Sheet 012 of the Additional Permitted Uses Map. (2) Development for the purposes of multi dwelling housing and strata or community title subdivision is permitted with development consent on land that is within Zone R2 Low Density Residential. (3) The consent authority may consent to the subdivision of land that is within Zone R5 Large Lot Residential, if— (a) no more than 6 separate lots are to be created for the purpose of a single dwelling house on each lot, and (b) a separate lot is created for the existing worker's cottage (being building 15 in the <i>Yamba Cottage Site Conservation Management Plan</i> dated November 2008 (the Site Plan) held in the offices of the Council, and (c) a separate lot is created for the Yamba cottage, barn, and roadside stall and packing shed (being buildings 1, 6 and	Explanation: This proposal seeks to: - remove the property address and description (i.e. Lot and DP) from Schedule 1, Clause 13; and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 13 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.

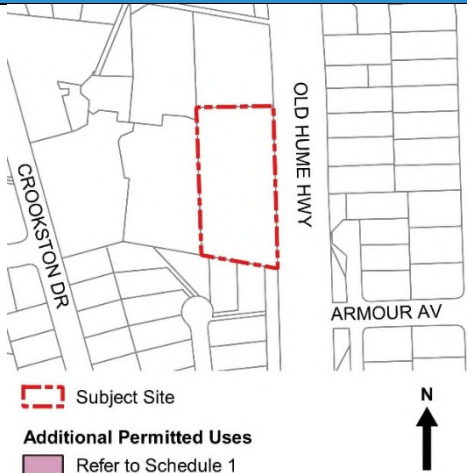
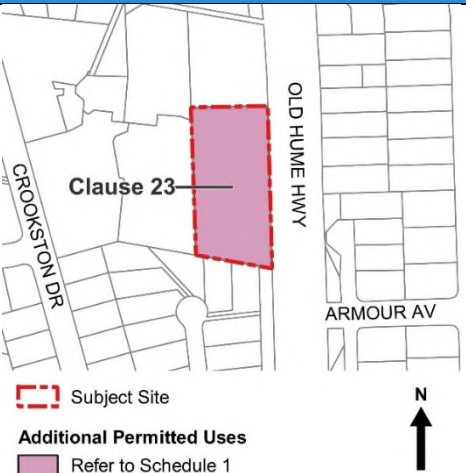
Item	Existing	Proposed amendment	Explanation and justification of change
	(d) the area of each separate lot to be created is not less than 0.1 hectare, and (e) the consent authority has taken into account the extent to which the subdivision is consistent with the Site Plan.	8, respectively, in the Site Plan), and (d) the area of each separate lot to be created is not less than 0.1 hectare, and (e) the consent authority has taken into account the extent to which the subdivision is consistent with the Site Plan.	
2.1.11b	 Subject Site Additional Permitted Uses Refer to Schedule 1	 Subject Site Additional Permitted Uses Refer to Schedule 1	Explanation: This proposal seeks to amend Sheet APU_012 to map an existing additional permitted use at 181 Camden Valley Way, Kirkham, as noted under Schedule 1, Clause 13 of the <i>Camden LEP</i>. Justification: The Additional Permitted Use (APU) pertaining to 181 Camden Valley Way, Kirkham is referenced in Schedule 1, Clause 13, however has not been reflected on the relevant APU map. This amendment seeks to correct an inconsistency between the Schedule and the Instrument map and is considered minor and administrative in nature.
2.1.12a	Schedule 1 Additional permitted uses 14 Use of certain land at Macquarie Grove Road, Kirkham (1) This clause applies to land at Macquarie Grove Road, Kirkham, being Lot 3, DP 882365 (The Lanes).	Schedule 1 Additional permitted uses 14 Use of certain land at Macquarie Grove Road, Kirkham (1) This clause applies to land identified as Clause 14 on Sheet 007 of the Additional Permitted Uses Map.	Explanation: This proposal seeks to: - remove the property address and description (i.e. Lot and DP) from Schedule 1, Clause 14; and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. No change is proposed to the applicability of the additional permitted use.

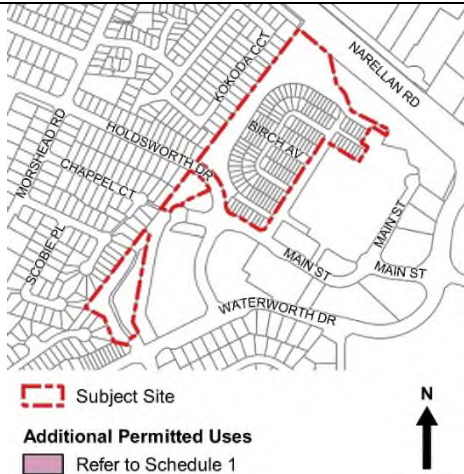
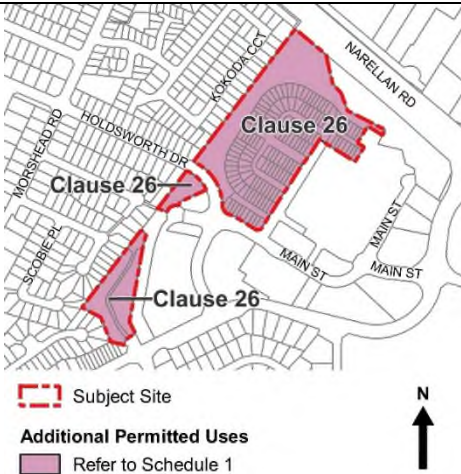
Item	Existing	Proposed amendment	Explanation and justification of change
	(2) Development for the purposes of 55 dwelling houses is permitted with development consent if— (a) there is no more than one dwelling house for each 0.4 hectares of the site, and (b) the curtilage of each dwelling house is no less than 1,000 square metres and no more than 2,000 square metres, and (c) each dwelling house has a separate title under the Strata Schemes (Freehold Development) Act 1973, Strata Schemes (Leasehold Development) Act 1986 or the Community Land Development Act 1989, and (d) each dwelling house is provided with connection to a Sydney Water Corporation sewer.	(2) Development for the purposes of 55 dwelling houses is permitted with development consent if— (a) there is no more than one dwelling house for each 0.4 hectares of the site, and (b) the curtilage of each dwelling house is no less than 1,000 square metres and no more than 2,000 square metres, and (c) each dwelling house has a separate title under the Strata Schemes (Freehold Development) Act 1973, Strata Schemes (Leasehold Development) Act 1986 or the Community Land Development Act 1989, and (d) each dwelling house is provided with connection to a Sydney Water Corporation sewer.	Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 14 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.
2.1.12b			Explanation: This proposal seeks to amend Sheet APU_007 to map the existing additional permitted use for The Lanes Estate, Kirkham, as noted under Schedule 1, Clause 14 of the <i>Camden LEP</i>. Justification: The Additional Permitted Use (APU) pertaining to The Lanes Estate is referenced in Schedule 1, Clause 14, however has not been reflected on the relevant APU map. This amendment seeks to correct an inconsistency between the Schedule and the Instrument map and is considered minor and administrative in nature.

Item	Existing	Proposed amendment	Explanation and justification of change
			
2.1.13a	Schedule 1 Additional permitted uses 20 Use of certain land at Porrende Street, Narellan (1) This clause applies to land at Porrende Street, Narellan, being Lot 1, DP 1093264. (2) Development for the purposes of hotel or motel accommodation, a registered club and an ancillary recreation facility is permitted with development consent.	Schedule 1 Additional permitted uses 20 Use of certain land at Porrende Street, Narellan (1) This clause applies to land identified as Clause 20 on Sheet 012 of the Additional Permitted Uses Map. (2) Development for the purposes of hotel or motel accommodation, a registered club and an ancillary recreation facility is permitted with development consent.	Explanation: This proposal seeks to: - remove the property address and description (i.e. Lot and DP) from Schedule 1, Clause 20; and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 20 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.

Item	Existing	Proposed amendment	Explanation and justification of change
2.1.13b			Explanation: This proposal seeks to amend Sheet APU_012 to map the existing additional permitted use at 2A Porrende Street, Narellan, as noted in Schedule 1, Clause 20 of the <i>Camden LEP</i>. Justification: The Additional Permitted Use (APU) pertaining to 2A Porrende Street, Narellan is referenced in Schedule 1, Clause 20, however has not been reflected on the relevant APU map. This amendment seeks to correct an inconsistency between the Schedule and the Instrument map and is considered minor and administrative in nature.
2.1.14a	Schedule 1 Additional permitted uses 21 Use of certain land at Doncaster Avenue, Narellan (1) This clause applies to land at Doncaster Avenue, Narellan, being Lots 63–70, DP 25582. (2) Development for the purposes of a car park and building to be used for the purposes of business premises and office premises is permitted with development consent if— (a) the car park is decked and to the rear of the building, and (b) the building has frontage to Doncaster Avenue, and (c) the building has a maximum depth of 15 metres.	Schedule 1 Additional permitted uses 21 Use of certain land at Doncaster Avenue, Narellan (1) This clause applies to land identified as Clause 21 on Sheet 012 of the Additional Permitted Uses Map. (2) Development for the purposes of a car park and building to be used for the purposes of business premises and office premises is permitted with development consent if— (a) the car park is decked and to the rear of the building, and (b) the building has frontage to Doncaster Avenue, and (c) the building has a maximum depth of 15 metres.	Explanation: This proposal seeks to: - remove the property address and description (i.e. Lot and DP) from Schedule 1, Clause 21; and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 21 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.

Item	Existing	Proposed amendment	Explanation and justification of change
2.1.14b	 Subject Site Additional Permitted Uses Refer to Schedule 1	 Clause 21 Subject Site Additional Permitted Uses Refer to Schedule 1	Explanation: This proposal seeks to amend Sheet APU_012 to map the existing additional permitted use 2, 4, 6, 8, 10, 12, 14, 16 Doncaster Ave, Narellan, as noted in Schedule 1, Clause 21 of the <i>Camden LEP</i>. Justification: The Additional Permitted Use (APU) pertaining to certain land at 2, 4, 6, 8, 10, 12, 14 and 16 Doncaster Avenue, Narellan is referenced in Schedule 1, Clause 21, however has not been reflected on the relevant APU map. This amendment seeks to correct an inconsistency between the Schedule and the Instrument map and is considered minor and administrative in nature.
2.1.15a	Schedule 1 Additional permitted uses 23 Use of certain land at Old Hume Highway, South Camden (1) This clause applies to land at Old Hume Highway, South Camden, being Lot 3, DP 628551. (2) Development for the purposes of function centres, hotel or motel accommodation and restaurants or cafes is permitted with development consent.	Schedule 1 Additional permitted uses 23 Use of certain land at Old Hume Highway, Camden South (1) This clause applies to land identified as Clause 23 on Sheet 011 of the Additional Permitted Uses Map. (2) Development for the purposes of function centres, hotel or motel accommodation and restaurants or cafes is permitted with development consent.	Explanation: This proposal seeks to: - remove the property address and description (i.e. Lot and DP) from Schedule 1, Clause 23, subclause (1); and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 23 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.

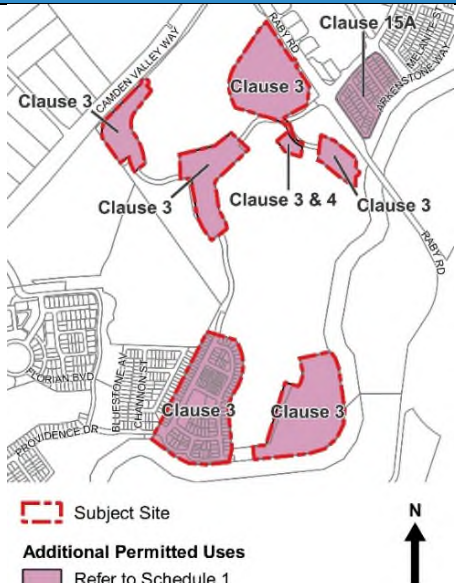
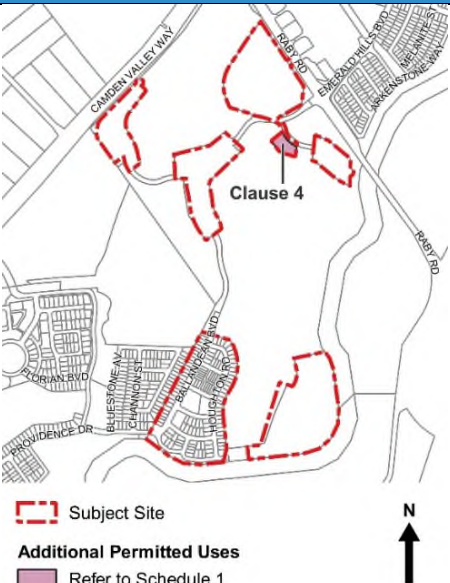
Item	Existing	Proposed amendment	Explanation and justification of change
2.1.15b			Explanation: This proposal seeks to amend Sheet APU_011 to map the existing additional permitted use at 273 Old Hume Highway, Camden South, as noted under <i>Schedule 1, Clause 23 of the Camden LEP</i>. Justification: The Additional Permitted Use (APU) pertaining to 273 Old Hume Highway, Camden South is referenced in Schedule 1, Clause 23, however has not been reflected on the relevant APU map. This amendment seeks to correct an inconsistency between the Schedule and the Instrument map and is considered minor and administrative in nature.
2.1.16a	Schedule 1 Additional permitted uses 25 Use of certain land at Richardson Road, Spring Farm (1) This clause applies to land in Zone E1 at Spring Farm, identified as Clause 25 on sheet 013 of the Additional Permitted Uses Map. (2) Development for the purposes of attached dwellings, dual occupancies, dwelling houses, exhibition homes, exhibition villages, multi dwelling housing and recreation facilities (indoor) is permitted with development consent.	Schedule 1 Additional permitted uses 25 Use of certain land at Richardson Road, Spring Farm (1) This clause applies to land identified as Clause 25 on Sheet 013 of the Additional Permitted Uses Map. (2) Development for the purposes of attached dwellings, dual occupancies, dwelling houses, exhibition homes, exhibition villages and multi dwelling housing is permitted with development consent.	Explanation: This proposal seeks to - remove the description of zoning applied in Schedule 1, Clause 25, subclause (1); and, - remove recreation facilities (indoor) from Schedule 1, Clause 25, subclause (2). Justification: Recreation facilities (indoor) are permitted with consent in zone E1 Local Centre. This amendment will ensure consistent formatting throughout Schedule 1.
2.1.17a	Schedule 1 Additional permitted uses	Schedule 1 Additional permitted uses	Explanation: This proposal seeks to:

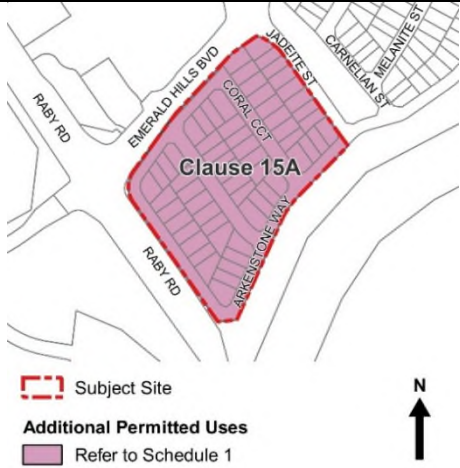
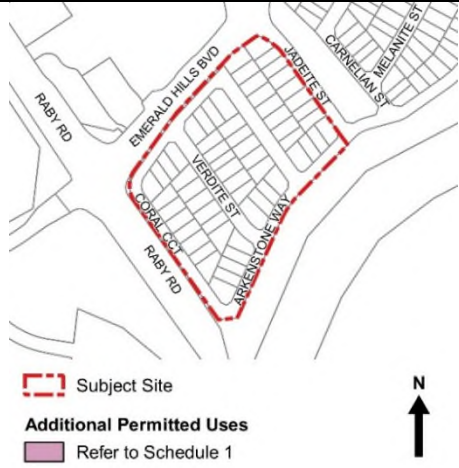
Item	Existing	Proposed amendment	Explanation and justification of change
	26 Use of certain land at Mount Annan (1) This clause applies to land at Annanvale Circuit, Holdsworth Drive and Waterworth Drive, Mount Annan, being Lot 206, DP 1070297, Lot 1, DP 1129436, SP 91087 and SP 86064. (2) Development for the purposes of multi dwelling housing is permitted with development consent.	26 Use of certain land at Mount Annan (1) This clause applies to land identified as Clause 26 on Sheet 017 of the Additional Permitted Uses Map. (2) Development for the purposes of multi dwelling housing is permitted with development consent.	- remove the property address and description (i.e. Lot and DP) from Schedule 1, Clause 26, subclause (1); and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 26 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.
2.1.17b			Explanation: This proposal seeks to amend Sheet APU_017 to map the existing additional permitted use at certain land at Mount Annan, as noted in <i>Schedule 1, Clause 26 of the Camden LEP</i>. The Additional Permitted Use (APU) pertaining to 4 Raintree Way, Mount Annan and 221, 221A Waterworth Drive, Mount Annan is referenced in Schedule 1, Clause 26, however has not been reflected on the relevant APU map. This amendment seeks to correct an inconsistency between the Schedule and the Instrument map and is considered minor and administrative in nature.
2.1.18a	Schedule 1 Additional permitted uses	Schedule 1 Additional permitted uses	Explanation: This proposal seeks to: add the reference to the sheet number of the Additional Permitted Uses Map in Schedule 1,

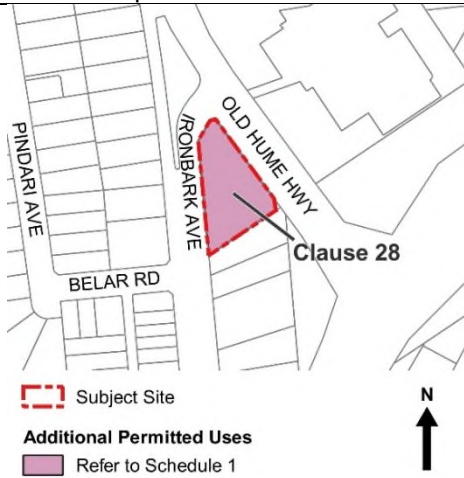
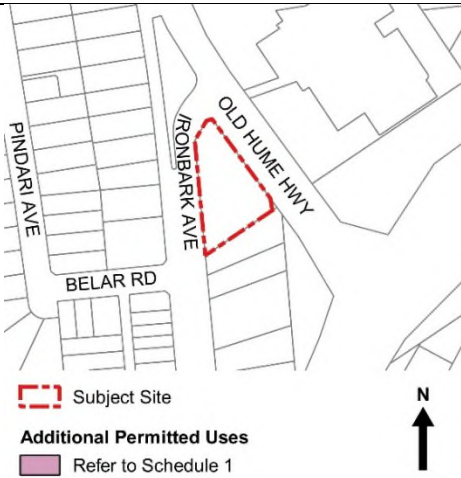
Item	Existing	Proposed amendment	Explanation and justification of change
	27 Use of certain land at Narellan and Smeaton Grange (1) This clause applies to certain land at Narellan and Smeaton Grange, identified as Clause 27 on the Additional Permitted Uses Map. (2) Development for the purposes of sex services premises is permitted with development consent if the premises will not be located on land that adjoins, is directly opposite or is separated only by a local road from land— (a) in Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone RE1 Public Recreation, or (b) used for the purposes of a centre-based childcare facility, a community facility, a school or a place of public worship. (c) In deciding whether to grant consent to development for the purposes of sex services premises, the consent authority must consider the impact the proposed development would have on any place likely to be regularly frequented by children.	27 Use of certain land at Narellan and Smeaton Grange (1) This clause applies to land identified as Clause 27 on Sheet 017 of the Additional Permitted Uses Map. (2) Development for the purposes of sex services premises is permitted with development consent if the premises will not be located on land that adjoins, is directly opposite or is separated only by a local road from land— (a) in Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone RE1 Public Recreation, or (b) used for the purposes of a centre-based childcare facility, a community facility, a school or a place of public worship. (c) In deciding whether to grant consent to development for the purposes of sex services premises, the consent authority must consider the impact the proposed development would have on any place likely to be regularly frequented by children.	Clause 27, subclause (1) to ensure consistent formatting throughout Schedule 1. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will ensure consistent formatting throughout Schedule 1.
2.1.19a	Schedule 1 Additional permitted uses	Schedule 1 Additional permitted uses	Explanation: This proposal seeks to:

Item	Existing	Proposed amendment	Explanation and justification of change
	29 Use of certain land at 55 Topham Road, Smeaton Grange (1) This clause applies to Lot 3513, DP 830128, 55 Topham Road, Smeaton Grange identified as “Clause 29” on the Additional Permitted Uses Map. (2) Development for the purposes of an animal boarding or training establishment is permitted with development consent.	29 Use of certain land at Topham Road, Smeaton Grange (1) This clause applies to land identified as Clause 29 on Sheet 017 of the Additional Permitted Uses Map. (2) Development for the purposes of an animal boarding or training establishment is permitted with development consent.	- remove the property address and description (i.e. Lot and DP) from Schedule 1, Clause 29, subclause (1); and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 26 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.
2.1.20a	Schedule 1 Additional permitted uses 30 Use of certain land at 3 Emerald Hills Boulevard, Leppington (1) This clause applies to Lot 96, DP 1203161, 3 Emerald Hills Boulevard, Leppington identified as “Clause 30” on the Additional Permitted Uses Map. (2) Development for the purposes of a vehicle repair station is permitted with development consent.	Schedule 1 Additional permitted uses 30 Use of certain land at Emerald Hills Boulevard, Leppington (1) This clause applies to land identified as Clause 30 on Sheet 016 of the Additional Permitted Uses Map. (2) Development for the purposes of a vehicle repair station is permitted with development consent.	Explanation: This proposal seeks to: - remove the property address and description (i.e. Lot and DP) from Schedule 1, Clause 30, subclause (1); and, - insert a link to the relevant additional permitted use map to delineate the land to which the additional permitted use applies. No change is proposed to the applicability of the additional permitted use. Justification: This amendment will: - eliminate the need for future housekeeping amendments to Schedule 1, Clause 26 to reflect instances where the property details may have changed; and, - ensure consistent formatting throughout Schedule 1.

Item	Existing	Proposed amendment	Explanation and justification of change
Item 2.2 Repeal Schedule 1, Clause 3 ‘Use of certain land at Lakeside’			
2.2.1a	Schedule 1 Additional permitted uses 3 Use of certain land at Lakeside (1) This clause applies to land zoned RE2 Private Recreation at Lakeside, identified as Clause 3 on sheet 016 of the Additional Permitted Uses Map. (2) Development for the purposes of a sewage treatment plant is permitted with development consent if the sewage treatment plant is only to be used in conjunction with development at Lakeside.	Schedule 1 Additional permitted uses 3 [Repealed]	Explanation: This proposal seeks to repeal the Additional Permitted Use for the land for a sewage treatment at Lakeside. Justification: Development has been connected to the sewer network and a sewage treatment facility is no longer required.

Item	Existing	Proposed amendment	Explanation and justification of change
2.2.1b			Explanation: This proposal seeks to amend Sheet APU_016 to repeal the Additional Permitted Use for the land for a sewage treatment at Lakeside. Justification: Development has been connected to the sewer network and a sewage treatment facility is no longer required. This APU also 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 Schedule 1, Clause 3, and the Instrument map.
Item 2.3 Repeal Schedule 1, Clause 15A 'Use of certain land fronting Raby Road, Leppington'			
2.3.1a	Schedule 1 Additional permitted uses 15A Use of certain land fronting Raby Road, Leppington (1) This clause applies to certain land fronting Raby Road, Leppington, being Lots 1000–1060, DP 1198247 zoned R2 Low Density Residential and identified as Clause 15A on sheet 016 of the Additional Permitted Uses Map.	Schedule 1 Additional permitted uses 15A [Repealed]	Explanation: This proposal seeks to repeal Clause 15A in Schedule 1. Justification: 'Exhibition homes' were previously nominated as a prohibited land use in Zone R2 Low Density Residential under the <i>Camden LEP</i>, but they are now permitted with consent. Clause 15A in Schedule 1 was introduced to permit 'exhibition homes' on certain land fronting Raby Road, Leppington. It was introduced in 2014 as part of Amendment 36 to the <i>Camden LEP</i>. In 2019, as part of Amendment 40 to the <i>Camden LEP</i>, the land use table for the R2 Zone was amended to remove

Item	Existing	Proposed amendment	Explanation and justification of change
	(2) Development for the purposes of exhibition homes is permitted with development consent.		'exhibition homes' as a prohibited land use. Since then, 'exhibition homes' have been permitted with consent as an innominate use (i.e. as "any other development not specified in item 2 or 4").
2.3.1b			Explanation: This amendment seeks to amend Sheet APU_016 to repeal the Additional Permitted Use that permits exhibition homes. Justification: As per Amendment 2.3.1a.
Item 2.4 Repeal Schedule 1, Clause 17 'Use of certain land at 1 Mount Annan Drive, Mount Annan'			
<u>2.4.1a</u>	Schedule 1 Additional permitted uses 17 Use of certain land at 1 Mount Annan Drive, Mount Annan (1) This clause applies to land at 1 Mount Annan Drive, Mount Annan, being Part Lot 132, DP 825469. (2) Development for the purposes of food and drink premises, horticulture, information and education facilities, landscaping material supplies, markets, office premises and plant nurseries is	Schedule 1 Additional permitted uses 17 [Repealed]	Explanation: This proposal seeks to repeal the Additional Permitted Use for certain uses developed in association with the Macarthur Centre for Sustainable Living. Justification: The Macarthur Centre for Sustainable Living closed at the end of 2024 due to a lack of funding. This APU clause is therefore no longer applicable.

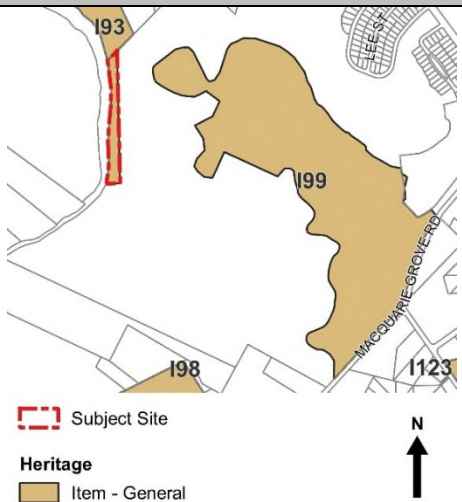
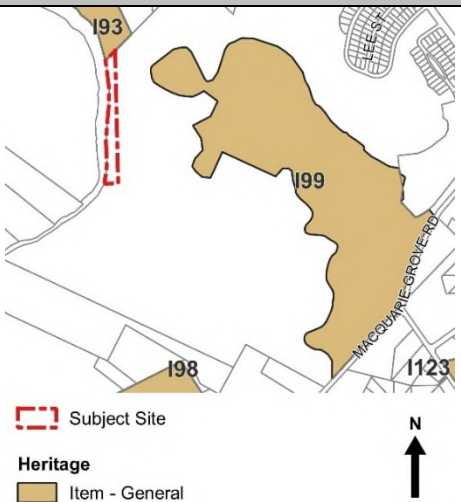
Item	Existing	Proposed amendment	Explanation and justification of change
	permitted with development consent if the development is associated with the Macarthur Centre for Sustainable Living.		
Item 2.5 Repeal Schedule 1, Clause 28 'Use of certain land at 2 Ironbark Avenue, Camden'			
2.5.1a	Schedule 1 Additional permitted uses 28 Use of certain land at 2 Ironbark Avenue, Camden (1) This clause applies to land at 2 Ironbark Avenue, Camden, being Lot 3, DP 243156, identified as Clause 28 on sheet 011 of the Additional Permitted Uses Map. (2) Development for the purposes of a medical centre is permitted with development consent.	Schedule 1 Additional permitted uses 28 [Repealed]	Explanation: This proposal seeks to repeal Schedule 1, Clause 28. Justification: Clause 28 was previously inserted into the <i>Camden LEP</i> to permit the additional use of a medical centre at 2 Ironbark Avenue, Camden. On 26 April 2023, the land at 2 Ironbark Avenue, Camden 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 of this rezoning, the additional permitted use applying to the land is no longer required.
2.5.1b	 Subject Site Additional Permitted Uses Refer to Schedule 1	 Subject Site Additional Permitted Uses Refer to Schedule 1	Explanation: This amendment seeks to amend Sheet APU_011 to repeal an existing additional permitted use for a medical centre at 2 Ironbark Avenue, Camden, as noted in Schedule 1, Clause 28 of the <i>Camden LEP</i>. Justification: As part of the NSW Government's Employment Zones reform, the land at 2 Ironbark Avenue, Camden was rezoned to E3 Productivity Support on 26 April 2023. Under the E3 zoning, medical centres are permitted with consent. The additional permitted use is no longer required at this site under its existing zoning.

Matter 3: Miscellaneous Housekeeping Amendments

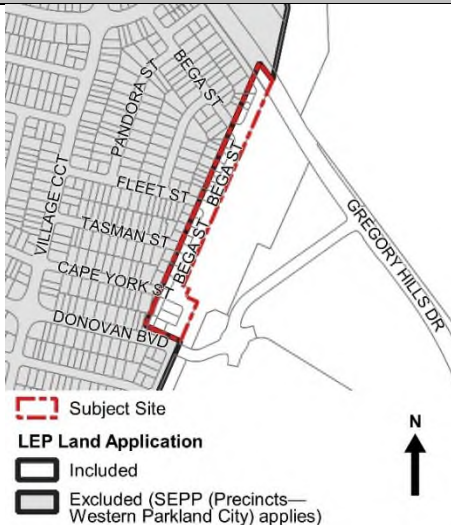
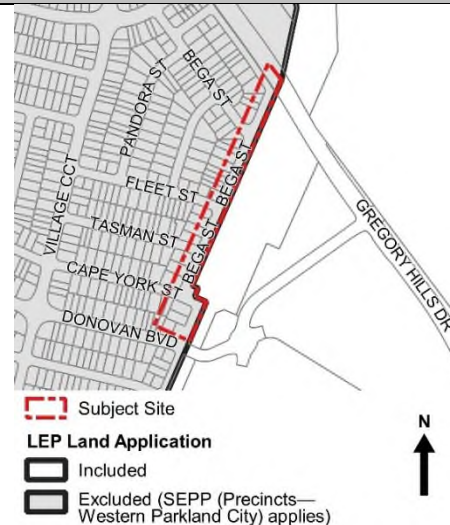
The items under this matter seek to address several housekeeping amendments identified in an administrative review of the *Camden LEP* and the *Precincts SEPP*.

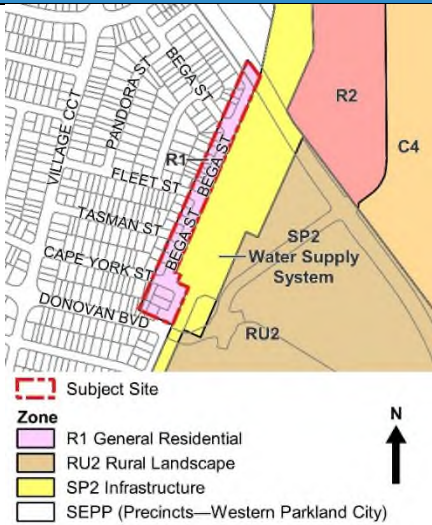
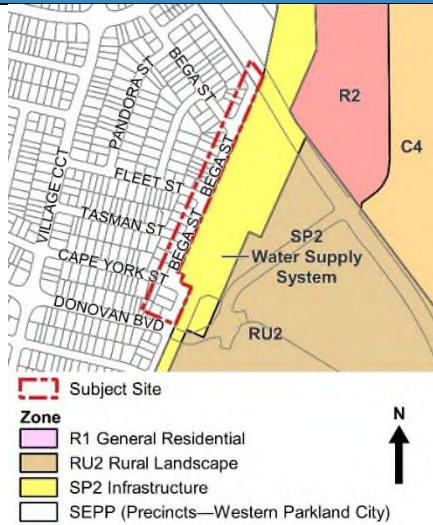
The red text in **Table 3** indicates the proposed changes to each clause.

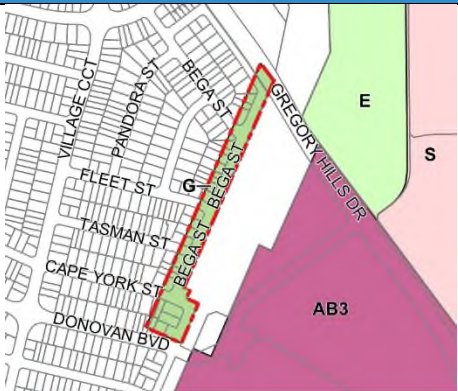
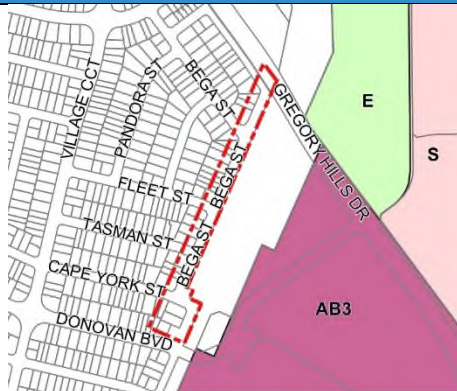
Table 3 Proposed Miscellaneous Housekeeping Amendments

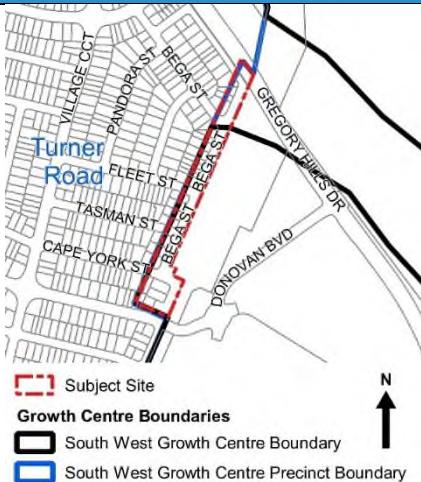
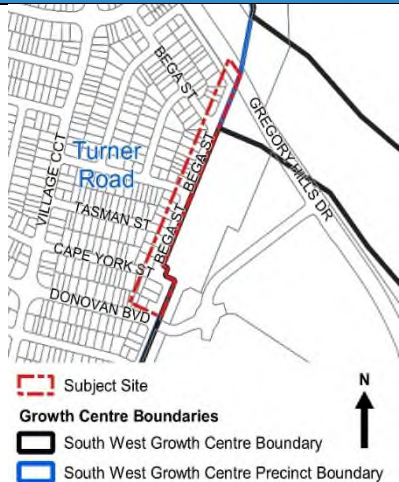
Item	Existing	Proposed amendment	Explanation and justification of change
Item 3.1 Correct heritage anomaly at 'Wivenhoe'			
3.1.1			Explanation: This proposal seeks to amend Sheet HER_002 of the <i>Camden LEP</i> Heritage Map by removing the shading from a portion of land. This will correct an anomaly in relation to the boundary of Item 199 at 299 Macquarie Grove Road, Cobbitty, known as “Wivenhoe”. Justification: Removing the heritage protection from this portion of land along the Nepean River will correct an historic mapping anomaly and reflect the accurate interpretation of the heritage listing. In accordance with the NSW Government publication titled <i>'Standard Technical Requirements for Spatial Datasets and Maps Version 2.0'</i>, only the immediate location of the heritage item has been coloured as it is located on a very large rural property. The subject property is intersected by the boundary of Sheets HER_002 and HER_007 of the <i>Camden LEP</i> Heritage Map. The strip of land that is the subject of this amendment is the only portion of the property that lies on Sheet HER_002. For this reason, it is understood to be an anomaly.

Item	Existing	Proposed amendment	Explanation and justification of change
Item 3.2 Update standards for Solid Fuel Heaters			
3.2.1	Schedule 2 Exempt Development Solid fuel heaters (1) May only be installed in a single detached dwelling that is not a heritage item or located in a heritage conservation area. (2) Must have an emissions rate of 1 gram per kilogram or less as determined by AS/NZS 4013:1999, Domestic solid fuel burning appliances—Method for determination of flue gas emission. (3) Must have an efficiency rating of 65% or greater as determined by AS/NZS 4013:1999, Domestic solid fuel burning appliances—Method for determination of flue gas emission. (4) Must be installed in accordance with AS/NZS 2918:2001, Domestic solid fuel burning appliances—Installation. (5) The top of the flue must be at least 1m above any structure that is within a 15m radius.	Schedule 2 Exempt Development Solid fuel heaters (1) May only be installed in a single detached dwelling that is not a heritage item or located in a heritage conservation area. (2) Must have an emissions rate as determined by AS/NZS 4013, Domestic solid fuel burning appliances—Method for determination of flue gas emission. (3) Must have an efficiency rating as determined by AS/NZS 4012, Domestic solid fuel burning appliances—Method for determination of power output and efficiency. (4) Must be installed in accordance with AS/NZS 2918, Domestic solid fuel burning appliances—Installation. (5) The top of the flue must be at least 1m above any structure that is within a 15m radius. (6) Must be installed by a person licensed by NSW Fair Trading to install domestic solid fuel heaters.	Explanation: This proposal seeks to update the references to Australian Standards in Schedule 2 of the <i>Camden LEP</i> under 'Solid fuel heaters' and remove references to the year and ratings. It also seeks to add three standards. Justification: The existing exempt provisions applying to solid fuel heaters in Schedule 2 refer to Australian Standards that have been superseded. To eliminate the need for future housekeeping amendments to Schedule 2, references to the year and ratings have been removed. Three additional subclauses are also proposed to introduce new standards that align with Council's local approvals policy. The local approvals policy provides local exemptions for activities that would otherwise require approval under the <i>Local Government Act 1993</i>. This is distinct from Schedule 2 of the <i>Camden LEP</i>, which provides local exemptions from approvals under the <i>Environmental Planning & Assessment Act 1979</i>. Consistency between the local approvals policy and Schedule 2 of the <i>Camden LEP</i> will help in clarifying the requirements for approval. This amendment is minor and is considered housekeeping in nature.

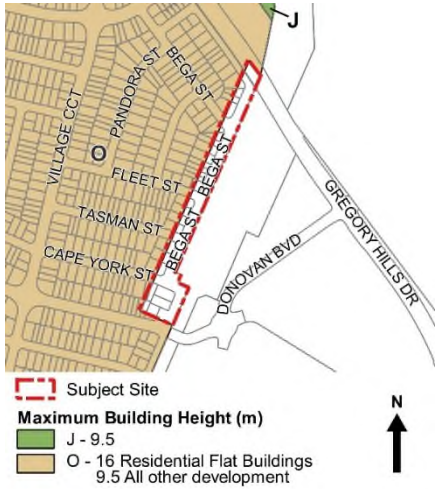
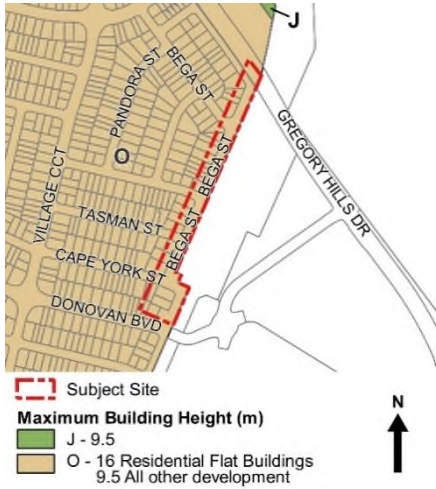
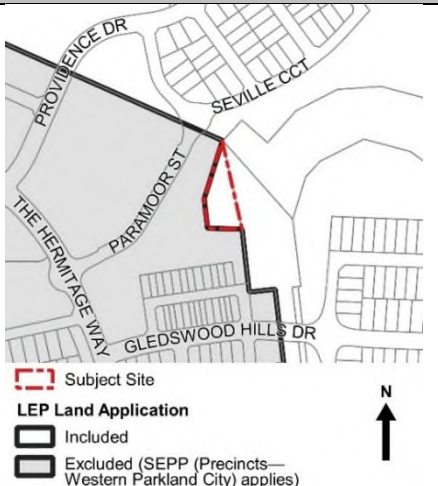
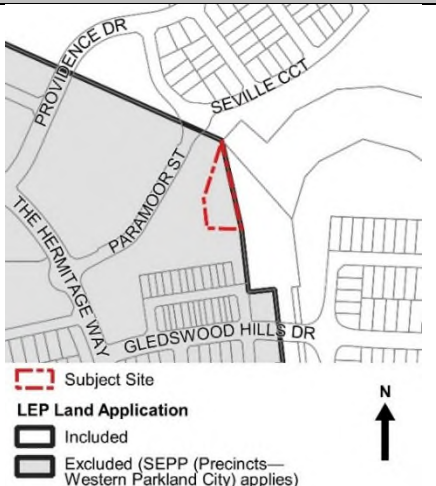
Item	Existing	Proposed amendment	Explanation and justification of change
		(7) Must have a conformance plate and certificate of compliance that details the information required in AS/NZS 4013, Domestic solid fuel burning appliances — Method for determination of flue gas emission, and AS/NZS 4012, Domestic solid fuel burning appliances—Method for determination of power output and efficiency. (8) Must be installed in accordance with the NCC-BCA - Part 12.4.	
Item 3.3 Adjust Camden LEP and Precincts SEPP boundary near Bega Street, Gregory Hills			
3.3.1a			Explanation: This proposal seeks to amend LAP_001 to adjust the <i>Camden LEP</i> boundary. Justification: The boundary of the <i>Camden LEP</i> and Turner Road Precinct under the <i>Precincts SEPP</i> currently traverses the affected properties and has resulted in development standards (e.g. zoning, minimum lot size, building heights) from both Instruments applying to certain lots. Realigning the <i>Camden LEP</i> land application boundary to the eastern side of Bega Street will snap the boundary to the Gregory Hills suburb. This mapping amendment will ensure development standards under the <i>Precincts SEPP</i> are wholly applied to the land.

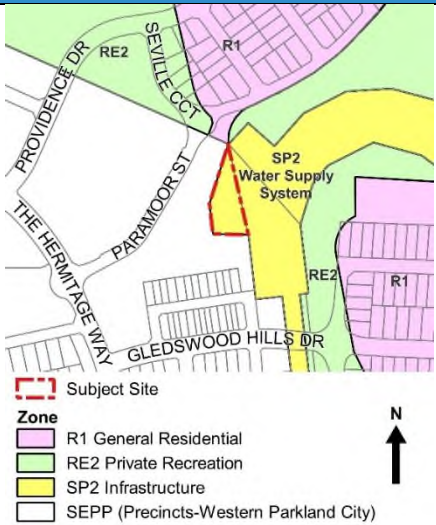
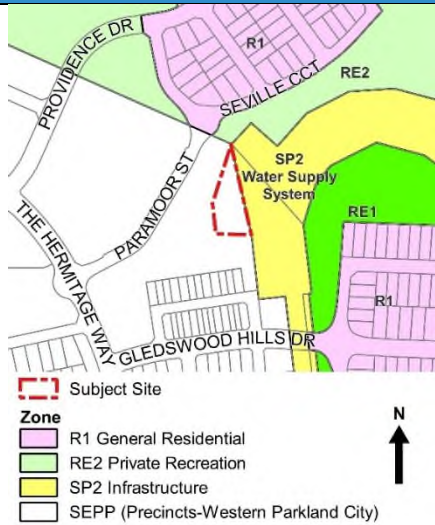
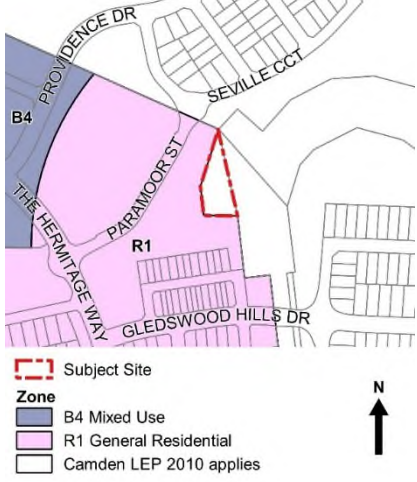
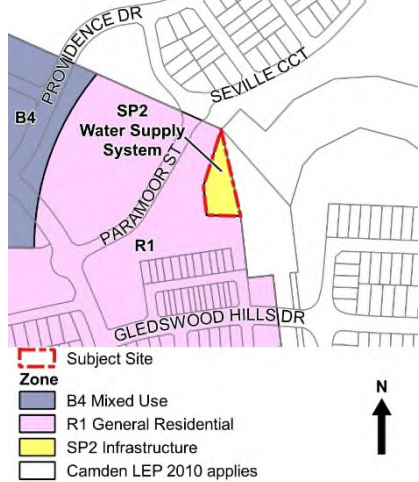
Item	Existing	Proposed amendment	Explanation and justification of change
3.3.1b			Explanation: This proposal seeks to amend LZN_017 to remove the R1 – General Residential Zone under the Camden LEP from applying to certain lots in Mudgee, Tasman, Bega and Cape York Streets and Donovan Boulevard, Gregory Hills. Justification: The land zoning map is required to be amended to remove the existing zoning under the <i>Camden LEP</i> (see Amendment 3.3.1a of this Table for further information). As noted above, the intention is to retain the existing R1 General Residential Zone, however, rezone the land under a single Instrument (i.e. <i>Precincts SEPP</i>). Rezoning the land wholly under the <i>Precincts SEPP</i> will alleviate any confusion relating to which land uses are permitted and prohibited on the land and deliver a consistent approach to land uses across the growth area (see Amendment 3.3.1a of this Table for further justification). Note: <i>It is proposed the Zone R1 – General Residential under the SEPP (Precincts - Western Parkland City) 2021 will be applied to this land (see Amendment 3.3.2b of this Table for further justification)</i>

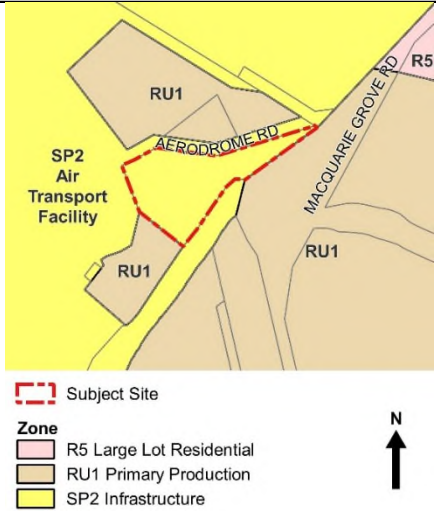
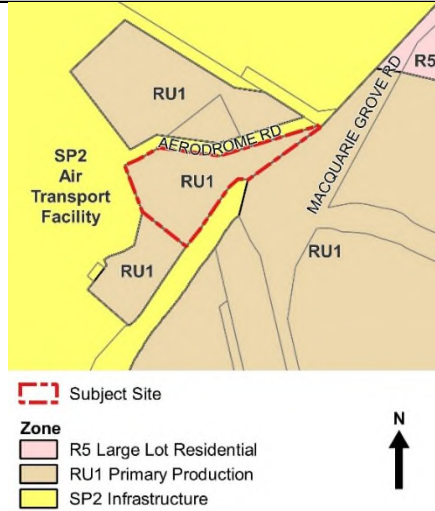
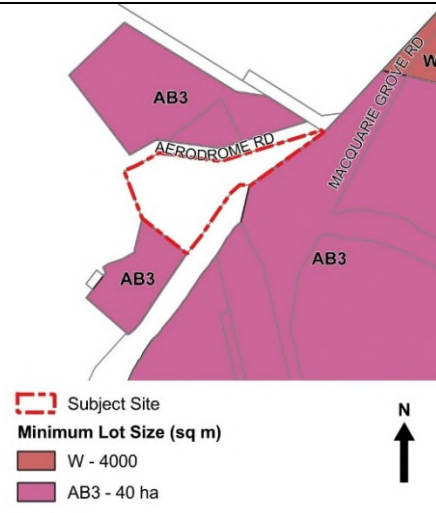
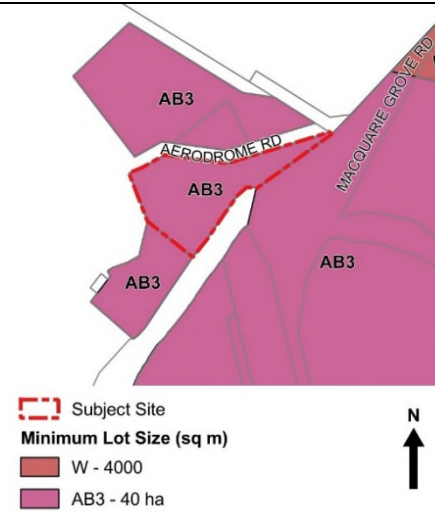
Item	Existing	Proposed amendment	Explanation and justification of change
3.3.1c	  Subject Site Minimum Lot Size (sq m)  G - 450  AB3 - 40 ha	  Subject Site Minimum Lot Size (sq m)  G - 450  AB3 - 40 ha	Explanation: This proposal seeks to amend LSZ_017 to remove the 450sqm minimum lot size applied to certain lots in Mudgee, Tasman, Bega and Cape York Streets and Donovan Boulevard, Gregory Hills applied under the <i>Camden LEP</i>. Justification: The minimum lot size map is required to be amended to remove the existing 450sqm minimum lot size under the <i>Camden LEP</i> (see Amendment 3.3.1a of this Table for further information). Note: <i>It is proposed that an A – 125sqm minimum lot size under the Precincts SEPP will be applied to this land (see Amendment 3.3.2c of this Table for further justification).</i>
3.3.1d	  Subject Site Maximum Building Height (m)  J - 9.5	  Subject Site Maximum Building Height (m)  J - 9.5	Explanation: This proposal seeks to amend HOB_017 to remove the existing 9.5m (J) maximum building height from certain lots in Mudgee, Tasman, Bega and Cape York Streets and Donovan Boulevard, Gregory Hills applied under the <i>Camden LEP</i>. Justification: The Height of Buildings map needs to be amended to remove the existing 9.5m maximum building height under the <i>Camden LEP</i> (see Amendment 3.3.1a of this Table for further information). Note: <i>It is proposed that the maximum building height of O – 16m for residential flat building development and 9.5m for all other development types under the Precincts SEPP will be applied to this land. (see Amendment 3.3.2d of this Table for further justification).</i>

Item	Existing	Proposed amendment	Explanation and justification of change
3.3.2a	  Subject Site Growth Centre Boundaries  South West Growth Centre Boundary  South West Growth Centre Precinct Boundary	  Subject Site Growth Centre Boundaries  South West Growth Centre Boundary  South West Growth Centre Precinct Boundary	Explanation: This proposal seeks to amend the South West Growth Centre Land Application Map Sheet LAP_009 and the Precinct Boundary Map Sheet PCB_009 and to realign the boundaries of the South West Growth Centre and the Turner Road Precinct. Justification: The boundary of the <i>Camden LEP</i> and Turner Road Precinct under the <i>Precincts SEPP</i> currently traverses the affected properties and has resulted in development standards (e.g. zoning, minimum lot size, building heights) from both Instruments applying to certain lots. Realigning the South West Growth Centre and Turner Road Precinct boundaries to the eastern side of Bega Street will snap the boundaries to the residential development within the Turner Road Precinct. This mapping amendment will ensure development standards under the <i>Precincts SEPP</i> are wholly applied to the land. Note: Should this proposed amendment be supported, additional map sheets within the <i>Camden LEP</i> and <i>Precincts SEPP</i> may need to be amended to update the planning instrument boundary.

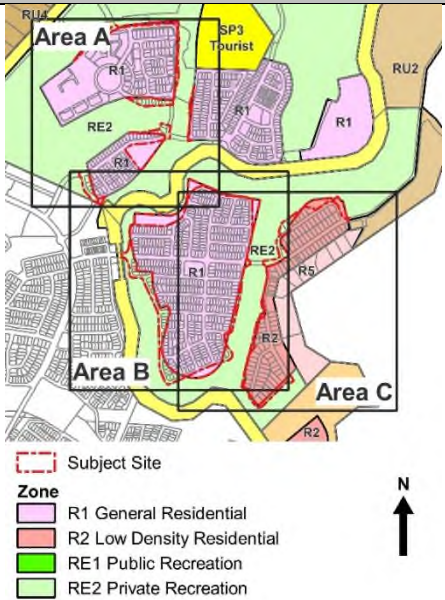
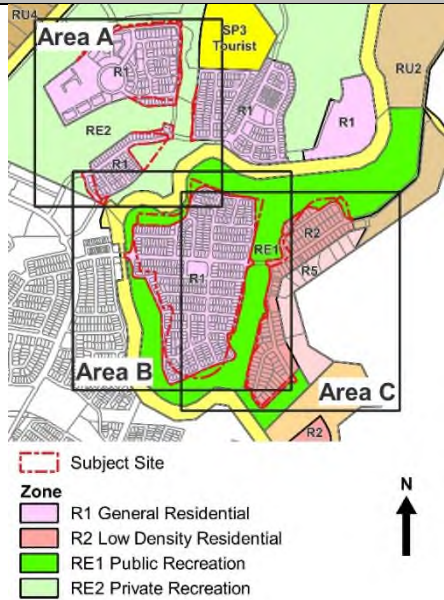
Item	Existing	Proposed amendment	Explanation and justification of change
3.3.2b			Explanation: This proposal seeks to amend the South West Growth Centre Land Zoning Map Sheet LZN_009 to realign the boundaries of the South West Growth Centre and the Turner Road Precinct. Justification: The boundary of the <i>Camden LEP</i> and Turner Road Precinct under the <i>Precincts SEPP</i> currently traverses the affected properties and has resulted in development standards (e.g. zoning, minimum lot size, building heights) from both Instruments applying to certain lots. Realigning the South West Growth Centre and Turner Road Precinct boundaries to the eastern side of Bega Street will snap the boundaries to the residential development within the Turner Road Precinct. This mapping amendment will ensure development standards under the <i>Precincts SEPP</i> are wholly applied to the land (see Amendment 3.3.2a of this Table for further justification).
3.3.2c			Explanation: This proposal seeks to amend the South West Growth Centre Lot Size Map Sheet LSZ_009 to realign the boundaries of the South West Growth Centre and the Turner Road Precinct. Justification: The boundary of the <i>Camden LEP</i> and Turner Road Precinct under the <i>Precincts SEPP</i> currently traverses the affected properties and has resulted in development standards (e.g. zoning, minimum lot size, building heights) from both Instruments applying to certain lots. Realigning the South West Growth Centre and Turner Road Precinct boundaries to the eastern side of Bega Street will snap the boundaries to the residential development within the Turner Road Precinct. This mapping amendment will ensure development standards under the <i>Precincts SEPP</i> are wholly applied to the land (see Amendment 3.3.2a of this Table for further justification).

Item	Existing	Proposed amendment	Explanation and justification of change
3.3.2d			Explanation: This proposal seeks to amend the South West Growth Centre Height of Buildings Map Sheet HOB_009 to realign boundaries of the South West Growth Centre and the Turner Road Precinct. Justification: The boundary of the <i>Camden LEP</i> and Turner Road Precinct under the <i>Precincts SEPP</i> currently traverses the affected properties and has resulted in development standards (e.g. zoning, minimum lot size, building heights) from both Instruments applying to certain lots. Realigning the South West Growth Centre and Turner Road Precinct boundaries to the eastern side of Bega Street will snap the boundaries to the residential development within the Turner Road Precinct. This mapping amendment will ensure development standards under the <i>Precincts SEPP</i> are wholly applied to the land (see Amendment 3.3.2a of this Table for further justification).
Item 3.4 Adjust Camden LEP and Precincts SEPP boundary near Paramoor Street, Gledswood Hills			
3.4.1a			Explanation: This proposal seeks to amend LAP_001 to realign the <i>Camden LEP/Precincts SEPP</i> boundary to snap to the lot boundary of 76 The Hermitage Way, Gledswood Hills. Justification: The <i>Camden LEP</i> boundary shown on relevant instrument maps is inconsistent with the <i>Camden LEP/Precincts SEPP</i> boundary shown under the <i>Precincts SEPP</i>. Realigning the boundary to snap to the lot boundary of 76 Heritage Way will correct a historic mapping anomaly between these planning instruments and accurately reflect the application of the <i>Camden LEP</i> and the <i>Precincts SEPP</i>. Note: Should this proposed amendment be supported, additional map sheets within the <i>Camden LEP</i> and <i>Precincts SEPP</i> may need to be amended to update the planning instrument boundary.

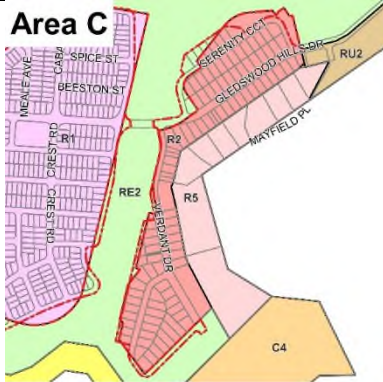
Item	Existing	Proposed amendment	Explanation and justification of change
3.4.1b	 Subject Site Zone - R1 General Residential - RE2 Private Recreation - SP2 Infrastructure - SEPP (Precincts-Western Parkland City)	 Subject Site Zone - R1 General Residential - RE2 Private Recreation - SP2 Infrastructure - SEPP (Precincts-Western Parkland City)	Explanation: This proposal seeks to amend LZN_016 to remove the SP2 Infrastructure zone applied to the land under the <i>Camden LEP</i>. Justification: The land at 76 The Hermitage Way, Gledswood Hills is council-owned land that has been embellished for a public recreation purpose. The realignment of the <i>Camden LEP/Precincts SEPP</i> boundary will result in the land being wholly zoned under the <i>Precincts SEPP</i> (see Amendment 3.4.1a of this Table for further justification).
3.4.2a	 Subject Site Zone - B4 Mixed Use - R1 General Residential - Camden LEP 2010 applies	 Subject Site Zone - B4 Mixed Use - R1 General Residential - SP2 Infrastructure - Camden LEP 2010 applies	Explanation: This proposal seeks to amend the South West Growth Centre Land Zoning Map Sheet LZN_009 to apply the SP2 Infrastructure zone to this land. Justification: Rezoning this section of land to SP2 Infrastructure would realign the <i>Camden LEP/Precincts SEPP</i> boundary and ensure development standards under the <i>Precincts SEPP</i> are wholly applied to the land (see Amendment 3.4.1a of this Table for further justification).

Item	Existing	Proposed amendment	Explanation and justification of change
Item 3.5 Rezone 105 Macquarie Grove Road, Cobbitty			
3.5.1a			Explanation: This proposal seeks to amend LZN_008 map to remove the SP2 Infrastructure Zone and apply RU1 Primary Production Zone to land at 105 Macquarie Grove Road, Cobbitty under the <i>Camden LEP</i>. Justification: In 2009, a Planning Proposal was finalised that sought to rezone land in private ownership at 101, 103, 105 and 107 Macquarie Grove Road, Cobbitty from SP2 Air Transport Facility to RU1 Primary Production. The RU1 Zone was selected in consultation with Sydney Metro Airports and to be consistent with the NSW Department of Planning and Environment's Practice Note 08-002 and the zoning applied to adjoining land. The lots at 101, 103 and 107 were rezoned to RU1 Primary Production, however due to an administrative error, 105 Macquarie Grove Road, Cobbitty was not included. This amendment will correct a historic mapping anomaly.
3.5.1b			Explanation: This proposal seeks to amend LSZ_008 to apply a AB3 – 40ha minimum lot size to 105 Macquarie Grove Road, Cobbitty Justification: The minimum lot size map needs to be amended to apply a minimum 40ha lot size that is consistent with the proposed RU1 Primary Production zoning (see Amendment 3.5.1a of this Table for further justification).

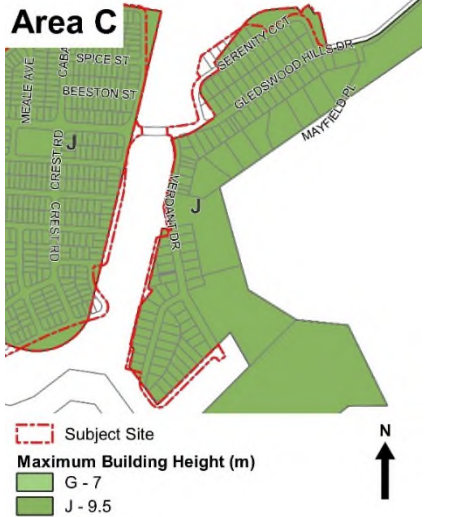
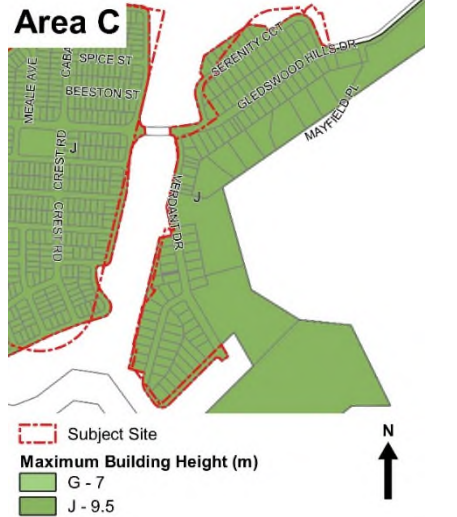
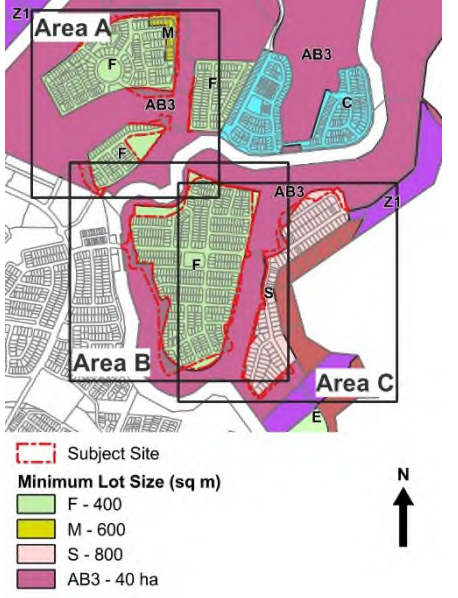
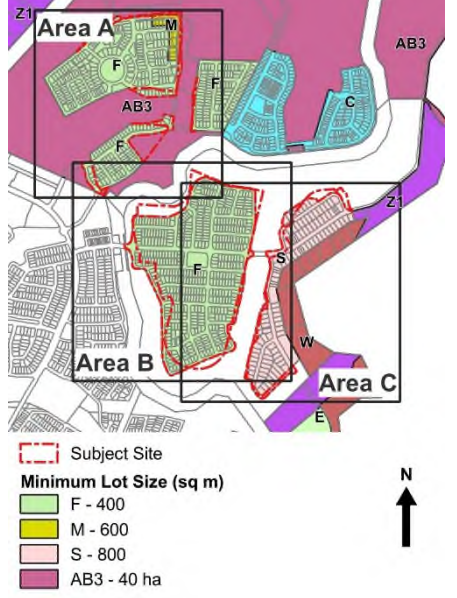
Item	Existing	Proposed amendment	Explanation and justification of change
3.5.1c	  Subject Site Maximum Building Height (m)  J - 9.5	  Subject Site Maximum Building Height (m)  J - 9.5	Explanation: This proposal seeks to amend HOB_008 to apply a J - 9.5m maximum Height of Buildings limit to 105 Macquarie Grove Road, Cobbitty. Justification: The Height of Buildings map needs to be amended to apply a maximum 9.5m building height that is consistent with the proposed RU1 Primary Production zoning (see Amendment 3.5.1a of this Table for further justification).

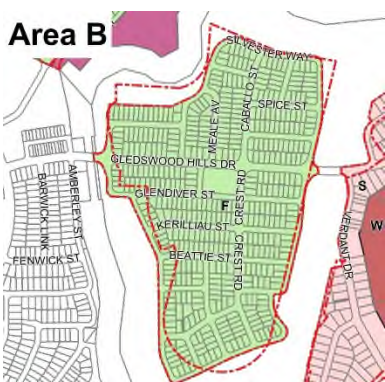
Item	Existing	Proposed amendment	Explanation and justification of change
Item 3.6 Adjusting boundaries in Gledswood Hills mapping amendments			
3.6.1a			Explanation: This proposal seeks to amend LZN_016 to remove the existing RE2 Zone from certain residential lots under the <i>Camden LEP</i>. This item also seeks to remove the existing RE2 Private Recreation zone from land in Council's ownership and apply a RE1 Public Recreation Zone. Justification: Council determined at its meeting on 23 June 2015 to vary the Indicative Layout Plan at the Crest in Gledswood Hills. Snapping the R1 General Residential and R2 Low Density Residential zones to the lot boundary on residential lots will remove dual zoning (i.e. residential and recreation) or a recreation zone applying to the entire residential lot. This amendment will create consistency between the applied land zoning and the existing residential use. 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 public open space.

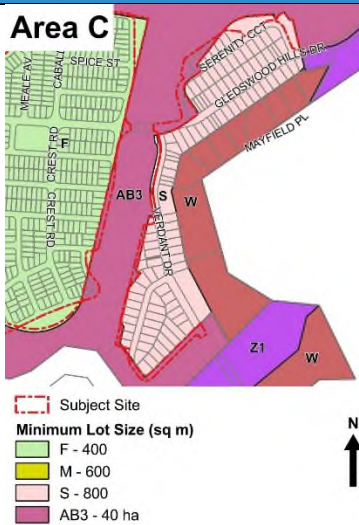
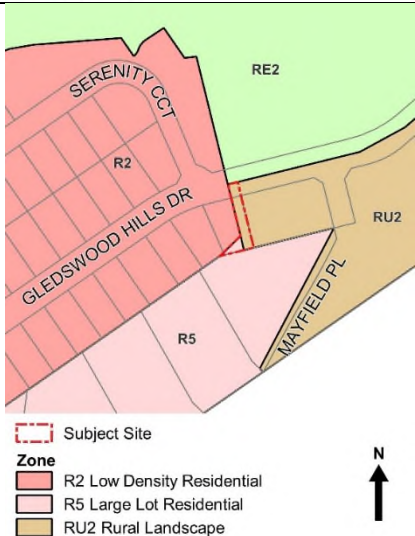
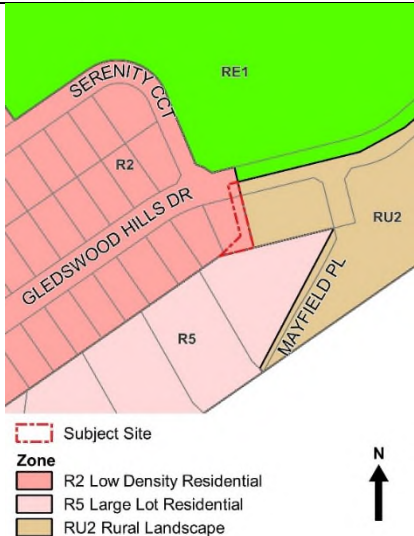
Item	Existing	Proposed amendment	Explanation and justification of change
	Area A  SP3 Tourist Subject Site Zone - R1 General Residential - R2 Low Density Residential - RE1 Public Recreation - RE2 Private Recreation N Area B  Subject Site Zone - R1 General Residential - R2 Low Density Residential - RE1 Public Recreation - RE2 Private Recreation N	Area A  SP3 Tourist Subject Site Zone - R1 General Residential - R2 Low Density Residential - RE1 Public Recreation - RE2 Private Recreation N Area B  Subject Site Zone - R1 General Residential - R2 Low Density Residential - RE1 Public Recreation - RE2 Private Recreation N	

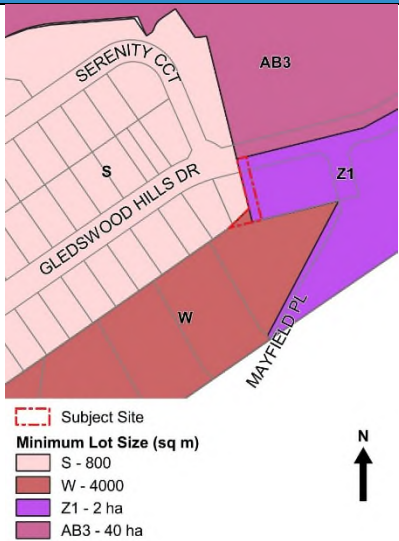
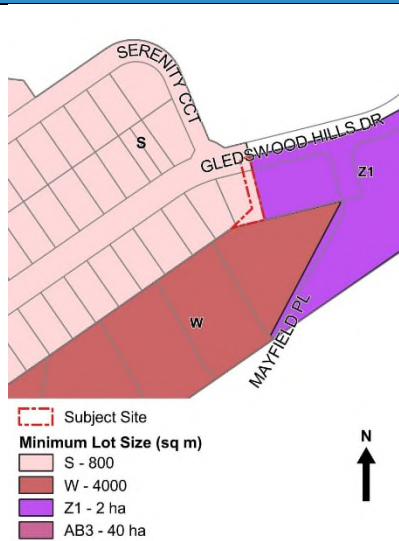
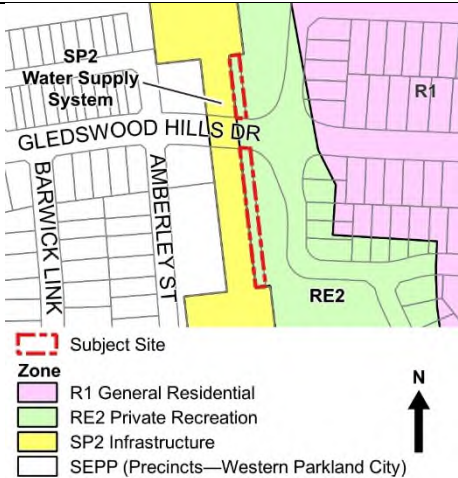
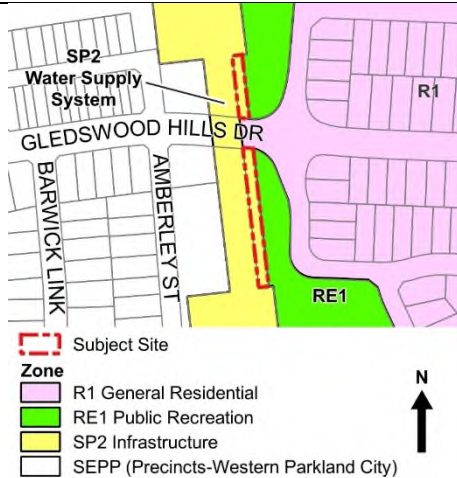
Item	Existing	Proposed amendment	Explanation and justification of change
	Area C  Subject Site Zone - R1 General Residential - R2 Low Density Residential - RE1 Public Recreation - RE2 Private Recreation	Area C  Subject Site Zone - R1 General Residential - R2 Low Density Residential - RE1 Public Recreation - RE2 Private Recreation	
3.6.1b	Area A  Subject Site Maximum Building Height (m) - G - 7 - J - 9.5	Area A  Subject Site Maximum Building Height (m) - G - 7 - J - 9.5	Explanation: This amendment seeks to amend HOB_016 to wholly apply a J - 9.5m maximum building height to certain residential lots zoned R1 General Residential and R2 Low Density General Residential. Justification: The Height of Buildings map needs to be amended to snap the J – 9.5m maximum building height to the lot boundary. Applying a 9.5m maximum building height will align the building height development standard with the proposed residential zoning (see Amendment 3.6.1a for further justification).

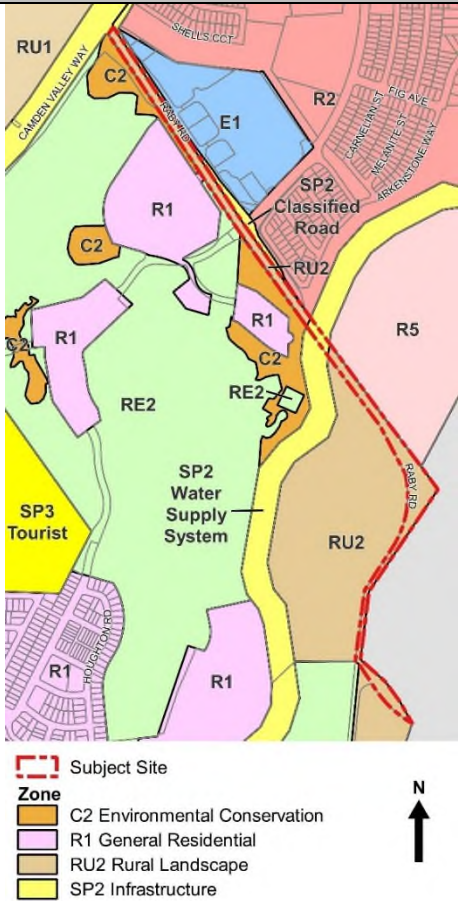
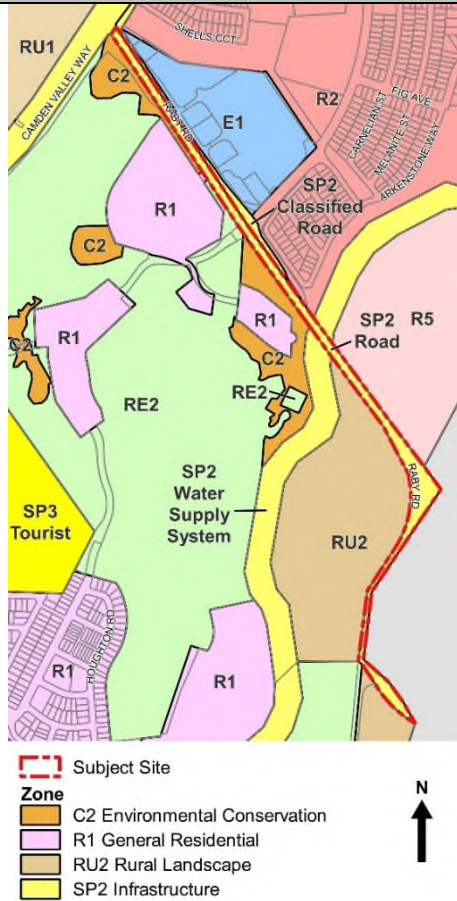
Item	Existing	Proposed amendment	Explanation and justification of change
	Area A  Subject Site Maximum Building Height (m) G - 7 J - 9.5 Area B  Subject Site Maximum Building Height (m) G - 7 J - 9.5	Area A  Subject Site Maximum Building Height (m) G - 7 J - 9.5 Area B  Subject Site Maximum Building Height (m) G - 7 J - 9.5	

Item	Existing	Proposed amendment	Explanation and justification of change
	Area C  Subject Site Maximum Building Height (m) - G - 7 - J - 9.5	Area C  Subject Site Maximum Building Height (m) - G - 7 - J - 9.5	
3.6.1c	Area A  Subject Site Minimum Lot Size (sq m) - F - 400 - M - 600 - S - 800 - AB3 - 40 ha	Area A  Subject Site Minimum Lot Size (sq m) - F - 400 - M - 600 - S - 800 - AB3 - 40 ha	Explanation: This amendment seeks to amend LSZ_016 to apply 400sqm minimum lot size to certain R1 Low Density Residential land Justification: The minimum lot size map needs to be amended to snap the F – 400sqm minimum lot size to the lot boundary. Removing the existing AB3 – 40ha minimum lot size by snapping the 400sqm minimum lot size to the lot boundary will align the lot size development standard with the proposed residential zoning (see Amendment 3.6.1a for further justification).

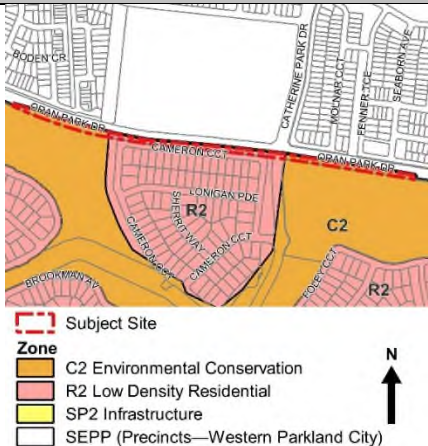
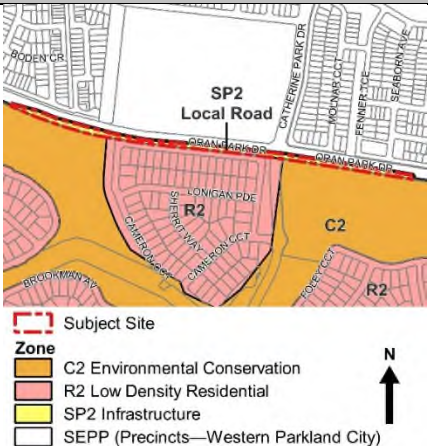
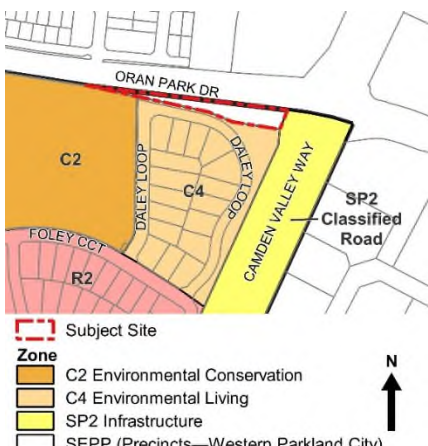
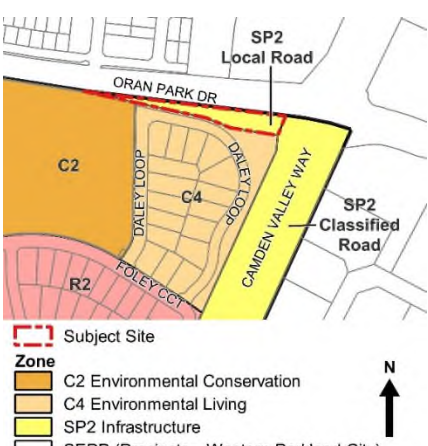
Item	Existing	Proposed amendment	Explanation and justification of change
	Area A  Subject Site Minimum Lot Size (sq m) - F - 400 - M - 600 - S - 800 - AB3 - 40 ha Area B  Subject Site Minimum Lot Size (sq m) - F - 400 - M - 600 - S - 800 - AB3 - 40 ha	Area A  Subject Site Minimum Lot Size (sq m) - F - 400 - M - 600 - S - 800 - AB3 - 40 ha Area B  Subject Site Minimum Lot Size (sq m) - F - 400 - M - 600 - S - 800 - AB3 - 40 ha	

Item	Existing	Proposed amendment	Explanation and justification of change
3.6.1d	Area C 	Area C 	Explanation: This amendment seeks to amend LSZ_016 to apply a 800sqm minimum lot size to certain R2 Low Density Residential land. Justification: The minimum lot size map needs to be amended to snap the S – 800sqm minimum lot size to the lot boundary Removing the existing AB3 – 40ha minimum lot size by snapping the 800sqm minimum lot size to the lot boundary will align the lot size development standard with the proposed residential zoning (see Amendment 3.6.1a for further justification).
3.6.2a			Explanation: This amendment seeks to amend LZN_016 map to remove the RU2 Rural Landscape and the R5 Large Lot Residential Zones from 126 Gledswood Hills Drive, Gledswood Hills under the <i>Camden LEP</i>. Justification: The zoning map needs to be amended to wholly zone the land at 126 Gledswood Hills Drive, Gledswood Hills wholly R2 Low Density Residential. The existing land use and lot size of 126 Gledswood Hills Drive, Gledswood Hills is consistent with other land zoned R2 Low Density Residential. Snapping the R2 Zone boundary to the lot boundary will correct a minor mapping anomaly.

Item	Existing	Proposed amendment	Explanation and justification of change
3.6.2b			Explanation: This amendment seeks to amend LSZ_016 map to wholly apply a S – 800sqm minimum lot size to 126 Gledswood Hills Drive, Gledswood Hills Justification: The minimum lot size map needs to be amended to snap the S – 800sqm minimum lot size with the lot boundary. An S - 800sqm minimum lot size is consistent with the proposed R2 Low Density Residential zoning (see Amendment 3.7.2a of this Table for further justification).
3.6.3a			Explanation: This amendment seeks to amend LZN_016 to remove the RE2 Private Recreation zone and apply SP2 Infrastructure – Water Supply System zone to land along the Water NSW Upper Canal under the <i>Camden LEP</i>. Justification: The land at 22C and 31B Gledswood Hills Drive adjoins the Water NSW Upper Canal and is used to provide Water NSW with access to Canal Corridor. Council received correspondence from Water NSW dated October 2020 requesting the land is rezoned SP2 Infrastructure prior to the land being dedicated to Water NSW by the developer. This amendment seeks to enact this request.

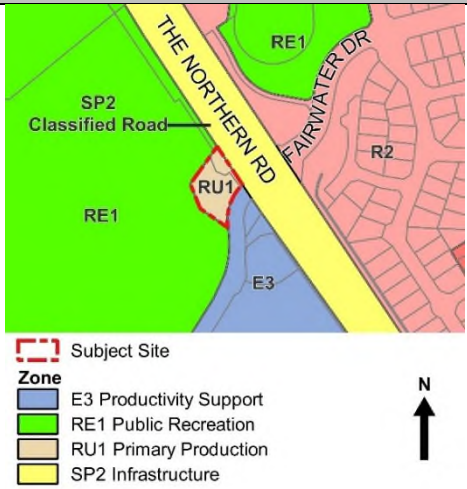
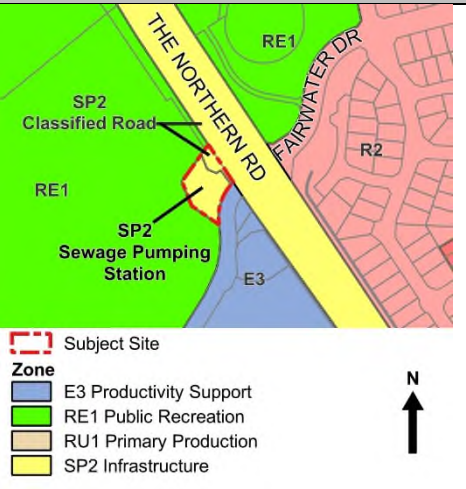
Item	Existing	Proposed amendment	Explanation and justification of change
Item 3.7 – Aligning land use zoning with existing land uses in the road reserve for Raby Road			
3.7.1a			Explanation: This amendment seeks to amend LZN_016 to remove the RU2 zone on Raby Road to SP2 Infrastructure Road – Classified Road under the <i>Camden LEP</i>. Justification: This land has been embellished as a road as part of the Raby Road upgrades. The SP2 Zone should be applied along Raby Road to reflect its intended use.

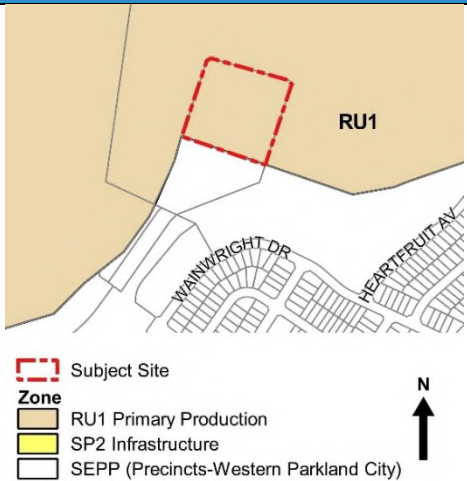
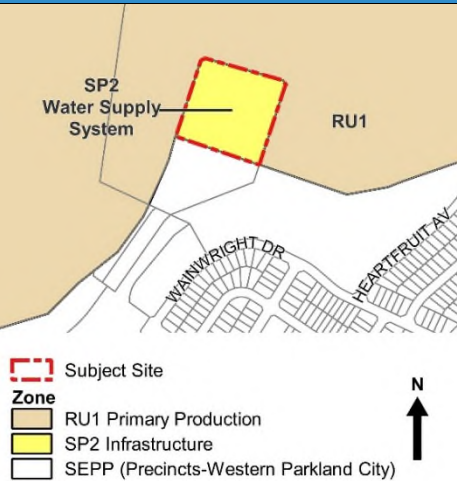
Item	Existing	Proposed amendment	Explanation and justification of change
3.7.1b	  Subject Site Maximum Building Height (m)  J - 9.5  M2 - 12.5	  Subject Site Maximum Building Height (m)  J - 9.5  M2 - 12.5	Explanation: This amendment seeks to amend HOB_016 to remove existing 9.5m maximum building height from applying to Raby Road Justification: Remove the maximum height of building J -9.5m along Raby Road as height limits are not applicable to road infrastructure (see Amendment 3.7.1a of this Table for further justification).

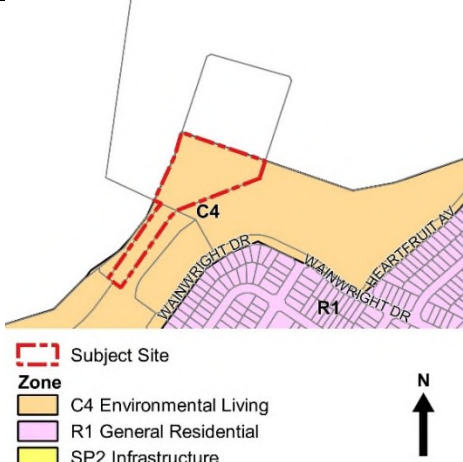
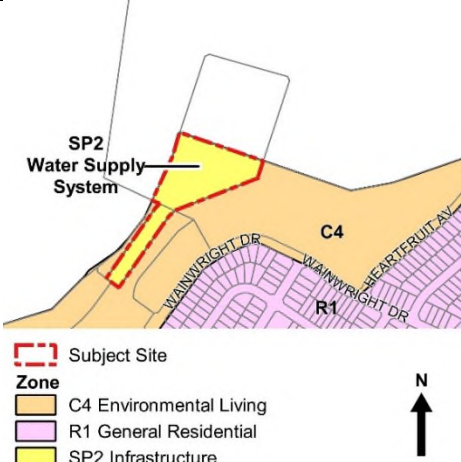
Item	Existing	Proposed amendment	Explanation and justification of change
Item 3.8 Aligning land use zoning with existing land uses in the road reserve for Oran Park Drive			
3.8.1a	 Subject Site Zone - C2 Environmental Conservation - R2 Low Density Residential - SP2 Infrastructure - SEPP (Precincts—Western Parkland City) N	 Subject Site Zone - C2 Environmental Conservation - R2 Low Density Residential - SP2 Infrastructure - SEPP (Precincts—Western Parkland City) N	Explanation: This amendment seeks to amend LZN_007 to remove R2 Low Density Residential and C2 Conservation from applying to Oran Park Drive between Dan Cleary Drive and Camden Valley Way, under the <i>Camden LEP</i>. Justification: Amending the zoning to snap to the road boundary of Oran Park Drive will reflect the accurate interpretation of land to be zoned under the <i>Camden LEP</i> and the <i>Precincts SEPP</i>.
3.8.1b	 Subject Site Zone - C2 Environmental Conservation - C4 Environmental Living - SP2 Infrastructure - SEPP (Precincts—Western Parkland City) N	 Subject Site Zone - C2 Environmental Conservation - C4 Environmental Living - SP2 Infrastructure - SEPP (Precincts—Western Parkland City) N	Explanation: This amendment seeks to amend LZN_016 to apply SP2 Infrastructure – Local Road to unzoned land on Oran Park Drive. Justification: Amending the zoning to snap to the road boundary of Oran Park Drive will reflect the accurate interpretation of land to be zoned under the <i>Camden LEP</i> and the <i>Precincts SEPP</i> (see Amendment 3.9.1a of this Table for further justification).

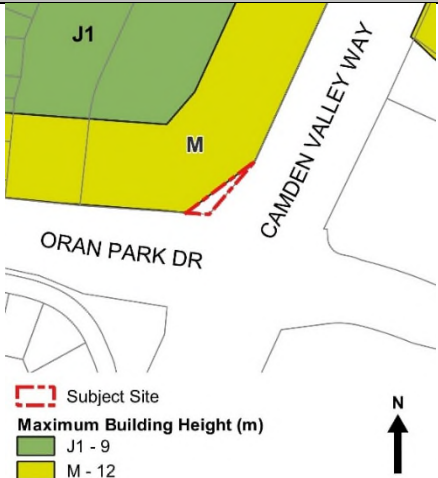
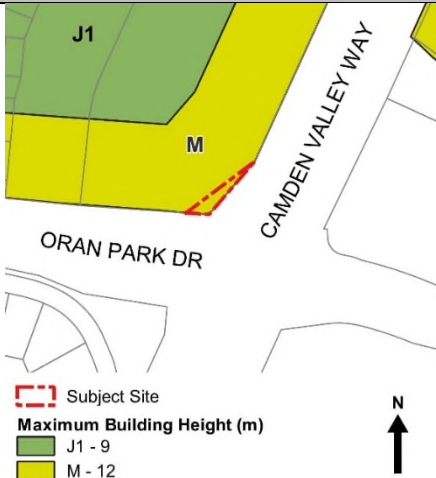
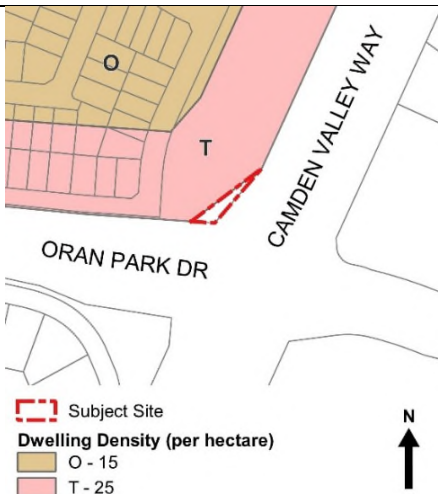
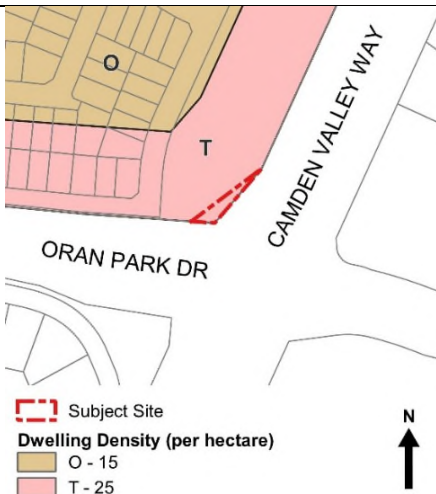
Item	Existing	Proposed amendment	Explanation and justification of change
Item 3.9 Clarifying the minimum lot size for dual occupancies			
3.9.1	4.1D Minimum lot sizes and special provisions for dual occupancies (1) This clause applies to land in the following zones— (a) Zone RU1 Primary Production, (b) Zone RU2 Rural Landscape, (c) Zone RU4 Primary Production Small Lots, (d) Zone R1 General Residential, (e) Zone R2 Low Density Residential, (f) Zone R3 Medium Density Residential, (g) Zone R5 Large Lot Residential. (2) Development consent may be granted to development for the purpose of a dual occupancy on a lot only if the size of the lot is equal to or greater than— (a) 800 square metres in the case of a corner lot, or	4.1D Minimum lot sizes and special provisions for dual occupancies (1) This clause applies to land in the following zones— (a) Zone RU1 Primary Production, (b) Zone RU2 Rural Landscape, (c) Zone RU4 Primary Production Small Lots, (d) Zone R1 General Residential, (e) Zone R2 Low Density Residential, (f) Zone R3 Medium Density Residential, (g) Zone R5 Large Lot Residential. (2) Development consent may be granted to development for the purpose of a dual occupancy on a lot only if the size of the lot is equal to or greater than— (a) 800 square metres in the case of a corner lot, or	Explanation: This proposal seeks to amend clause 4.1D to clarify that development consent may only be granted where a dwelling entitlement exists. Justification: There is currently an inconsistency between clause 4.1D and clause 4.2. Clause 4.2 is a compulsory clause from the SI LEP Order that permits the creation of a lot below the minimum lot size. Importantly, clause.4.2(5) specifies that a dwelling cannot be erected on such a lot. However, clause 4.1D could be interpreted to contradict clause 4.2, allowing dual occupancies on any lot that meets clause 4.1D's requirements (600 to 800 m2 and 18 to 22m frontage). The proposed amendment will rectify this ambiguity.

Item	Existing	Proposed amendment	Explanation and justification of change
	(b) 600 square metres in any other case. (3) Development consent may be granted to development for the purpose of a dual occupancy on a lot only if the width of the lot at the front building line is equal to or greater than— (a) 18 metres for dwellings behind one another, or (b) 22 metres for dwellings side by side.	(b) 600 square metres in any other case. (3) Development consent may be granted to development for the purpose of a dual occupancy on a lot only if the width of the lot at the front building line is equal to or greater than— (a) 18 metres for dwellings behind one another, or (b) 22 metres for dwellings side by side. (4) Development consent may be granted to development for the purpose of a dual occupancy on a lot only if a dwelling entitlement exists.	

Item	Existing	Proposed amendment	Explanation and justification of change
Item 3.10 Aligning land use zoning of Sydney Water assets			
3.10.1			Explanation: This proposal seeks amend the <i>Camden LEP</i> Land Zoning Map Sheet LZN_012 to remove the existing RU1 Primary Production zone on the subject site and wholly apply the SP2 Infrastructure zone to the land. Justification: Council has received correspondence from Sydney Water seeking to rezone sites in their ownership to SP2 Infrastructure. Council staff reviewed the zoning of Sydney Water-owned sites in accordance with Practice Note PN 10-001 <i>Zoning for Infrastructure in LEPs</i>. The subject site is used for a pumping station (sewage reticulation system). Development for the purpose of sewage reticulation systems may be carried out on any land, in accordance with s.2.126 of the <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>. The zoning principles provided in Practice Note PN 10-001 <i>Zoning for Infrastructure in LEPs</i> 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 SP2 Infrastructure - Sewage Pumping Station and SP2 Infrastructure - Classified Road to align the zoning of the site with its existing land use. The <i>Camden LEP</i> (Amendment No 5) 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.

Item	Existing	Proposed amendment	Explanation and justification of change
3.10.2	 Zone - RU1 Primary Production - SP2 Infrastructure - SEPP (Precincts-Western Parkland City)	 Zone - RU1 Primary Production - SP2 Infrastructure - SEPP (Precincts-Western Parkland City)	Explanation: This proposal seeks amend the <i>Camden LEP</i> Land Zoning Map Sheet LZN_007 to remove the existing RU1 Primary Production zone on the subject site and wholly apply the SP2 Infrastructure zone to the land. Justification: Council has received correspondence from Sydney Water seeking to rezone sites in their ownership to SP2 Infrastructure. Council staff reviewed the zoning of Sydney Water-owned sites in accordance with Practice Note PN 10-001 <i>Zoning for Infrastructure in LEPs</i>. The subject site is used for a reservoir (water storage system), which was recently constructed. Rezoning the land to SP2 Infrastructure aligns with the existing use of the site and Division 24 of Part 2.3 of the <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>. This rezoning also will: • facilitate the development of the land for critical infrastructure associated with the provision of water supply services for the community; • preserve the use of the site for permanent infrastructure; and • offer additional clarity and certainty to the community as to the ongoing use of the site.

Item	Existing	Proposed amendment	Explanation and justification of change
3.10.3			Explanation: This proposal seeks to amend the South West Growth Centre Land Zoning Map Sheet LZN_003 to remove the existing C4 Environmental Living and wholly apply the SP2 Infrastructure Zone to the land. Justification: Council has received correspondence from Sydney Water seeking to rezone sites in their ownership to SP2 Infrastructure. Council staff reviewed the zoning of these sites in accordance with Practice Note PN 10-001 <i>Zoning for Infrastructure in LEPs</i>. The subject site is used for a reservoir (water storage system), which was recently constructed. Rezoning the land to SP2 Infrastructure aligns with the existing use of the site and Division 24 of Part 2.3 of the <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>. This rezoning also will: • facilitate the development of the land for critical infrastructure associated with the provision of water supply services for the community; • preserve the use of the site for permanent infrastructure; and • offer additional clarity and certainty to the community as to the ongoing use of the site.

Item	Existing	Proposed amendment	Explanation and justification of change
Item 3.11 Aligning development standard boundaries with property boundaries in Oran Park			
3.11.1	 Subject Site Maximum Building Height (m) J1 - 9 M - 12	 Subject Site Maximum Building Height (m) J1 - 9 M - 12	Explanation: This proposal seeks to amend the South West Growth Centre Height of Buildings Map Sheet HOB_009 to apply a 12m maximum building height to the entire portion of land zoned R3 Medium Density Residential. Justification: In September 2021, this portion of land was rezoned to R3 Medium Density Residential as part of Amendment No. 572 to the <i>Precincts SEPP</i>. Snapping the existing 12m maximum building height to the lot boundary will align the building height with the existing zoning and create a consistent maximum building height across the R3 Medium Density Residential zoned land.
3.11.2	 Subject Site Dwelling Density (per hectare) O - 15 T - 25	 Subject Site Dwelling Density (per hectare) O - 15 T - 25	Explanation: This amendment seeks to amend the South West Growth Centre Residential Density Map RDN_009 to apply a 25 dwelling per hectare dwelling density to the entire portion of land zoned R3 Medium Density Residential. Justification: In September 2021, this portion of land was rezoned to R3 Medium Density Residential as part of Amendment No. 572 to the <i>Precincts SEPP</i>. Snapping the existing T – 25 dwelling density to the lot boundary will align with the existing zoning and create a consistent dwelling density across the R3 Medium Density Residential zoned land.

Item	Existing	Proposed amendment	Explanation and justification of change
Item 3.12 Including property description in the heritage listing for Oran Park			
3.12.1	Appendix 2 Oran Park and Turner Road Precinct Plan Schedule 5 Environmental heritage Precinct Oran Park Item name Denbigh (including homestead, grounds and gardens, slab outbuildings, coach house, stable, dairy and sheds) Address 421 The Northern Road, Bringelly Significance State	Appendix 2 Oran Park and Turner Road Precinct Plan Schedule 5 Environmental heritage Precinct Oran Park Item name Denbigh (including homestead, grounds and gardens, slab outbuildings, coach house, stable, dairy and sheds) Address 531 Cobbitty Road, Cobbitty Property Description Lots 2008, and 2009, DP 1168651 Significance State	Explanation: This proposal seeks to correct the property address for Denbigh and introduce a column that provides the Property Description. Justification: This amendment will ensure the accurate reference to the property and follows the approach to Schedule 5 Environmental Heritage taken in the <i>Camden LEP</i> and Appendix 5 to the <i>Precincts SEPP</i>.

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

Lot 46 DP 1115480, 3A Fairwater Drive, Harrington Park (also known as Harrington Park Lake Youth Play Space) was transferred to Council-ownership in 2014. At this time, there was a car park on the property, so it was classified as operational land.

Since then, Council constructed a playground, toilets, shelters and water fountains for the local community. The Harrington Park Lake Youth Play Space was opened by Council in November 2018.

The proposed amendment seeks to repeal an existing APU that is no longer required, rezone the site from residential (R2) to a recreation (RE1) zone, and reclassify the site from 'Operational Land' to 'Community Land' as outlined in **Table 4**.

Table 4 Proposed Miscellaneous Housekeeping Amendments

Item	Existing	Proposed amendment	Explanation and justification of change
Item 4.1 Repeal an additional permitted use			
4.1.1	Schedule 1 Additional permitted uses 11 Use of certain land at Waterfront Way, Harrington Park (1) This clause applies to land at Waterfront Way, Harrington Park, being Lot 46, DP 1115480. (2) Development for the purposes of a restaurant or cafe is permitted with development consent.	Schedule 1 Additional permitted uses 11 [Repealed]	Explanation: This proposal seeks to repeal the Additional Permitted Use for a restaurant or café on the council-owned lot. Justification: The land has been embellished as a public recreation space for the community.

Item	Existing	Proposed amendment	Explanation and justification of change
Item 4.2 Rezone land for public recreation at Harrington Park Lake Youth Play Space			
4.2.1a	  Subject Site Zone  R2 Low Density Residential  RE1 Public Recreation  SP2 Infrastructure	  Subject Site Zone  R2 Low Density Residential  RE1 Public Recreation  SP2 Infrastructure	Explanation: This proposal seeks to amend LZN_012 to rezone land from residential (R2 Low Density Residential) to recreation (RE1 Public Recreation) at 1A and 3A Fairwater Drive, Harrington Park under the <i>Camden LEP</i>. Justification: The zoning map needs to be amended to rezone council-owned land at 1A and 3A Fairwater Drive, Harrington Park to wholly RE1 Public Recreation. Council has embellished this land as a park (Harrington Park Youth Play Space) for the local community. Rezoning the land to a recreation zone will align the lands zoning to its existing use.
4.2.1b	  Subject Site Maximum Building Height (m)  J - 9.5	  Subject Site Maximum Building Height (m)  J - 9.5	Explanation: This proposal seeks to amend HOB_012 to remove the existing 9.5m maximum building height (J-9.5m) from applying to land at 1A and 3A Fairwater Drive, Harrington Park. Justification: As noted above, this amendment seeks to rezone land at 1A and 3A Fairwater Drive, Harrington Park to wholly RE1 Public Recreation. The removal of the existing maximum height of building of 9.5m is consistent with the development standard applied to the adjoining RE1 zoned land (see Amendment 3.6.1a of this Table for further justification).

Item	Existing	Proposed amendment	Explanation and justification of change
4.2.1c	  Subject Site Minimum Lot Size (sq m)  G - 450  AB3 - 40 ha	  Subject Site Minimum Lot Size (sq m)  G - 450  AB3 - 40 ha	Explanation: This proposal seeks to amend LSZ_012 to remove the minimum lot size of 450m (G-450sqm) applying to land at 1A and 3A Fairwater Drive, Harrington Park. Justification: As noted above, this amendment seeks to rezone land at 1A and 3A Fairwater Drive, Harrington Park to wholly RE1 Public Recreation. The removal of the existing minimum lot size of 450 sqm is consistent with the development standard applied to the adjoining RE1 zoned land (see Amendment 3.6.1a of this Table for further justification).
Item 4.3 Reclassification of land at Harrington Park Lake Youth Play Space from 'Operational Land' to 'Community Land'			
4.3.1	The land at Harrington Park Lake Youth Play Space is currently classified as 'Operational Land'.	The land at Harrington Park Lake Youth Play Space is proposed to be reclassified as 'Community Land'.	Explanation: This proposal seeks to amend the classification of land at 1A and 3A Fairwater Drive, Harrington Park from 'Operational Land' to 'Community Land'. Justification: This land has been embellished as a public recreation space for the community. Reclassifying the land as 'Community Land' would better align the site's existing and future intended use, proposed land use zone, and ensure that the land is retained for use by the general public.

Part 3 – Justification of strategic and site specific merit

This part addresses the need for the proposed amendments, identifies the background studies undertaken, and details why the planning proposal is the best approach.

The planning proposal must address these specific matters as requirements issued by the Planning Secretary (in accordance with section 3.33(3) of the EP&A Act).

Strategic merit

Section A – Need for the planning proposal

Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

This planning proposal is the result of the Camden LSPS as it forms part of a broader long-term review of the LEP. The LEP Review Project aims to align the *Camden LEP* with Council's local strategic plans and the priorities identified in the NSW Government's Region Plan in accordance with the *EP&A Act*.

The *Camden LEP Review Stage 1 Planning Proposal* came into effect on 26 February 2021. This proposal identified the need for another planning proposal (i.e. Stage 2) to fully align the *Camden LEP* with the Region Plan and LSPS following completion of required technical strategy work.

This planning proposal addresses matters of a housekeeping nature, which arise from Camden Council's ongoing effort to ensure the *Camden LEP* reflects the current land use context, addresses emerging challenges, and implements relevant planning objectives. The *draft Stage 2 LEP Review Planning Proposal* will be progressed separately, once the new *Sydney Plan* and *Camden LSPS* are in effect.

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. Its inclusion 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 provide an efficient way to update existing planning controls, ensure alignment with current land uses, and remove outdated provisions.

Section B – Relationship to strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The planning proposal is consistent with the objectives and directions of the Greater Sydney Region Plan, draft Sydney Plan and the Western City District Plan. Specifically, it supports:

- **Matter 1: Minimum Lot Size for Community Title Schemes** supports well-managed growth by ensuring appropriate densities and development outcomes.
- **Matter 2: Administrative Review of Additional Permitted Uses** ensures clarity, and effective infrastructure use by standardising LEP provisions and removing outdated or unnecessary controls.
- **Matter 3: Miscellaneous Housekeeping Amendments** supports objectives for infrastructure alignment, and effective planning implementation by correcting mapping anomalies, boundary adjustments, and zoning inconsistencies.
- **Matter 4: Rezone, repeal an existing Additional Permitted Use and reclassification of council-owned land at Harrington Park Lake Youth Play Space** supports objectives for high quality open space that is accessible, protected and enhanced.

Appendix 1 to this report addresses the applicable objectives and directions of the Greater Sydney Region Plan, draft Sydney Plan and Western City District Plan in greater detail. It also considers the planning proposal against the draft Sydney Plan.

Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

The planning proposal is consistent with Camden's LSPS. The LSPS outlines Camden's vision for land use, transport, and sustainability over the next 20 years. The planning proposal delivers on several LSPS planning priorities and actions, including but not limited to:

- Housing diversity and well-planned neighbourhoods – by clarifying minimum lot sizes for community title schemes to ensure appropriate density and character (Matter 1 and Matter 3)
- Efficient and transparent planning framework – through administrative updates, housekeeping amendments, and standardisation of Additional Permitted Uses (Matters 2 and 3), which improve the legibility and accuracy of the *Camden LEP* and the *Precincts SEPP*.

A detailed assessment of LSPS alignment is provided in **Appendix 1**.

Additionally, the proposal supports the:

- *Camden Community Strategic Plan (CSP) 2036*;
- *Camden Local Housing Strategy (LHS)*;
- *Camden Centres and Employment Land Strategy (CELS)*;
- *Camden Rural Lands Strategy*; and
- *Camden Green and Blue Grid vision (GBGV)*.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

There are no other state and regional studies or strategies applicable to this proposal.

Q6. Is the planning proposal consistent with applicable SEPPs?

The SEPPs (State Environmental Planning Policies) that are relevant to this planning proposal are identified below:

- SEPP (Exempt and Complying Development Codes) 2008;
- SEPP (Housing) 2021;
- SEPP (Precincts – Western Parkland City) 2021; and,
- SEPP (Transport and Infrastructure) 2021.

Overall, the planning proposal is consistent with these SEPPs. **Appendix 2** to this report addresses the relevant SEPPs in greater detail.

Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

This planning proposal is mostly consistent with the applicable directions issued by the Minister for Planning under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*.

The assessment against the s9.1 Directions found the planning proposal to be justifiably inconsistent with Direction 3.1 Conservation Zones.

Appendix 3 to this report addresses the s9.1 Directions applicable to this planning proposal in greater detail.

Site specific merit

Section C – Environmental, Social and Economic Impact

Q8. 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?

There is no likelihood that this proposal will result in adverse impacts on a critical habitat or threatened species, population or ecological community, or their habitats.

Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

There are no other likely environmental effects related to this planning proposal.

Q10. Has the planning proposal adequately addressed any social and economic effects?

This planning proposal is not supported by a social or economic assessment. However, it is unlikely to have negative social or economic impacts.

Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

The planning proposal does not increase the development capacity of the areas involved and does not place additional demand on local or state infrastructure. Existing infrastructure plans and future growth strategies will support the proposal's implementation.

Section E – State and Commonwealth Interests

Q12. What are the views of state and federal public authorities consulted in accordance with the Gateway determination?

Council officers have carried out early informal consultation with DPHI to confirm consistency with regional planning priorities and legislative intent and have incorporated any comments.

Council officers will undertake consultation with relevant agencies including those required by the Gateway Determination. This includes consultation with Sydney Water, Transport for NSW, NSW Department of Climate Change, Energy, the Environment and Water and Heritage NSW during the exhibition and agency consultation process. Comments from state agencies will be addressed and incorporated following public exhibition.

Part 4 – Maps

Table 5 details map sheets that will need to be amended to support the planning proposal.

Table 5 Maps

MAP	CAMDEN LEP	PRECINCTS SEPP
Land Zone	LZN_007 LZN_008 LZN_012 LZN_016 LZN_017	LZN_003 LZN_009
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 Map	None.	PCB_009
Residential Density Map	None.	RDN_009

The amendment to the land application map sheets proposes to change the *Camden LEP* and *Precincts SEPP* boundary (see items 3.3 and 3.4 within **Table 3** for more information). If supported, additional map sheets may need to be amended to reflect this boundary adjustment. As the planning constraints shown on these consequential map sheets are not proposed to change, they have not been listed in **Table 4**. Updating the instrument boundary on consequential map sheets is proposed to form part of the finalisation process.

Part 5 – Community consultation

The planning proposal received a favourable Gateway determination on 15 July 2026 requiring public exhibition for a period of 28 working days. Public exhibition will be undertaken from Monday 3 August to Wednesday 9 September 2026. The exhibition material will be available at:

- Council Administration Building, 70 Central Avenue, Oran Park (hard copy);
- Narellan Library, Queen Street, Narellan (hard copy);
- Camden Library, John Street, Camden (hard copy); and,
- Camden Council website (electronic copy).

In the public exhibition period, Council officers will send letter notifications to impacted landowners relating to Matter 2 Additional Permitted Uses and Matter 3 Housekeeping Amendments.

Council officers will review submissions received during the public exhibition period and modify the planning proposal as required. A post-exhibition report to Council (if required) will summarise the submission matters and identify any modifications. Council will consider the report at an Ordinary Meeting and decide whether to endorse the planning proposal finalisation package.

Part 6 – Project timeline

The project timeline is intended as a guide and may be subject to changes. For example, changes due to requirements of the Gateway determination or issues that may arise during the public exhibition.

A copy of the proposed project timeline is provided in **Table 6**.

Table 6 Project Timeline

Stage	Timeframe
Pre-exhibition report to Council Council decides whether to endorse the planning proposal at an Ordinary Meeting, and it is submitted to the Department.	14 April 2026
Gateway determination The Department assesses the planning proposal and issues advice to Council.	15 July 2026 (45 days)
Completion of required technical information Council staff action the conditions of the Gateway determination, which may require additional supporting studies.	N/A (160 working days)
Consultation with government agencies Council staff action the conditions of the Gateway determination, which may require notification letters to government agencies.	N/A
Public exhibition Council exhibits the planning proposal for public comment in accordance with the conditions of the Gateway determination.	3 August 2026 (28 days)
Consideration of submissions Council staff review submissions made during the public exhibition and modify the planning proposal as required.	September/October 2026
Post-exhibition report to Council Council decides whether to endorse the planning proposal finalisation package at an Ordinary Meeting, and it is submitted to the Department.	November 2026 (95 days minus 28 days)
Finalisation The Department reviews Council's finalisation package and then prepares drafting instructions for Parliamentary Counsel and a finalisation report for the Minister.	December 2026
Gazettal of LEP amendment The Minister makes the amended plan and it is notified on the NSW Legislation website.	February 2026 (80 days)

Part 7 - Conclusion

The planning proposal seeks to amend the *Camden LEP* and the *Precincts SEPP* to support Camden Council's strategic land use planning objectives and respond to changing environmental, social, and urban development needs.

The proposal addresses four key matters that collectively strengthen Camden's planning framework:

- **Matter 1: Minimum Lot Size for Community Title Schemes** introduces minimum lot size controls for community title developments, promoting orderly urban growth and ensuring consistency with Council's broader objectives for development scale and density.
- **Matter 2: Administrative Review of Additional Permitted Uses** proposes the rationalisation and correction of certain Additional Permitted Use (APU) clauses. These changes improve clarity, remove redundant provisions, and standardise mapping references to ensure consistency and ease of interpretation.
- **Matter 3: Miscellaneous Housekeeping Amendments** corrects mapping anomalies, boundary inconsistencies, and zoning discrepancies. These amendments are necessary to maintain the accuracy and integrity of the *Camden LEP* and ensure that planning controls align with existing land uses, property boundaries, and infrastructure.
- **Matter 4: Rezone, repeal an existing Additional Permitted Use and reclassification of council-owned land at Harrington Park Lake Youth Play Space** seeks to repeal an existing APU that is no longer required and rezone and reclassify land to protect the sites existing on ongoing use as a high-quality open space for the community.

Overall, the proposed changes are evidence-based, strategically justified, and consistent with applicable state and regional planning frameworks. They represent a coordinated and forward-looking approach to land use planning that improves Camden's planning instruments, enhances community resilience, and supports sustainable growth.

Council is satisfied that the planning proposal demonstrates both strategic and site-specific merit, and a Gateway Determination has been received from DPHI. Public exhibition will be undertaken from Monday 3 August to Wednesday 9 September.

The proposed amendments are the most appropriate method to achieve the objectives of this planning proposal.

The planning proposal will have a positive outcome for the community and complement the existing land use of the surrounding area.

Part 8 - Appendices

Appendix 1: Draft Sydney Plan - Directions and Objectives & Western City District Planning Priorities and Objectives

Appendix 2: Consistency against State Environmental Planning Policies

Appendix 3: Consistency with applicable Ministerial Directions (s9.1 Directions)

Appendix 4: Camden Local Planning Panel Minutes

Appendix 5: Camden Council Meeting Report and Minutes – 14 April 2026

Appendix 6: Gateway Determination – 15 July 2026

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

Greater Sydney Region Plan

The *Greater Sydney Region Plan – A Metropolis of Three Cities* (the Region Plan) was published by the Greater Sydney Commission on 18 March 2018. The Region Plan has a vision and plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters. **Table 7** assesses the draft planning proposal's consistency with the *Greater Sydney Region Plan*.

When version 1 of this document was being prepared, the Parliament of NSW was considering a Bill that proposed amendments to Section 3.5 of the *Environmental Planning and Assessment Act 1979*.

At that time, Section 3.5(3) of the *Environmental Planning and Assessment Act 1979* specified that the document titled *Greater Sydney Region Plan – A Metropolis of Three Cities* continued to be the regional strategic plan made under division 3.1 of the Act.

Table 7 Consistency with the Greater Sydney Region Plan

Greater Sydney Region Plan - A Metropolis of Three Cities			
Objective		Consistency	Comment
Infrastructure and Collaboration	<i>A city supported by infrastructure: Infrastructure supporting new developments</i>		
	Objective 1: Infrastructure supports the three cities	Yes	The draft proposal seeks to facilitate the rezoning of land owned by Sydney Water from its existing zone to SP2 Infrastructure. The rezoning will ensure these service providers can deliver vital water, sewer and electricity services to support urban development in the Camden LGA and provide certainty of existing and future land use. The draft planning proposal is justifiably inconsistent with the objective in relation to the proposed repeal of an additional permitted use for a water sewerage plant at Lakeside, Gledswood Hills. The sewage treatment plant is no longer required because development has been connected to permanent infrastructure that has been delivered.
	Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact	N/A	Not applicable to this draft planning proposal
	Objective 3: Infrastructure adapts to meet future needs	N/A	Not applicable to this draft planning proposal
	Objective 4: Infrastructure use is optimised	N/A	Not applicable to this draft planning proposal
	<i>A collaborative city: Working together to grow a Greater Sydney</i>		
	Objective 5: Benefits of growth realised by collaboration of governments, community and business	Yes	The proposal does not impact a Collaboration Area or the Western Sydney City Deal.

Greater Sydney Region Plan - A Metropolis of Three Cities			
	Objective	Consistency	Comment
Liveability	<i>A city for people: Celebrating diversity and putting people at the heart of planning</i>		
	Objective 6: Services and infrastructure meet communities' changing needs	Yes	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.
	Objective 7: Communities are healthy, resilient and socially connected	Yes	The amendment to rezone certain Council-owned land in Harrington Park and Gledswood Hills to RE1 Public Recreation will provide certainty of the lands existing and future use as public recreation space to support a healthy, socially connected and resilient community.
	Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	N/A	Not applicable to this draft planning proposal
	Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation	N/A	Not applicable to this draft planning proposal
	<i>Housing the city: Giving people housing choices</i>		
	Objective 10: Greater housing supply	N/A	Not applicable to this draft planning proposal
	Objective 11: Housing is more diverse and affordable	N/A	Not applicable to this draft planning proposal
	<i>A city of great places: Designing places for people</i>		
	Objective 12: Great Places that bring people together	Yes	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.
	Objective 13: Environmental heritage is conserved and enhanced	Yes	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.
	<i>A well-connected city: Developing a more accessible and walkable city</i>		
	Productivity	Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	N/A
Objective 15: The Eastern GOP and Western Economic Corridors		N/A	Not applicable to this draft planning proposal

Greater Sydney Region Plan - A Metropolis of Three Cities			
Objective		Consistency	Comment
	are better connected and more competitive		
	Objective 16: Freight and logistics network is competitive and efficient	N/A	Not applicable to this draft planning proposal
	Objective 17: Regional connectivity is enhanced	N/A	Not applicable to this draft planning proposal
	<i>Jobs and skills for the city: Creating the conditions for a stronger economy</i>		
	Objective 18: Harbour CBD is stronger and more competitive	N/A	Not applicable to this draft planning proposal
	Objective 19: Greater Parramatta is stronger and better connected	N/A	Not applicable to this draft planning proposal
	Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	N/A	Not applicable to this draft planning proposal
	Objective 21: Internationally competitive health, education, research and innovation precincts	N/A	Not applicable to this draft planning proposal
	Objective 22: Investment and business activity in centres	N/A	Not applicable to this draft planning proposal
	Objective 23: Industrial and urban services land is planned retained and managed	N/A	Not applicable to this draft planning proposal
	Objective 24: Economic sectors are targeted for success	N/A	Not applicable to this draft planning proposal
Sustainability	<i>A city in its landscape: Valuing green spaces and landscape</i>		
	Objective 25: The coast and waterways are protected and healthier	N/A	Not applicable to this draft planning proposal
	Objective 26: A cool and green parkland city in the South Creek corridor	N/A	Not applicable to this draft planning proposal
	Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	Yes	The draft planning proposal does not rezone land within an existing LEP 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.
	Objective 28: Scenic and cultural landscapes are protected	N/A	Not applicable to this draft planning proposal
	Objective 29: Environmental, social and economic values in rural areas are protected and enhanced	Yes	The draft planning proposal does not propose urban development within the Metropolitan Rural Area.
	Objective 30: Urban tree canopy cover is increased	N/A	Not applicable to this draft planning proposal

Greater Sydney Region Plan - A Metropolis of Three Cities			
	Objective	Consistency	Comment
	Objective 31: Public open space is accessible, protected and enhanced	Yes	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.
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	N/A	Not applicable to this draft planning proposal
	An efficient city: Using resources wisely		
	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	N/A	Not applicable to this draft planning proposal
	Objective 34: Energy and water flows are captured, used and re-used	N/A	Not applicable to this draft planning proposal
	Objective 35: More waste is re-used and recycled to support the development of a circular economy	N/A	Not applicable to this draft planning proposal
	A resilient city: Adapting to a changing world		
	Objective 36: People and places adapt to climate change and future shocks and stresses	N/A	Not applicable to this draft planning proposal
	Objective 37: Exposure to natural and urban hazards is reduced	N/A	Not applicable to this draft planning proposal
	Objective 38: Heatwaves and extreme heat are managed	N/A	Not applicable to this draft planning proposal
Implementation	Implementation		
	Objective 39: A collaborative approach to city planning	Yes	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.
	Objective 40: Plans refined by monitoring and reporting	N/A	Not applicable to this draft planning proposal

Draft Sydney Plan

The *draft Sydney Plan* was publicly exhibited between 10 December 2025 and 27 February 2026. The *draft Sydney Plan* guides the next 20-years of growth across Sydney and once finalised replaces the *Greater Sydney Region Plan*.

Table 10 assesses the draft planning proposal's consistency with the *draft Sydney Plan*.

Table 8 Consistency with the draft Sydney Plan

Draft Sydney Plan		
Priorities	Consistency	Comment
1. Aboriginal outcomes	N/A	Not applicable to this draft planning proposal
2. Housed	N/A	Not applicable to this draft planning proposal
3. Prosperous	N/A	Not applicable to this draft planning proposal
4. Connected	N/A	Not applicable to this draft planning proposal
5. Resilient	Yes	The draft planning proposal does not rezone land within an existing LEP 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.
6. Liveable	Yes	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.
7. Coordinated	Yes	The draft proposal seeks to facilitate the rezoning of land owned by Sydney Water from its existing zone to SP2 Infrastructure. The rezoning will ensure these service providers can deliver vital water, sewer and electricity services to support urban development in the Camden LGA and provide certainty of existing and future land use. The draft planning proposal is justifiably inconsistent with the objective in relation to the proposed repeal of an additional permitted use for a water sewerage plant at Lakeside, Gledswood Hills. The sewage treatment plant is no longer required because development has been connected to permanent infrastructure that has been delivered.

Western City District Plan

The *Western City District Plan* was published by the Greater Sydney Commission on 18 March 2018. The District Plan guides the 20-year growth of the Western Parkland City to improve its social, economic and environmental assets.

Table 9 assesses the draft planning proposal's consistency with the *Western City District Plan*.

Table 9 Consistency with the Western City District Plan

Western City District Plan		
Objective	Consistency	Comment
Planning Priority W1: Planning for a city supported by infrastructure		
Objective 1: Infrastructure supports the three cities.	Yes	The draft proposal seeks to facilitate the rezoning of land owned by Sydney Water from its existing zone to SP2 Infrastructure. The rezoning will ensure these service providers can deliver vital water, sewer and electricity services to support urban development in the Camden LGA and provide certainty of existing and future land use. The draft planning proposal is justifiably inconsistent with the objective in relation to the proposed repeal of an additional permitted use for a water sewerage plant at Lakeside, Gledswood Hills. The sewage treatment plant is no longer required because development has been connected to permanent infrastructure that has been delivered.
Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact.	N/A	Not applicable to this draft planning proposal
Objective 3: Infrastructure adapts to meet future needs.	N/A	Not applicable to this draft planning proposal
Objective 4: Infrastructure use is optimised.	N/A	Not applicable to this draft planning proposal
Planning Priority W2: Working through collaboration		
Objective 5: Benefits of growth realized by collaboration of governments, community and business.	Yes	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.

Western City District Plan		
Objective	Consistency	Comment
Liveability	Planning Priority W3: Providing services and social infrastructure to meet people's changing needs	
	Objective 6: Services and infrastructure meet communities' changing needs.	Yes 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	
	Objective 7: Communities are healthy, resilient and socially connected.	Yes The amendment to rezone certain Council-owned land in Harrington Park and Gledswood Hills to RE1 Public Recreation will provide certainty of the lands existing and future use as public recreation space to support a healthy, socially connected and resilient community.
	Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods.	N/A Not applicable to this draft planning proposal
	Objective 9: Greater Sydney celebrates the arts and supports creative industry and innovation.	N/A Not applicable to this draft planning proposal
	Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	
	Objective 10: Greater housing supply.	N/A Not applicable to this draft planning proposal
	Objective 11: Housing is more diverse and affordable.	N/A Not applicable to this draft planning proposal
	Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage	
	Objective 12: Great places that bring people together.	Yes 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.
	Objective 13: Environmental heritage is identified, conserved and enhanced.	Yes 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

Western City District Plan			
Objective		Consistency	Comment
			significance of the 'Wivenhoe' heritage item. This would clarify the extent of the heritage curtilage in accordance with the Heritage Conservation Management Plan.
Productivity	Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City		
	Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities.	N/A	Not applicable to this draft planning proposal
	Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive.	N/A	Not applicable to this draft planning proposal
	Objective 16: Freight and logistics network is competitive and efficient.	N/A	Not applicable to this draft planning proposal
	Objective 17: Regional connectivity is enhanced.	N/A	Not applicable to this draft planning proposal
	Planning Priority W8: Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis		
	Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City.	N/A	Not applicable to this draft planning proposal
	Objective 24: Economic sectors are targeted for success	N/A	Not applicable to this draft planning proposal
	Planning Priority W9: Growing and strengthening the metropolitan cluster		
	Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City.	N/A	Not applicable to this draft planning proposal
	Objective 21: Internationally competitive health, education, research and innovation precincts.	N/A	Not applicable to this draft planning proposal
	Objective 22: Investment and business activity in centres.	N/A	Not applicable to this draft planning proposal
	Planning Priority W10: Maximising freight and logistics opportunities and planning and managing industrial and urban services land		
	Objective 16: Freight and logistics network is competitive and efficient.	N/A	Not applicable to this draft planning proposal
	Objective 23: Industrial and urban services land is planned, retained and managed.	N/A	Not applicable to this draft planning proposal
	Planning Priority W11: Growing investment, business opportunities and jobs in strategic centres		
	Objective 22: Investment and business activity in centres.	N/A	Not applicable to this draft planning proposal

Western City District Plan		
Objective	Consistency	Comment
Sustainability	Planning Priority W12: Protecting and improving the health and enjoyment of the District's waterways	
	Objective 25: The coast and waterways are protected and healthier.	N/A Not applicable to this draft planning proposal
	Planning Priority W13: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	
	Objective 26: A cool and green parkland city in the South Creek corridor.	N/A Not applicable to this draft planning proposal
	Planning Priority W14: Protecting and enhancing bushland and biodiversity	
	Objective 27: Biodiversity is protected urban bushland and remnant vegetation is enhanced.	Yes 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.
	Planning Priority W15: Increasing urban tree canopy cover and delivering Green Grid connections	
	Objective 30: Urban tree canopy cover is increased.	N/A Not applicable to this draft planning proposal
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths.	N/A Not applicable to this draft planning proposal
	Planning Priority W16: Protecting and enhancing scenic and cultural landscapes	
	Objective 28: Scenic and cultural landscapes are protected.	N/A Not applicable to this draft planning proposal
	Planning Priority W17: Better managing rural areas	
	Objective 29: Environmental, social and economic values in rural areas are protected and enhanced.	Yes The draft planning proposal does not propose urban development with the Metropolitan Rural Area.
	Planning Priority W18: Delivering high quality open space	
	Objective 31: Public open space is accessible, protected and enhanced.	Yes 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.

Western City District Plan			
Objective		Consistency	Comment
	Planning Priority W19: Reducing carbon emissions and managing energy, water and waste efficiency		
	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change.	N/A	Not applicable to this draft planning proposal
	Objective 34: Energy and water flows are captured, used and re-used.	N/A	Not applicable to this draft planning proposal
	Objective 35: More waste is re-used and recycled to support the development of a circular economy.	N/A	Not applicable to this draft planning proposal
	Planning Priority W20: Adapting to the impacts of urban and natural hazards and climate change		
	Objective 36: People and places adapt to climate change and future shocks and stresses.	N/A	Not applicable to this draft planning proposal
	Objective 37: Exposure to natural and urban hazards is reduced.	N/A	Not applicable to this draft planning proposal
	Objective 38: Heatwaves and extreme heat are managed.	N/A	Not applicable to this draft planning proposal
Implementation	Planning Priority W21: Preparing local strategic planning statements informed by local strategic planning		
	Objective 39: A collaborative approach to city planning.	Yes	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.
	Planning Priority W22: Monitoring and reporting on the delivery of the plan		
	Objective 40: Plans refined by monitoring and reporting	N/A	Not applicable to this draft planning proposal

Camden Community Strategic Plan

The *Connecting Camden Community Strategic Plan 2040* (the CSP) was adopted by Council on 10 June 2025. The CSP acknowledges that Camden's urban landscape is changing and that there is a need to ensure that everyone has access to quality environments that are well planned and designed, maintained and built to last for future generations. The CSP also acknowledges that the green spaces, natural and rural landscapes, and waterways are special spaces with cultural and heritage values to the community.

Table 10 assesses the draft planning proposal's consistency with the CSP.

Table 10 Consistency with the Camden Community Strategic Plan

Camden Community Strategic Plan 2025 – 2040			
Objective		Consistency	Comment
Key Direction - Welcoming	<i>W1 Our community is welcoming and inclusive, everyone feels included and involved</i>		
	W1.1 Support initiatives that build and foster community cohesion	N/A	Not applicable to this draft planning proposal
	W1.2 Celebrate creativity and growing diversity	N/A	Not applicable to this draft planning proposal
	W1.3 Promote and facilitate equitable access to services, facilities and community initiatives	N/A	Not applicable to this draft planning proposal
	W1.4 Provide opportunities for residents and groups to participate in local decision making.	N/A	Not applicable to this draft planning proposal
	<i>W2 Our community is healthy and active with access to open space, facilities and services that support wellbeing</i>		
	W2.1 Promote and facilitate programs and services that support good community health and wellbeing	N/A	Not applicable to this draft planning proposal
	W2.2 Improve access to public spaces and places for people of all ages and abilities	N/A	Not applicable to this draft planning proposal
	W2.3 Promote preventative health and screening programs in Camden's LGA	N/A	Not applicable to this draft planning proposal
	<i>W3 Our community has opportunities to design and build safe and inviting places for all to enjoy</i>		
	W3.1 Implement programs targeting key community safety concerns	N/A	Not applicable to this draft planning proposal
	W3.2 Seek active partnerships to address community needs	N/A	Not applicable to this draft planning proposal
	W3.3 Address community needs through the provision of services and facilities targeting specific user groups	N/A	Not applicable to this draft planning proposal
	W3.4 Explore opportunities to activate streets in local centres to create more welcoming, active and inclusive public spaces	N/A	Not applicable to this draft planning proposal

Camden Community Strategic Plan 2025 – 2040			
	Objective	Consistency	Comment
Key Direction - Liveable	LB1 Our community harnesses new technologies and innovations		
	LB1.1 Embrace a Smart Community approach	N/A	Not applicable to this draft planning proposal
	LB1.2 Digitise services and ways of working to empower and make life easier for customers	N/A	Not applicable to this draft planning proposal
	LB2 Our public spaces and places are vibrant and accessible, and our heritage is honoured, valued and protected		
	LB2.1 Ensure homes, infrastructure and facilities are well planned, delivered and maintained to create high quality urban and rural environments that meet our diverse needs and respond to our climate.	Yes	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.
	LB2.2 Enhance town centres and public spaces.	N/A	Not applicable to this draft planning proposal
	LB2.3 Identify and maintain Camden LGA's heritage and culture.	N/A	Not applicable to this draft planning proposal
	LB3 Our transport network is efficient, safe and integrated		
LB3.1 Improve public transport links, roads, and transport options that support a growing community.	N/A	Not applicable to this draft planning proposal	
Key Direction – Prosperous	P1 Our business community is strong, thriving and connected		
	P1.1 Create diverse environments for business and workers to grow and thrive	N/A	Not applicable to this draft planning proposal
	P1.2 Attract investment into the region	N/A	Not applicable to this draft planning proposal
	P2 Our LGA provides diverse local job opportunities, supported by skills and training pathways to employment		
	P2.1 Strengthen education, training and career pathways	N/A	Not applicable to this draft planning proposal
	P3 Our LGA is a desirable location for new and emerging industries and businesses		
P3.1 Support small, local and start-up businesses	N/A	Not applicable to this draft planning proposal	
Key Direction – Balanced	B1 Our natural environment and waterways ae protected, well maintained and enhanced for community enjoyment		
	B1.1 Invest in environmental protection, restoration and urban greening	N/A	Not applicable to this draft planning proposal
	B1.2 Maintain, protect and increase Camden's tree canopy	N/A	Not applicable to this draft planning proposal
	B1.3 Manage the impact and integration of population growth responsibly within our natural environment	N/A	Not applicable to this draft planning proposal
	B1.4 Facilitate community education and citizen science programs to foster appreciation and understanding of the natural environment	N/A	Not applicable to this draft planning proposal

Camden Community Strategic Plan 2025 – 2040		
Objective	Consistency	Comment
B1.5 Maintain and enhance the natural environment	N/A	Not applicable to this draft planning proposal
<i>B2 Our environment is integrated into the design of our towns, villages, suburbs and places</i>		
B2.1 Preserve and enhance the natural assets of the LGA	N/A	Not applicable to this draft planning proposal
B2.2 Embed sustainability principles in the design, construction and maintenance of our buildings and places	N/A	Not applicable to this draft planning proposal
B2.3 Protect and celebrate Camden LGA's heritage and history	N/A	Not applicable to this draft planning proposal
<i>B3 Climate impacts and risks in Camden are well managed</i>		
B3.1 Build community resilience to climate impacts	N/A	Not applicable to this draft planning proposal
B3.2 Deliver effective climate mitigation and adaption measures	N/A	Not applicable to this draft planning proposal
<i>B4 Our community uses resources efficiently to meet the community vision</i>		
B4.1 Develop a pathway to net zero carbon	N/A	Not applicable to this draft planning proposal
B4.2 Collect and manage waste effectively and efficiently	N/A	Not applicable to this draft planning proposal
B4.3 Encourage energy and resource efficiency opportunities	N/A	Not applicable to this draft planning proposal
Key Direction – Leading	<i>L1 Our Council is a leading council in the Western Parkland City, influencing metropolitan planning and decision-making</i>	
	L1.1 Advocate and partner for success	Not applicable to this draft planning proposal
	L1.2 Conduct business in an open, transparent and consistent manner	Not applicable to this draft planning proposal
	<i>L2 Our Council is forward thinking and builds value for our community</i>	
	L2.1 Celebrate a culture of trust, collaboration, and excellence	Not applicable to this draft planning proposal
	L2.2 Assess and improve services based on community and customer priorities	Not applicable to this draft planning proposal
	L2.3 Champion a responsive customer experience	Not applicable to this draft planning proposal
	<i>L3 Our Council decisions are informed, accountable and transparent</i>	
	L3.1 Proactively plan and manage organisational and community growth	Not applicable to this draft planning proposal
	L3.2 Communicate effectively with the community and stakeholders to promote opportunities	Not applicable to this draft planning proposal
	L3.3 Integrate long-term financial planning, safety, risk and strong governance across all Council operations	Not applicable to this draft planning proposal

Camden Local Strategic Planning Statement

The *Camden Local Strategic Planning Statement* (LSPS) was endorsed by the Greater Sydney Commission on 5 March 2020 and 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.

Table 11 assesses the draft planning proposal's consistency with the *Camden LSPS*.

Table 11 Consistency with the Camden Local Strategic Planning Statement

Camden Local Strategic Planning Statement		
Local Priority	Consistency	Comment
Infrastructure and Collaboration		
Local Priority I1: Aligning infrastructure delivery with growth	N/A	Not applicable to this draft planning proposal
Local Priority I2: Connecting Camden through integrated transport solutions	N/A	Not applicable to this draft planning proposal
Local Priority I3: Planning for the delivery of the North and South Rail and South West Rail Link Extension	N/A	Not applicable to this draft planning proposal
Local Priority I4: Working in partnership to deliver a more liveable, productive and sustainable Camden	N/A	Not applicable to this draft planning proposal
Liveability		
Local Priority L1: Providing housing choice and affordability for Camden's growing and changing population.	N/A	Not applicable to this draft planning proposal
Local Priority L2: Celebrating and respecting Camden's proud heritage	N/A	Not applicable to this draft planning proposal
Local Priority L3: Providing services and facilities to foster a healthy and socially connected community	Yes	The amendment to rezone certain Council-owned land in Harrington Park and Gledswood Hills to RE1 Public Recreation will provide certainty of the lands existing and future use as public recreation space to support a healthy, socially connected and resilient community.
Local Priority L4: Encouraging vibrant and connected centres which reflect Camden's evolving character	N/A	Not applicable to this draft planning proposal
Local Priority L5: Supporting cultural infrastructure to promote cultural and creative spaces	N/A	Not applicable to this draft planning proposal
Productivity		
Local Priority P1: Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District	N/A	Not applicable to this draft planning proposal
Local Priority P2: Creating a network of successful centres	N/A	Not applicable to this draft planning proposal

Camden Local Strategic Planning Statement		
Local Priority	Consistency	Comment
Local Priority P3: Strengthening the Strategic Centres of Narellan and Leppington	N/A	Not applicable to this draft planning proposal
Local Priority P4: Ensuring a suitable supply of industrial and urban services land	N/A	Not applicable to this draft planning proposal
Local Priority P5: Leveraging industry opportunities created by Camden's proximity to the Western Sydney Airport and Aerotropolis	N/A	Not applicable to this draft planning proposal
Local Priority P6: Leveraging Camden's natural and cultural assets to promote local agricultural production and increase tourism	N/A	Not applicable to this draft planning proposal
Sustainability		
Local Priority S1: Improving accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space	N/A	Not applicable to this draft planning proposal
Local Priority S2: Protecting and enhancing the health of Camden's waterways, and strengthening the role and prominence of the Nepean River	N/A	Not applicable to this draft planning proposal
Local Priority S3: Protecting Camden's Rural Land	Yes	This proposal proposes 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.
Local Priority S4: Protecting and restoring environmentally sensitive land and enhancing biodiversity	N/A	Not applicable to this draft planning proposal
Local Priority S5: Reducing emissions, managing waste and increasing energy efficiency	N/A	Not applicable to this draft planning proposal
Local Priority S6: Improving Camden's resilience to hazards and extreme weather events	N/A	Not applicable to this draft planning proposal

Camden Local Housing Strategy

The *Camden Local Housing Strategy* was endorsed by the Department of Planning, Industry & Environment on 25 June 2021 and 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.

Table 12 assesses the draft planning proposal's consistency with the *Camden Local Housing Strategy*.

Table 12 Consistency with the Camden Local Housing Strategy

Camden Local Housing Strategy		
Objective	Consistency	Comment
Priority 1 – Providing housing capacity and coordinating growth with infrastructure		
Objective 1: There is sufficient planning capacity to meet forecast housing demand	N/A	Not applicable to this draft planning proposal
Objective 2: Precincts in the SWGA are planned and released to align with infrastructure provision	N/A	Not applicable to this draft planning proposal
Priority 2 – Delivering resilient, healthy and connected communities		
Objective 3: Housing is well-designed and environmentally sustainable	Yes	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.
Objective 4: Neighbourhood design supports healthy and connected communities that are better placed	Yes	The amendment to rezone certain Council-owned land in Harrington Park and Gledswood Hills to RE1 Public Recreation will provide certainty of the lands 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 5: Increase Camden LGA's green cover and urban tree canopy	N/A	Not applicable to this draft planning proposal
Priority 3 – Delivering the right housing in the right location		
Objective 6: Housing density is strategically located to activate town centres, promote walkability and optimise infrastructure	N/A	Not applicable to this draft planning proposal
Objective 7: Housing growth in established areas is incremental, and preserves character and heritage values	N/A	Not applicable to this draft planning proposal
Objective 8: Protect Camden LGA's Rural Lands	Yes	The draft planning proposal does not adversely impact Camden's rural lands The draft planning proposal seeks to rezone RU1 Zoned land to SP2

Camden Local Housing Strategy		
Objective	Consistency	Comment
		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.
Priority 4 – Increasing housing choice and diversity		
Objective 9: The mix of housing types matches the changing needs and preferences of the community	N/A	Not applicable to this draft planning proposal
Objective 10: Housing is inclusive and caters for an ageing population and People with Disability	N/A	Not applicable to this draft planning proposal
Priority 5 – Addressing housing affordability		
Objective 11: Support housing that encourages affordability across the housing continuum	N/A	Not applicable to this draft planning proposal
Objective 12: Facilitate the delivery of affordable rental housing	N/A	Not applicable to this draft planning proposal

Camden Centres and Employment Land Strategy

The *Camden Centres and Employment Land Strategy* (CELS) was adopted by Council on 8 March 2022 and endorsed by the Department of Planning and Environment on 15 June 2023. The Camden CELS sets out a plan for Camden LGA's retail centres and industrial and urban services land for the next 20 years.

Table 13 assesses the draft planning proposal's consistency with the *Camden Centres and Employment Land Strategy*.

Table 13 Consistency with the Camden Centres and Employment Land Strategy

Camden Centres and Employment Land Strategy		
Principle	Consistency	Comment
Direction 1 – A network of successful, integrated and attractive retail centres		
Principle 1: A defined centres hierarchy	N/A	Not applicable to this draft planning proposal
Principle 2: Retail centres are vibrant, accessible and distinctive	N/A	Not applicable to this draft planning proposal
Principle 3: Retail centres are innovative, environmentally sustainable and planned to mitigate natural hazards	N/A	Not applicable to this draft planning proposal
Principle 4: A planning framework that supports retail centres	N/A	Not applicable to this draft planning proposal
Direction 2 – A network of productive industrial and urban services land		
Principle 5: Industrial and urban services land is valued and protected	N/A	Not applicable to this draft planning proposal
Principle 6: Industrial and urban services land is productive and functional	N/A	Not applicable to this draft planning proposal
Principle 7: A planning framework that supports industrial and urban services land	N/A	Not applicable to this draft planning proposal
Principle 8: A pipeline of industrial and urban services land supply	N/A	Not applicable to this draft planning proposal
Principle 9: Industrial and urban services land is environmentally sustainable and planned to mitigate natural hazards.	N/A	Not applicable to this draft planning proposal
Direction 3 – Agribusiness, tourism and health care that support the local economy		
Principle 10: Agribusiness is supported and enhanced	N/A	Not applicable to this draft planning proposal
Principle 11: Place-based initiatives promote tourism and visitor economy	N/A	Not applicable to this draft planning proposal
Principle 12: Medical and health care service is values and promoted	Yes	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 Centres and Employment Land Strategy		
Principle	Consistency	Comment
Direction 4 – Capitalise on existing and future infrastructure		
Principle 13: Land use and infrastructure planning is aligned	N/A	Not applicable to this draft planning proposal
Principle 14: Retail centres and employment land productivity is maximised around existing and planned rail stations, rapid bus service routes and major road corridors	N/A	Not applicable to this draft planning proposal
Principle 15: The freight and logistics network is supported and efficient	N/A	Not applicable to this draft planning proposal

Camden Rural Lands Strategy

The *Camden Rural Lands Strategy* was adopted by Council on 26 September 2017. The *Camden Rural Lands Strategy* sets out a plan to protect Camden's rural land outside of the South West Growth Area.

Table 14 assesses the draft planning proposal's consistency with the *Camden Rural Lands Strategy*.

Table 14 Consistency with the Camden Rural Lands Strategy

Camden Rural Lands Strategy 2018		
	Consistency	Comment
Principle 1: Protect Camden's remaining rural lands	Yes	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.
Principle 2: Retain Camden's valued scenic and cultural landscapes	N/A	Not applicable to this draft planning proposal
Principle 3: Provide certainty and avoid rural land fragmentation	Yes	By adopting the minimum lot size clause, it will preserve the character of the land by avoiding rural land fragmentation and intensification.
Principle 4: Minimise and manage rural land use conflict	Yes	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.
Principle 5: Enhance Camden's Rural Economy	N/A	Not applicable to this draft planning proposal
Principle 6: Minimise unplanned non-agricultural development	Yes	The draft planning proposal will not lead to unplanned non-agricultural development on rural land.
Principle 7: Maximise opportunities for relocation of rural enterprises	N/A	Not applicable to this draft planning proposal

Camden Green and Blue Grid Vision

Greener Places, Healthier Waterways: A Vision for the Camden Green and Blue Grid (the Camden Green and Blue Grid Vision) was adopted by Council on 11 April 2023. The *Camden Green and Blue Grid Vision* sets out a plan to strategically join green open spaces, riparian land, biodiversity corridors and natural bushland along existing creeks, rivers and waterways across the Camden LGA.

Table 15 assesses the draft planning proposal's consistency with the *Camden Green and Blue Grid Vision*.

Table 15 Consistency with the Camden Green and Blue Grid Vision

Camden Green and Blue Grid Vision		
Principles	Consistency	Comment
Principle 1: Place-based – Being relevant to the community and designed to care for and connect with Country	N/A	Not applicable to this draft planning proposal
Principle 2: Holistic & Integrated – Being part of a larger network that integrates natural systems	N/A	Not applicable to this draft planning proposal
Principle 3: Creative & Innovative – Thinking differently about design of open space environments	N/A	Not applicable to this draft planning proposal
Principle 4: Natural & Sustainable – Embracing a river generated landscape	N/A	Not applicable to this draft planning proposal
Principle 5: Relevant & Inclusive – Playing a core role in everyone's day to day lives	Yes	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.
Principle 6: Beautiful & Engaging – Engendering respect and appreciation for the landscape and environment	N/A	Not applicable to this draft planning proposal
Principle 7: Healthy & Active – Encouraging healthy lifestyles and sense of wellbeing	Yes	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.

Appendix 2: Consistency with applicable State Environmental Planning Policies

Table 16 assesses the draft planning proposal's consistency with applicable State Environmental Planning Policies (SEPPs).

Table 16 Consistency with applicable SEPPs

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 3 Koala Habitat Protection 2020	Does not apply to the Camden LGA.
	Chapter 4 Koala Habitat Protection 2021	Does not apply to the Camden LGA.
	Chapter 5 River Murray Lands	Does not apply to the Camden LGA.
	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	
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	

SEPP	Chapter	Assessment of Consistency
State Environmental Planning Policy (Industry and Employment) 2021	Chapter 2 Western Sydney Employment area	Does not apply to Camden LGA.
	Chapter 3 Advertising and Signage	Not applicable to this draft planning proposal.
State Environmental Policy (Planning Systems) 2021	Chapter 2 State and regional development	Not applicable to this draft planning proposal.
	Chapter 3 Aboriginal land	Not applicable to this draft planning proposal.
	Chapter 4 Concurrences and consents	Not applicable to this draft planning proposal.
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	Chapter 2 State Significant Precincts	Not applicable to this draft planning proposal.
	Chapter 3 Sydney Region Growth Centres	The draft planning proposal does not inhibit the application of this Chapter.
	Chapter 4 Western Sydney Aerotropolis	Not applicable to this draft planning proposal.
	Chapter 5 Penrith Lakes scheme	Does not apply to the Camden LGA.
	Chapter 6 St Marys	Does not apply to the Camden LGA.
	Chapter 7 Western Sydney Parklands	Not applicable to this draft planning proposal.
	Chapter 8 Greater Macarthur Growth Area	Does not apply to the Camden LGA.
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.
	Chapter 3 Central Coast plateau areas	Does not apply to the Camden LGA.

SEPP	Chapter	Assessment of Consistency
State Environmental Planning Policy (Resilience and Hazards) 2021	Chapter 2 Coastal Management	Does not apply to the Camden LGA
	Chapter 3 Hazardous and Offensive Development	Not applicable to this draft planning proposal.
	Chapter 4 Remediation of land	Not applicable to this draft planning proposal.
State Environmental Planning Policy (Resources and Energy) 2021	Chapter 2 Mining, petroleum production and extractive industries	Not applicable to this draft planning proposal.
	Chapter 3 Extractive Industries in Sydney Area	Not applicable to this draft planning proposal.
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.
	Chapter 3 Educational Establishments and childcare facilities	Not applicable to this draft planning proposal.
	Chapter 4 Major Infrastructure corridors	Not applicable to this draft planning proposal.
	Chapter 5 Three ports – Port Botany, Port Kembla and Newcastle	Does not apply to the Camden LGA
	Chapter 6 Moorebank Freight Intermodal Precinct	Does not apply to the Camden LGA

Appendix 3: Consistency with applicable Ministerial Directions (s9.1 Directions)

Table 17 assesses the draft planning proposal's consistency with the applicable Directions issued by the Minister for Planning under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*.

Table 17 Consistency with applicable Section 9.1 Ministerial Directions

S9.1 Direction Title	Consistency	Assessment of Consistency
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	The draft planning proposal is consistent with the overall intent and objectives of the <i>Greater Sydney Region Plan</i> .
1.2 Development of Aboriginal Land Council Land	N/A	Not applicable to this draft planning proposal.
1.3 Approval and Referral Requirements	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.
1.4 Site Specific Provisions	Yes	The draft planning proposal does not introduce any site-specific provisions.
Focus Area 1: Planning Systems-Place-based		
1.5 Paramatta Road Corridor Urban Transformation Strategy	N/A	Not applicable to the Camden LGA.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not applicable to the Camden LGA.
1.7 Implementation of Greater Paramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable to the Camden LGA.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable to the Camden LGA.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not applicable to the Camden LGA
1.10 Implementation of the Western Sydney Aerotropolis Plan	Yes	The planning proposal does not undermine the achievement of Western Sydney Aerotropolis Plan's objectives, planning principles and priorities.
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Not applicable to the Camden LGA.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Not applicable to the Camden LGA.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Not applicable to the Camden LGA.
1.14 Implementation of Greater Macarthur 2040	N/A	Not applicable to the Camden LGA.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not applicable to the Camden LGA.

S9.1 Direction Title	Consistency	Assessment of Consistency
1.16 North West Rail Link Corridor Strategy	N/A	Not applicable to the Camden LGA.
1.17 Implementation of the Bays West Place Strategy	N/A	Not applicable to the Camden LGA.
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	Not applicable to the Camden LGA.
1.19 Implementation of Westmead Place Strategy	N/A	Not applicable to the Camden LGA
1.20 Implementation of Camellia-Rosehill Place Strategy	N/A	Not applicable to the Camden LGA
1.21 Implementation of South West Growth Area Structure Plan	Yes	The draft planning proposal does not inhibit the implementation of the South West Growth Area Structure Plan.
1.22 Implementation of the Cherrybrook Station Place Strategy	N/A	Not applicable to the Camden LGA
Focus Area 2: Design and Place		
Focus Areas 3: Biodiversity and Conservation		
3.1 Conservation Zones	No	The draft planning proposal is justifiably inconsistent with the objectives of this direction. The proposal will 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.
3.2 Heritage Conservation	Yes	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. This amendment is considered housekeeping in nature and will not impact the conservation of the heritage item.
3.3 Sydney Drinking Water Catchments	N/A	Not applicable to the Camden LGA
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable to the Camden LGA.
3.5 Recreation Vehicle Areas	N/A	Not applicable to this draft planning proposal.
3.6 Strategic Conservation Planning	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.

S9.1 Direction Title	Consistency	Assessment of Consistency
3.7 Public Bushland	Yes	The draft planning proposal will rezone council-owned land from residential to recreation as it has been embellished as a park for the community. The rezoning will align the land zone to the existing use, thereby preserving public bushland in urban areas.
3.8 Willandra Lakes Region	N/A	Not applicable to the Camden LGA.
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	Not applicable to the Camden LGA.
3.10 Water Catchment Protection	N/A	Not applicable to the Camden LGA.
Focus area 4: Resilience and Hazards		
4.1 Flooding	Yes	The proposed rezonings under Matter 3 is considered housekeeping in nature and will not impose any additional adverse impacts to life, property or the environment from flood risk.
4.2 Coastal Management		Not applicable to the Camden LGA
4.3 Planning for Bushfire Protection	Yes	The proposed rezonings under Matter 3 is considered housekeeping in nature and will not impose any additional adverse impacts to life, property or the environment from bushfire hazards.
4.4 Remediation of Contaminated Land	Yes	The proposed rezonings under Matter 3 is considered housekeeping in nature and therefore unlikely to pose additional contamination constraints.
4.5 Acid Sulphate Soils	Yes	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.
4.6 Mine Subsidence and Unstable Lands	N/A	Not applicable to the Camden LGA
Focus area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	N/A	Not applicable to this draft planning proposal.
5.2 Reserving Land for Public Purposes	Yes	The draft planning proposal will rezone council-owned land from residential to recreation as it has been embellished as a park for the community. The rezoning will align the land zone to the existing use.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	Not applicable to this draft planning proposal.
5.4 Shooting Ranges	N/A	Not applicable to this draft planning proposal.
5.5 High pressure dangerous goods pipelines	N/A	Not applicable to this draft planning proposal.
Focus area 6: Housing		
6.1 Residential Zones	Yes	The proposed rezonings under Matter 3 to residential is considered

S9.1 Direction Title	Consistency	Assessment of Consistency
		housekeeping in nature and will not inhibit the aims of this direction. 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.
6.2 Caravan Parks and Manufactured Home Estates	N/A	Not applicable to this draft planning proposal.
Focus area 7: Industry and Employment		
7.1 Employment Zones	N/A	Not applicable to this draft planning proposal.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Not applicable to the Camden LGA.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable to the Camden LGA.
Focus area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	N/A	Not applicable to this draft planning proposal.
Focus area 9: Primary Production		
9.1 Rural Zones	Yes	The draft planning proposal is consistent with the objectives of this direction. 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.
9.2 Rural Lands	N/A	Not applicable to the Camden LGA
9.3 Oyster Aquaculture	N/A	Not applicable to the Camden LGA

S9.1 Direction Title	Consistency	Assessment of Consistency
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable to the Camden LGA



Appendix 4: Camden Local Planning Panel Minutes – 11 December 2025



Appendix 5: Camden Council Meeting Report and Minutes - 14 April 2026



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Appendix 6: Gateway Determination – 15 July 2026