

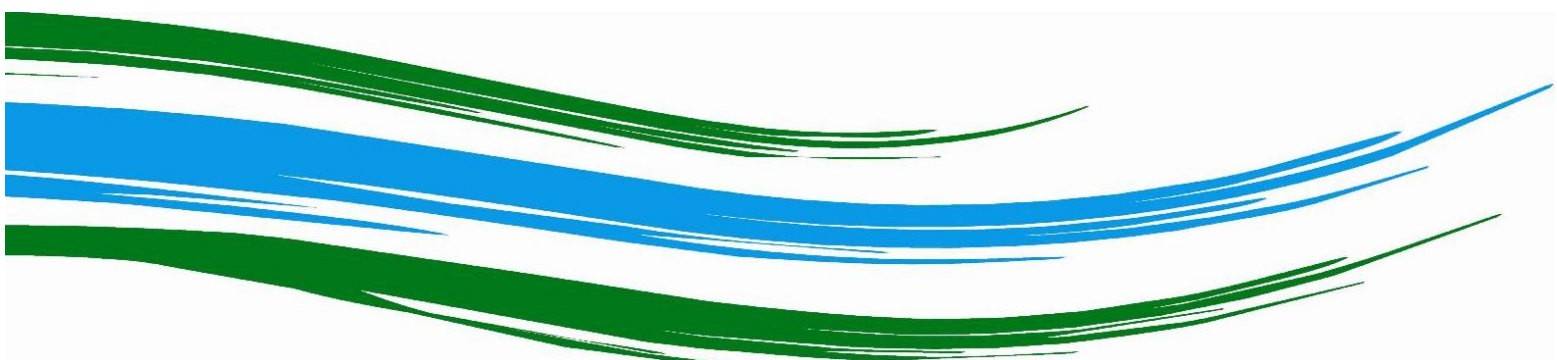


Camden Council

Attachments

Ordinary Council Meeting
12 July 2016

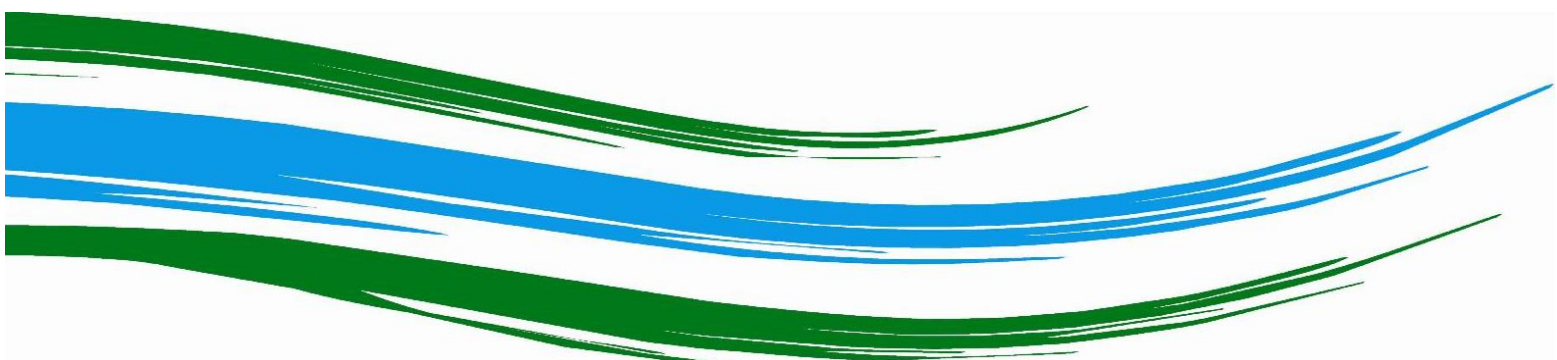
Camden Civic Centre
Oxley Street
Camden



ORDINARY COUNCIL

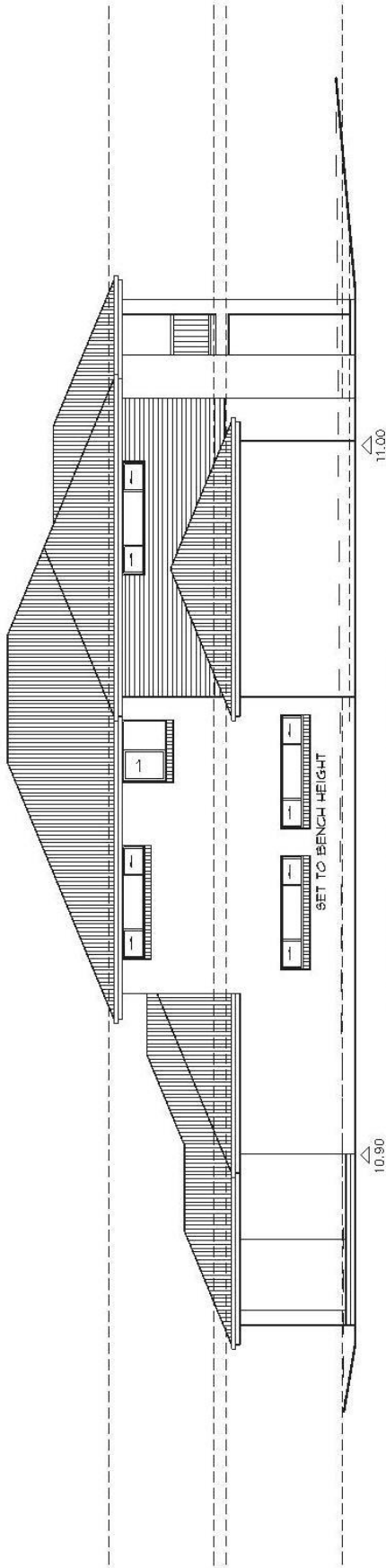
ATTACHMENTS - ORDINARY COUNCIL

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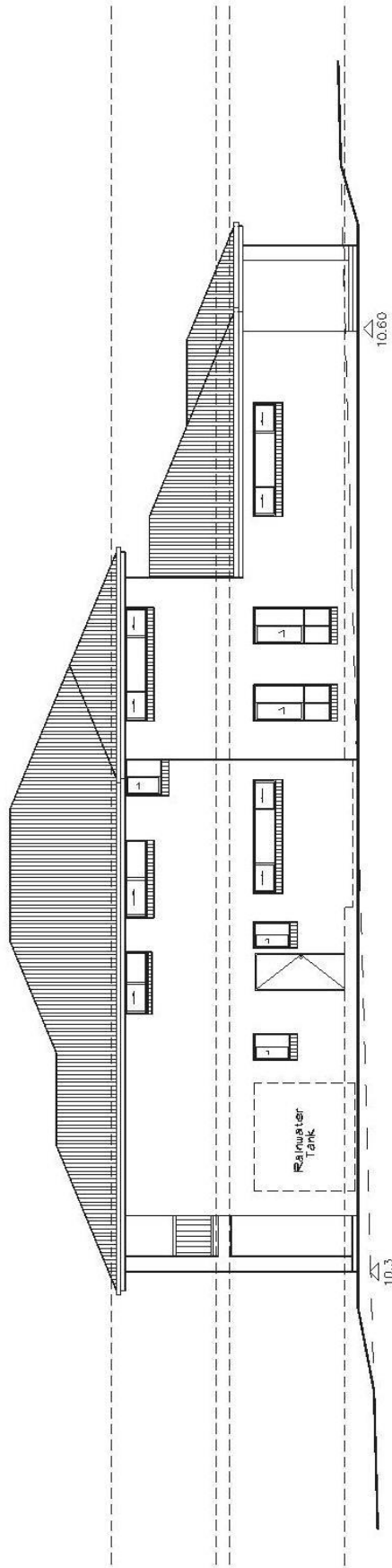


Attachment 1

ORD01



WESTERN ELEVATION



EASTERN ELEVATION

BRAD & KIM PHILLIPS

		ISSUE	AREAS	HOUSE TYPE	HAND
		DATE	QUBH 3421 SPRING FARM DR SPRING FARM	25/8/2015 PHILLIPS B	FAÇADE
REVISION	SITE	DRAWN: SE	SCALE: 1:100	DATE	JOB NO.



SHADOW ANALYSIS AS AT THE WINTERS SOLSTICE
 PREPARED ON TRUE NORTH USING "DRC - Auto Ver 4.14"
 SHADOW ANALYSIS PROGRAM



DRAWN	DATE	REVISION	ISSUE	CLIENT	AREAS	HOUSE TYPE	HAND
				BRAD & KIM PHILLIPS		FACADE	
				SITE LOT 3421 SPRING FARM DR SPRING FARM			SHEET NO. 6 / 7
							DATE 25/8/2015



ATTACHMENT 1 - RECOMMENDED CONDITIONS

1.0 - General Conditions of Consent

The following conditions of consent are general conditions applying to the development.

- (1) **Approved Plans and Documents** - Development shall be carried out in accordance with the following plans and documentation, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
Job No. Phillips B	Ground floor plan	Quality Contractors	25/08/2015
Job No. Phillips B	First floor plan	Quality Contractors	25/08/2015
Job No. Phillips B	Southern and Northern Elevation	Quality Contractors	25/08/2015
Job No. Phillips B	Western Elevation and Eastern Elevation	Quality Contractors	25/08/2015
Job No. Phillips B	Shadow Diagrams	Quality Contractors	25/08/2015
Job No. Phillips B	Site Plan Section Plan	Quality Contractors	25/08/2015
Job No. Phillips B	Electrical Plan ground floor	Quality Contractors	25/08/2015
Job No. Phillips B	Electrical Plan First floor	Quality Contractors	25/08/2015
Job No. Phillips B	Stormwater Plan	Quality Contractors	25/08/2015

Document Title	Prepared by	Date
BASIX Certificate No. 719750S	Patnicar Insulation Pty Ltd	13 April 2016
Waste Management Plan	Bradley Phillips	1 May 2016
Bushfire Report Ref BRAC – 677	Scott Jarvis	11 April 2016

- (2) **BASIX Certificate** - The applicant shall undertake the development strictly in accordance with the commitments listed in the approved BASIX certificate(s) for the development to which this consent applies.



- (3) **Building Code of Australia** - All building work shall be carried out in accordance with the BCA. In this clause, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.
- (4) **Home Building Act** - Pursuant to Section 80A(11) of the *EP&A Act 1979*, residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the PCA for the development to which the work relates:
- a) in the case of work for which a principal contractor has been appointed:
 - i. has been informed in writing of the name and licence number of the principal contractor; and
 - ii. where required has provided an insurance certificate with the name of the insurer by which the work is insured under Part 6 of that Act.
 - b) in the case of work to be carried out by an owner-builder;
 - i. has been informed in writing of the name of the owner-builder; and
 - ii. if the owner-builder is required to hold an owner-builder permit under that Act; has provided a copy of the owner builder permit.
- (5) **Shoring and Adequacy of Adjoining Property Works** - If the approved development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, the person having the benefit of the consent shall, at the person's own expense:
- a) protect and support the adjoining building, structure or work from possible damage from the excavation; and
 - b) where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying

A copy of the written consent must be provided to the PCA prior to the excavation commencing.

2.0 – Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Structural Engineer's Details** - The piers/slabs/footings/structural elements shall be designed and certified by a suitably qualified structural engineer and shall take



into consideration the recommendations of any geotechnical report applicable to the site. A statement to that effect shall be provided to the Certifying Authority.

- (2) **Building Platform** - This consent restricts excavation or fill for the purposes of creating a building platform. The building platform shall not exceed 2.0m from the external walls of the building. Where the external walls are within 2.0m of any property boundary, no parallel fill is permitted and a deepened edge beam to natural ground level shall be used. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- (3) **Driveway Gradients and Design** - For all driveways that relate to development for the purposes of a dwelling house, the driveway gradient and design shall comply with AS 2890.1-2004 'Off street car parking' and:
- a) the driveway shall comply with Council's Engineering Specifications;
 - b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
 - c) the level for the driveway across the footpath area shall achieve a gradient of 4%; and
 - d) a Public Road Activity approval must be obtained prior to the commencement of any works.

Details demonstrating compliance shall be provided to the Certifying Authority prior to issue of a Construction Certificate.

- (4) **Salinity (Dwellings & Outbuildings)** - The proposed dwelling, landscaping and associated works for the development shall comply with the requirements of the salinity management plan "Salinity Investigation & Management Plan Review Stage 30 Spring Farm, Prepared by Douglas Partners, project no. 34288/05, dated 3 August 2012".

Alternatively, a site specific analysis including recommendations, prepared by a suitably qualified consultant and referencing Australian Standard AS2870-2011 and Council's Building in a Saline Prone Environment Policy shall be submitted to the Certifying Authority.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (5) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy at the prescribed rate to either the Long Service Payments Corporation or Council for any work that cost \$25,000 or more.



- (6) **Bush Fire Construction** - The proposed dwelling house is located on land that is subject to compliance with a "BAL 12.5" Bushfire Attack Level, under AS3959-2009.

Alternatively, a site specific analysis including recommendations, prepared by a suitably qualified consultant and referencing Australian Standard AS3959-2009 shall be submitted to the Certifying Authority.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

- (7) **Privacy Screening** - A permanently fixed 1.7 metre high privacy screen shall be provided to the eastern edge of the upper level balcony as follows:
- a) the screens shall not have openings more than 30mm wide; and
 - b) the total area of all openings shall be less than 30% of the surface area of the screen when viewed in elevation.

Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.

3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Notice of PCA Appointment** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
- a) a description of the work to be carried out;
 - b) the address of the land on which the work is to be carried out;
 - c) the registered number and date of issue of the relevant development consent;
 - d) the name and address of the PCA, and of the person by whom the PCA was appointed;
 - e) if the PCA is an accredited certifier, his, her or its accreditation number, and a statement signed by the accredited certifier consenting to being appointed as PCA; and
 - f) a telephone number on which the PCA may be contacted for business purposes



- (2) **Notice Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
 - b) a description of the work to be carried out;
 - c) the address of the land on which the work is to be carried out;
 - d) the registered number and date of issue of the relevant development consent and construction certificate;
 - e) a statement signed by or on behalf of the PCA to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
 - f) the date on which the work is intended to commence.
- (3) **Construction Certificate Required** - In accordance with the provisions of Section 81A of the *EP&A Act 1979*, construction or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a Certifying Authority;
 - b) a Principal Certifying Authority (PCA) has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*;
 - c) if Council is not the PCA, Council is notified of the appointed PCA at least two (2) days before building work commences;
 - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and
- the PCA is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (4) **Sign of PCA and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
- a) that unauthorised entry to the work site is prohibited;
 - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
 - c) the name, address and telephone number of the PCA.



The sign shall be maintained while the work is being carried out, and shall be removed upon the completion of works.

- (5) **Sydney Water Approval** - The approved development plans shall be approved by Sydney Water.
- (6) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction ('the blue book') and any Sediment and Erosion plans approved with this development consent.

Soil erosion and sediment control measures shall be maintained during construction works and shall only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Construction Hours** - All work (including delivery of materials) shall be restricted to the hours of 7.00am to 5.00pm Monday to Saturday inclusive. Work is not to be carried out on Sundays or Public Holidays.
- (2) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (3) **Retaining Walls** - The following restrictions apply to any retaining wall erected within the allotment boundaries:
 - a) retaining walls shall be constructed a minimum of 300mm from any property boundary to ensure all associated drainage and backfill remain wholly within the subject property;
 - b) adequate provisions shall be made for surface and subsurface drainage of retaining walls and all water collected shall be diverted to, and connected to, a stormwater disposal system within the property boundaries;
 - c) retaining walls shall not be erected within drainage easements; and
 - d) retaining walls shall not be erected in any other easement present on the land without the approval of the relevant authority benefited.
- (4) **Stormwater – Collection and Discharge Requirements** - The roof of the subject building(s) shall be provided with guttering and down pipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, conveyed to the street gutter.



Connection to the drainage easement or kerb shall only occur at the designated connection point for the allotment. New connections that require the rectification of an easement pipe or kerb shall only occur with the prior approval of Camden Council.

All roofwater shall be connected to the approved roofwater disposal system immediately after the roofing material has been fixed to the framing members. The PCA shall not permit construction works beyond the frame inspection stage until this work has been carried out.

- (5) **Works by Owner** - Where a portion of the building works do not form part of a building contract with the principal contractor (builder) and are required to be completed by the owner, such works shall be scheduled by the owner so that all works coincide with the completion of the main building being erected by the principal contractor.
- (6) **Survey Report** - The building shall be set out by a registered land surveyor. A peg out survey detailing the siting of the building in accordance with the approved plans shall be provided to the PCA prior to the pouring of concrete.
- (7) **Easements** - No changes to site levels, or any form of construction shall occur within any easements that may be located on the allotment.

5.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Occupation Certificate Required**- An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Survey Certificate** - A registered surveyor shall prepare a Survey Certificate to certify that the location of the building in relation to the allotment boundaries complies with the approved plans or as specified by this consent. The Survey Certificate shall be provided to the satisfaction of the PCA.
- (3) **Footpath Crossing Construction** - A footpath crossing and driveway shall be constructed in accordance with this consent and the approved Construction Certificate prior to use or occupation of the development.
- (4) **Waste Management Plan** - The PCA shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (5) **Installation of Privacy Screens** - The balcony privacy screens shall be completed prior to the issue of any Occupation Certificate for the addition.



6.0 – Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Residential Air Conditioning Units** - The operation of air conditioning units shall operate as follows:
 - a) be inaudible in a habitable room during the hours of 10pm – 7am on weekdays and 10pm to 8am on weekends and public holidays; and
 - b) emit a sound pressure level when measured at the boundary of any neighbouring residential property, at a time other than those specified in (a) above, which exceeds the background (LA90, 15 minutes) by more than 5dB(A). The source noise level shall be measured as a LAeq 15 minute.
- (2) **Privacy Screen** – The privacy screen shall be permanently maintained in accordance with the approved plans for the life of the development.

SUMMARY OF CHANGES TO ORAN PARK DCP 2007

DCP Section	Item	Title	Action
Part A – Precinct Wide DCP			
1	Figure 1	Land To Which DCP Applies	Replace existing figure due to changes to indicative road layout.
2	Figure 2	Oran Park Precinct Indicative Layout Plan	Replace existing figure to reflect current approvals and also due to changes to road layout, locations of open space area, relocation of community facilities and relocation of medium density areas.
	Figure 3	Indicative Residential Dwelling Target Sub-Precincts	Replace existing figure due to changes to indicative road layout.
	Figure 4	Neighbourhood Centres and Employment Areas	Replace existing figure due to changes to indicative road layout and minor changes to walkable neighbourhood radius.
3	Figure 5	Street Network Plan	Replace existing figure due to changes to location and alignments of sub-arterial roads, addition of 'key local street' and changes to indicative local and collector streets.
	Figure 18	Pedestrian and Cycleway Network	Replace existing figure to reflect changes to be consistent with Figure 5 above.
	Figure 19	Public Transport Network	Replace existing figure to reflect changes to be consistent with Figure 5 above. .
	Figure 20	Open Space Network	Replace existing figure to reflect current approvals, changes to open space areas in north-eastern corner of precinct and changes to indicative road layout.
	Figure 21	Education, Civic and Community Facilities	Replace existing figure to reflect current approvals, relocation of proposed school site, revision of indicative locations for child care centres and changes to indicative road layout.
	Figure 23	Salinity Constraints	Replace existing figure due to changes to indicative road layout.
	Figure 24	Aboriginal Archaeological Conservation Areas	Replace existing figure due to change to conservation area and indicative road layout.
	Figure 25	Elements of European Heritage Significance	Replace existing figure due to changes to indicative road layout.
	Figure 26	Indicative Location of Asset Protection Zones	Replace existing figure due to changes to indicative road layout.
	Figure 27	Areas of Significant Remnant Vegetation	Replace existing figure due to changes to indicative road layout.
Figure 28	Areas of Environmental Concern	Replace existing figure due to changes to indicative road layout.	

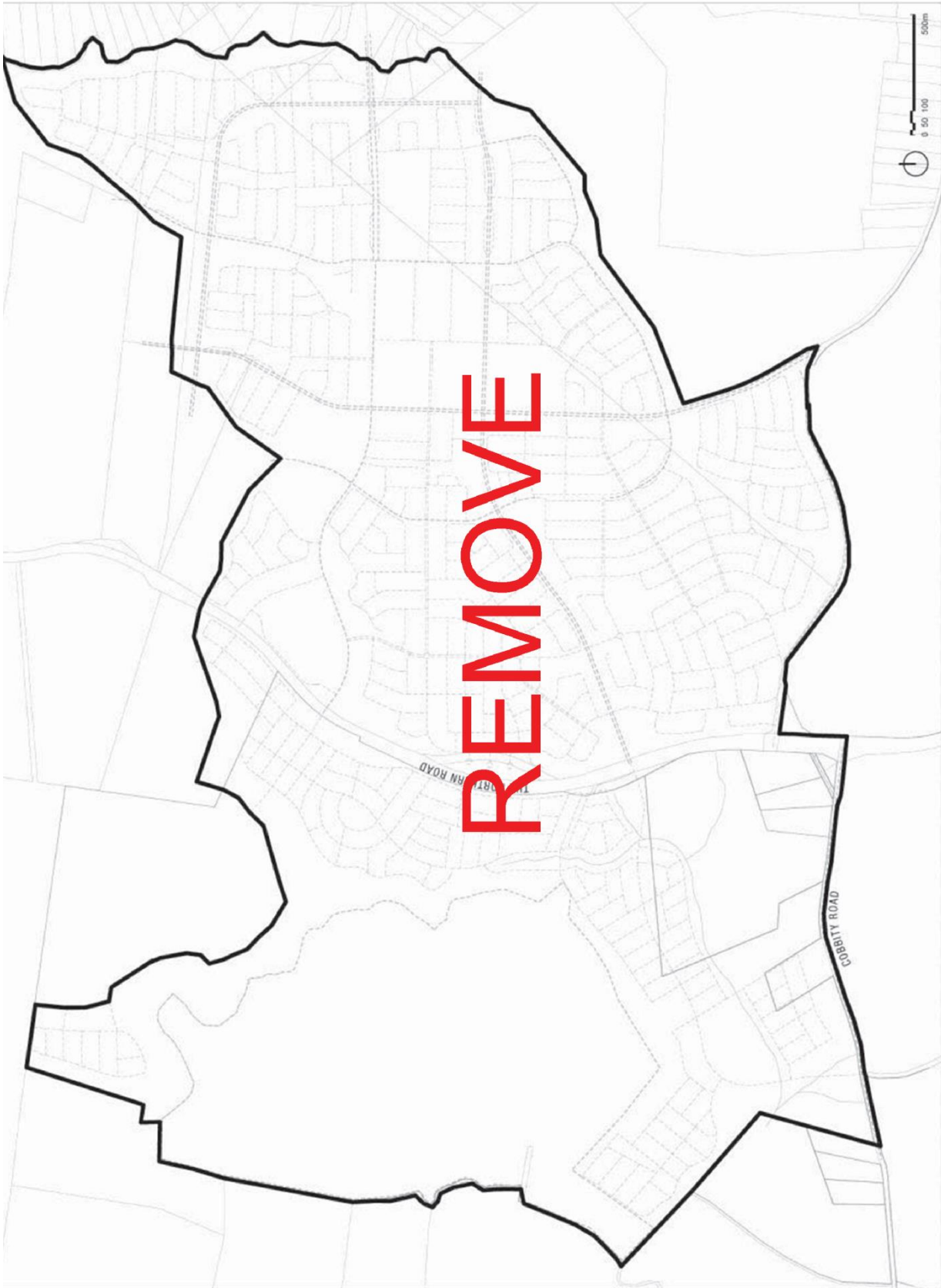


Figure 1: Land to which this DCP Applies

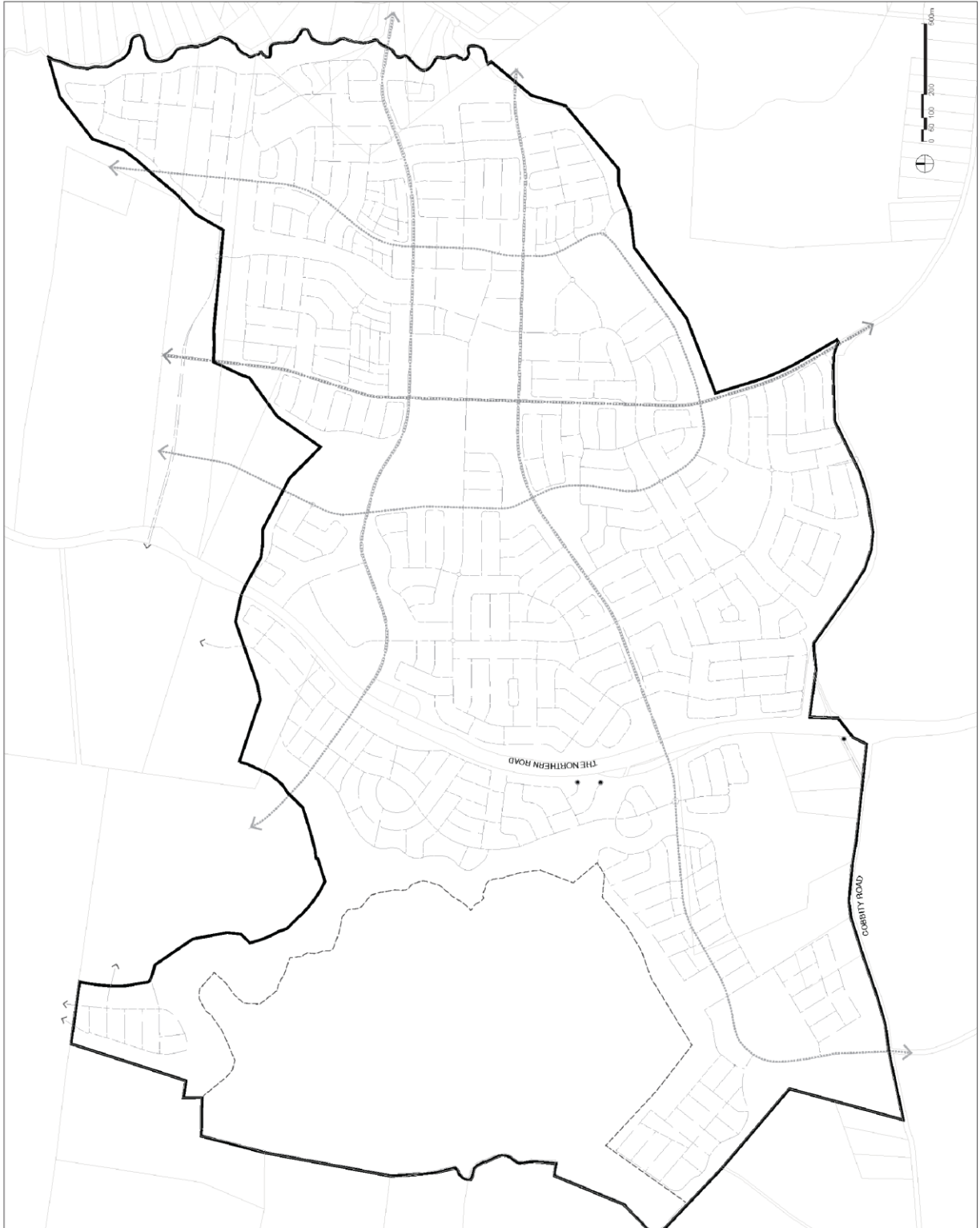
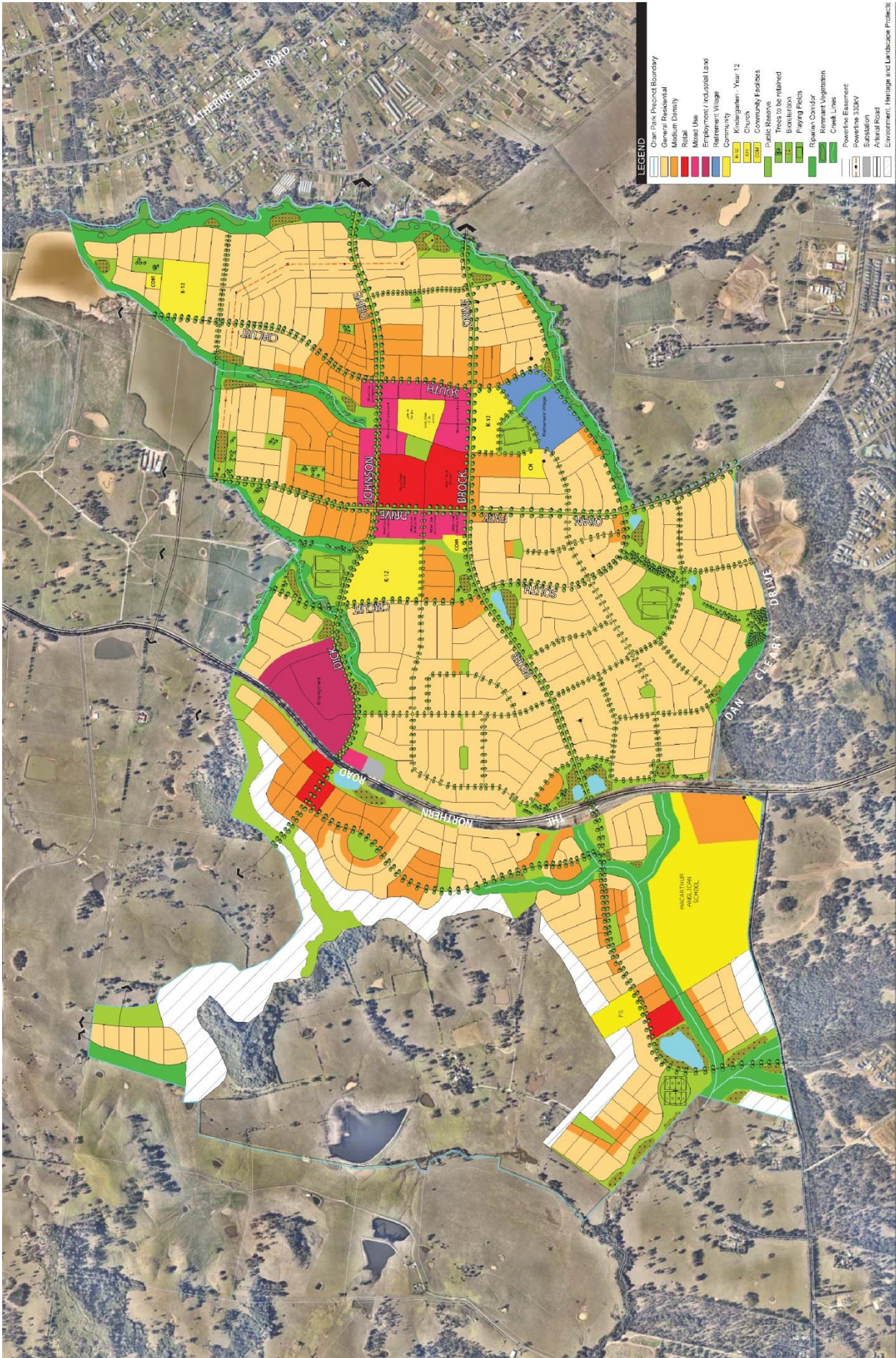


Figure 1. Land to which this DCP applies

ORD02

Attachment 1



Indicative Layout Plan
ORAN PARK

Oran Park Precinct Development Control Plan 2007

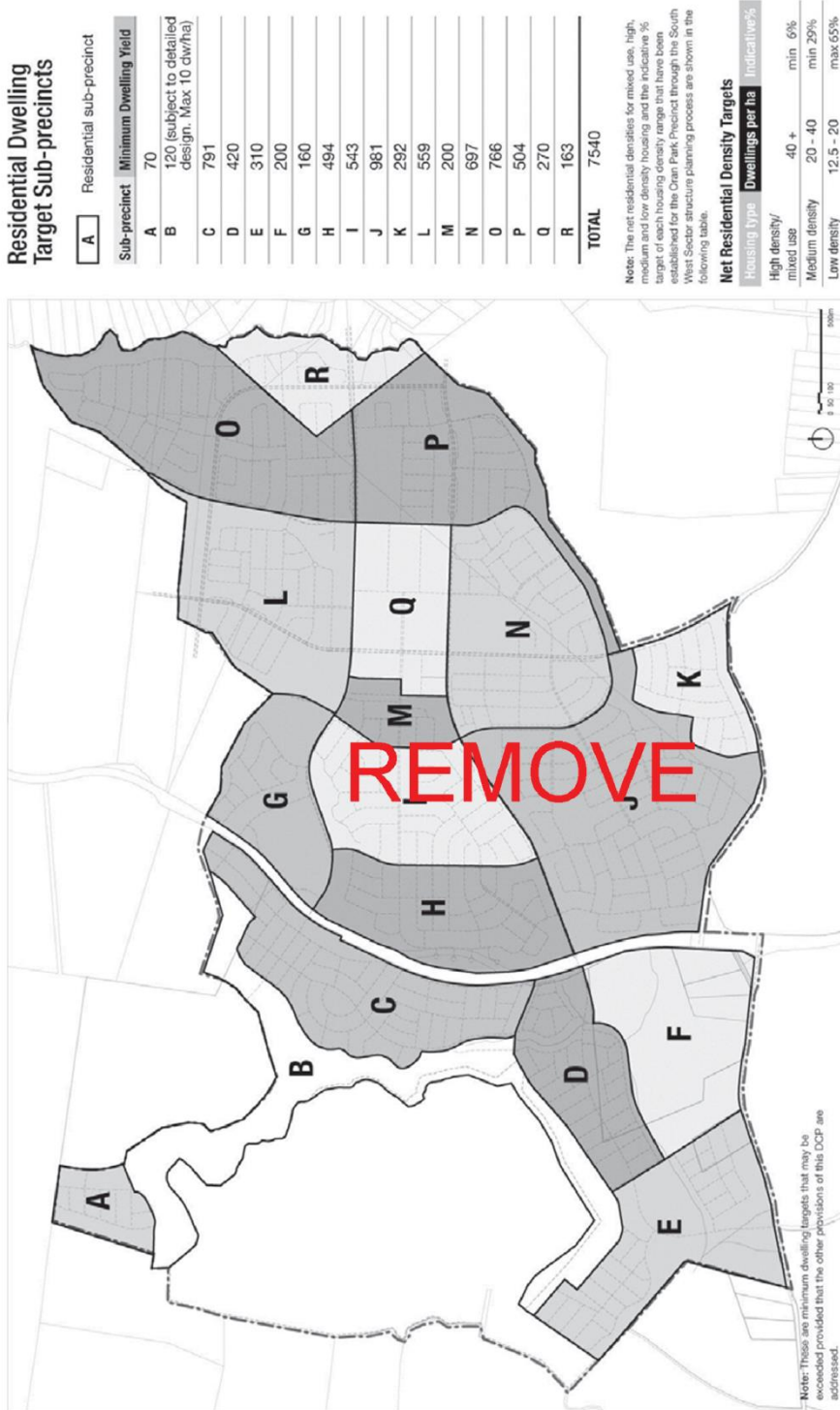


Figure 3: Indicative Residential Dwelling Target Sub-Precincts

Residential Density Target Sub-precincts

Sub-precinct	Minimum Dwelling Yield
A	70
B	120 (subject to detailed design. Max. 10 dwt/ha)
C	791
D	420
E	310
F	200
G	160
H	494
I	543
J	981
K	292
L	559
M	200
N	697
O	766
P	504
Q	270
R	163
TOTAL	7340

Note: The above table is indicative only. The actual targets for each housing density target that have been determined will be based on the detailed design. Each housing density target is based on the following table.

Net Residential Density Targets

Housing type	Dwelling yield	Yield/ha
High density/medium use	40+	max 6%
Medium density	20-40	max 20%
Low density	10-20	max 65%

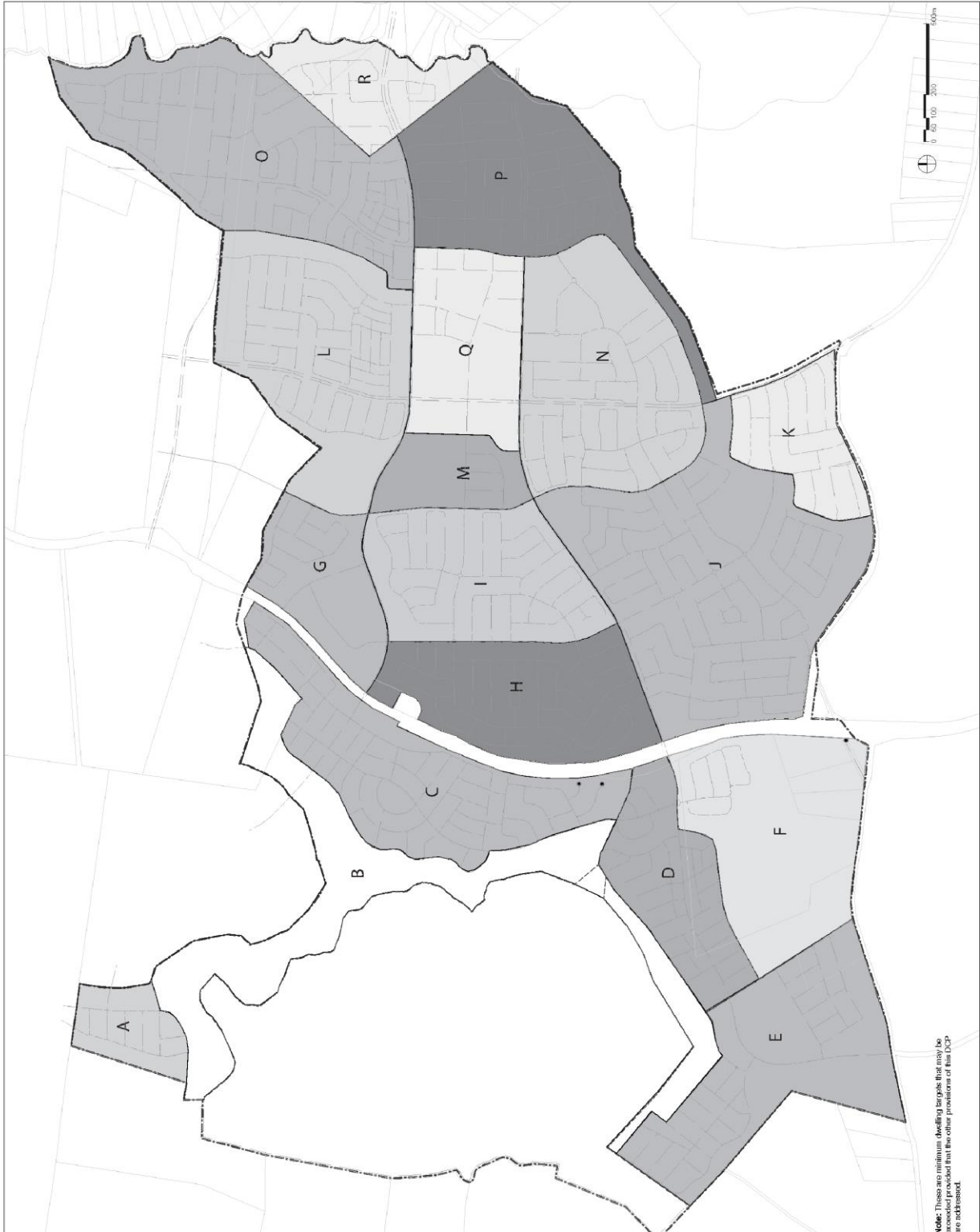


Figure 3: Indicative Residential Dwelling Target Sub-Precinct

Oran Park Precinct Development Control Plan 2007

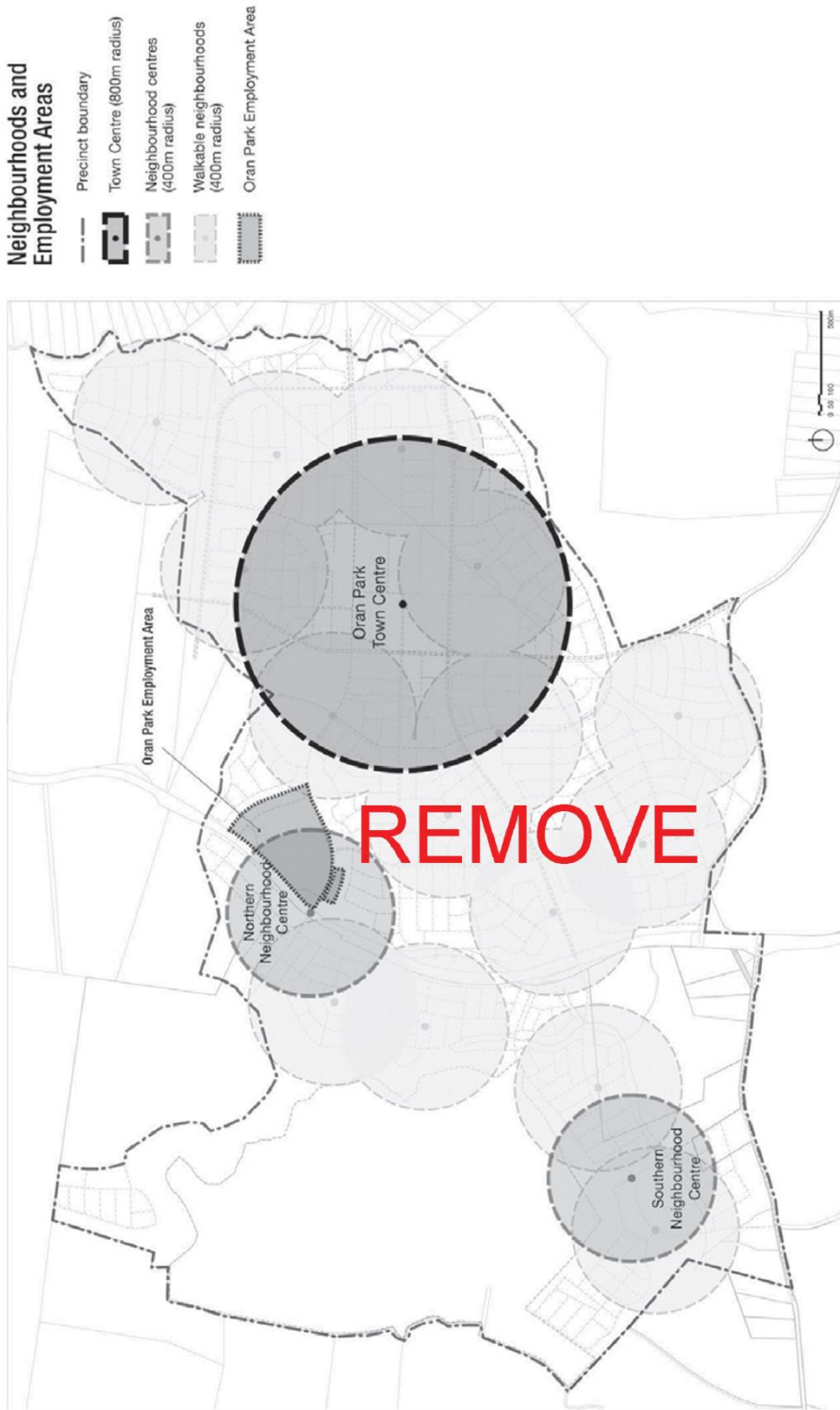


Figure 4: Neighbourhood Centres and Employment Areas



Figure 4: Neighbourhood Centres and Employment Area

Oran Park Precinct Development Control Plan 2007

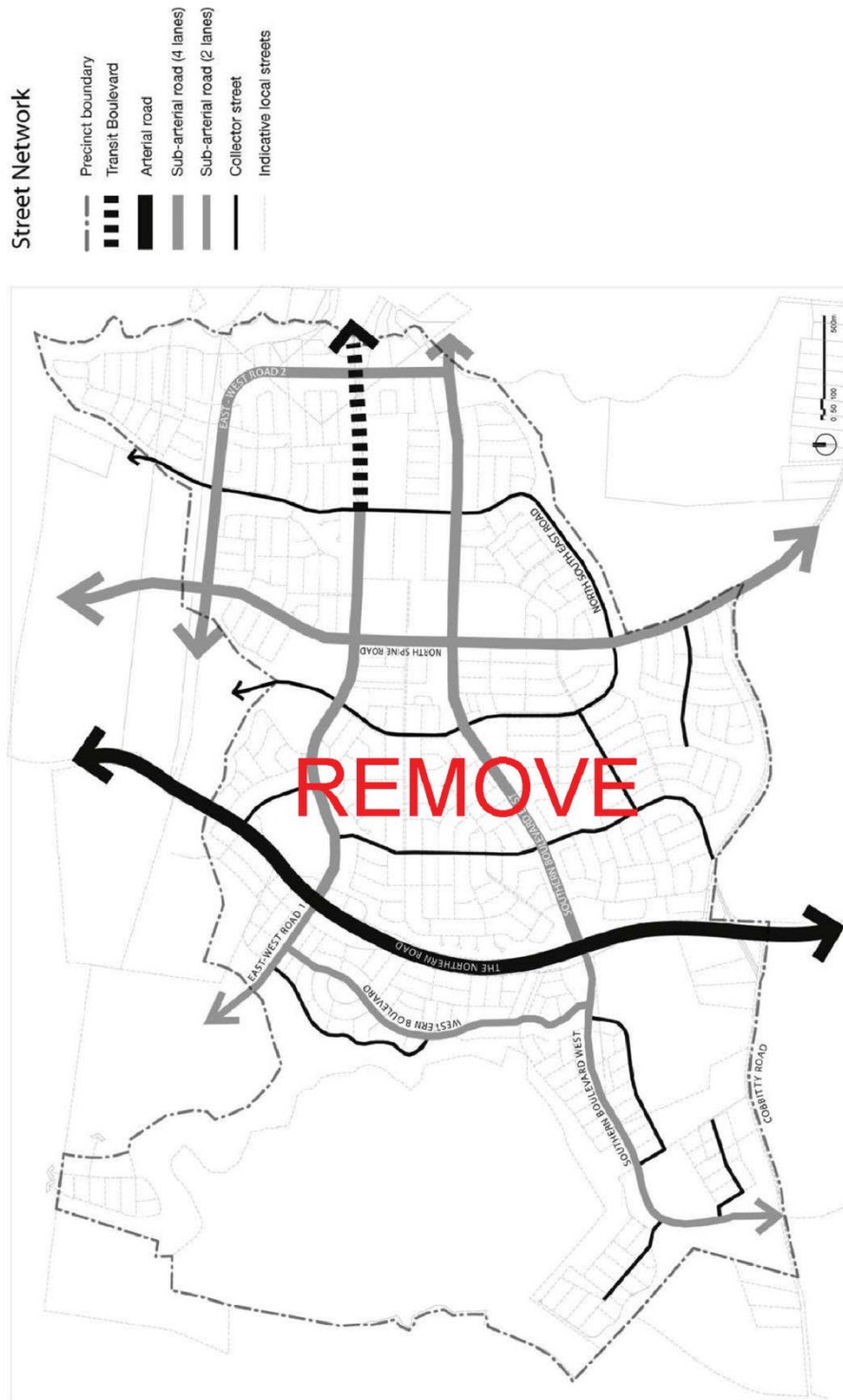


Figure 5: Street Network Plan (updated October 2011)



Oran Park Precinct Development Control Plan 2007



Figure 18: Pedestrian and Cycleway Network

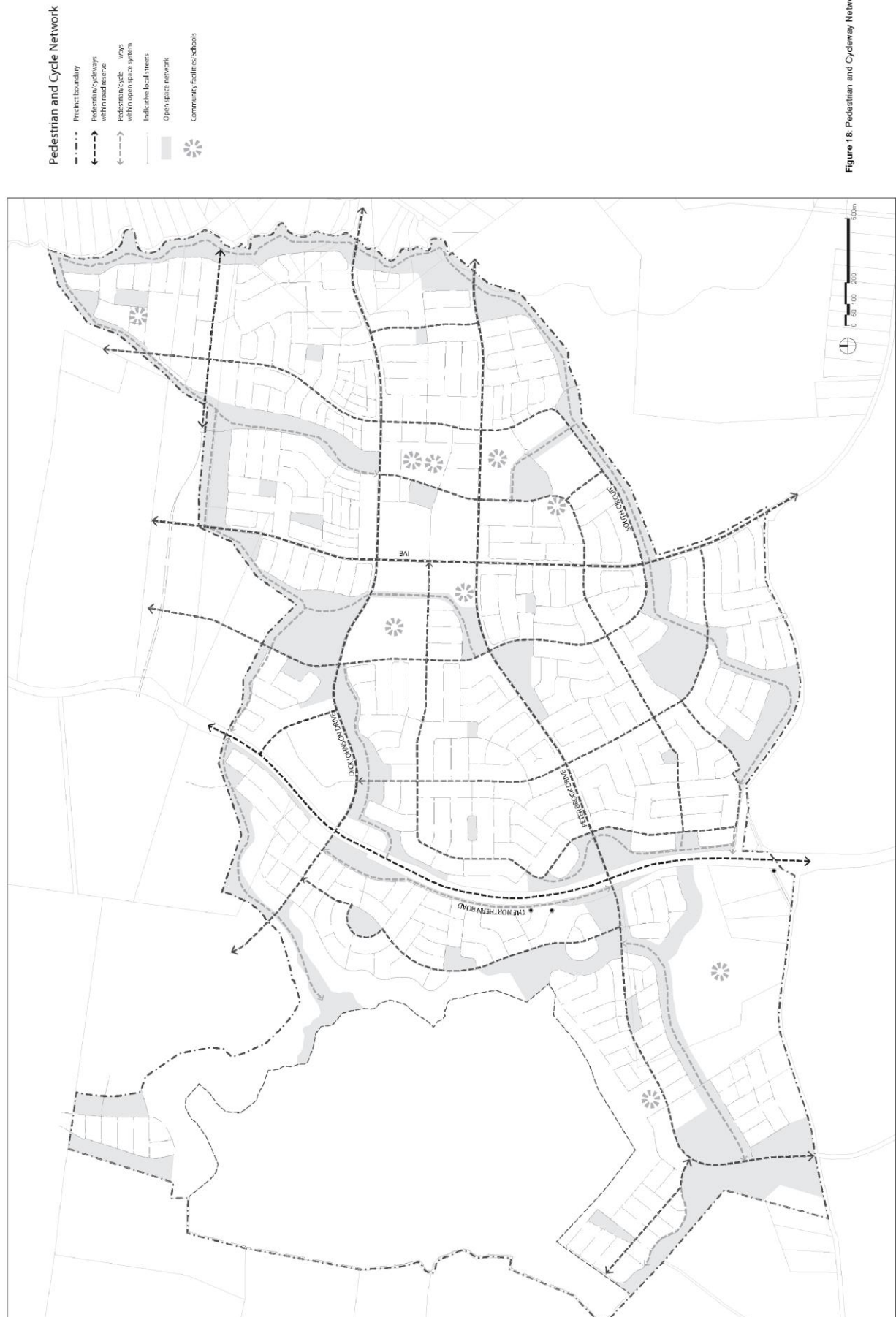


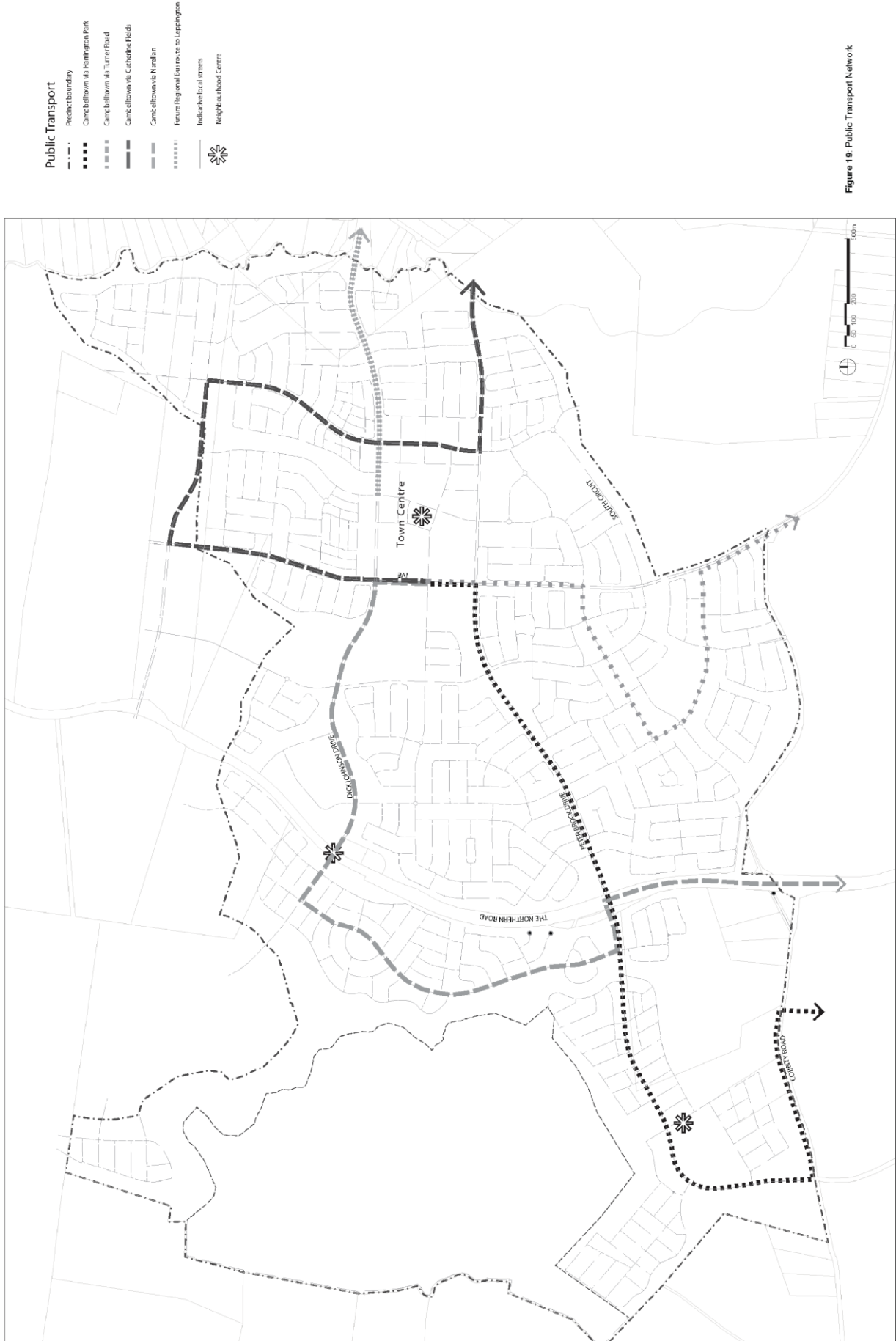
Figure 18: Pedestrian and Cycleway Network

Oran Park Precinct Development Control Plan 2007

- Public Transport**
- Precinct boundary
 - Campbelltown via Harrington Park
 - Campbelltown via Turner Road
 - Campbelltown via Catherine Fields
 - Campbelltown via Narellian
 - Future Regional Bus route to Leppington
 - Indicative local streets
 - ☼ Town/Neighbourhood Centre



Figure 19: Public Transport Network



Oran Park Precinct Development Control Plan 2007



Figure 20: Open Space Network Plan

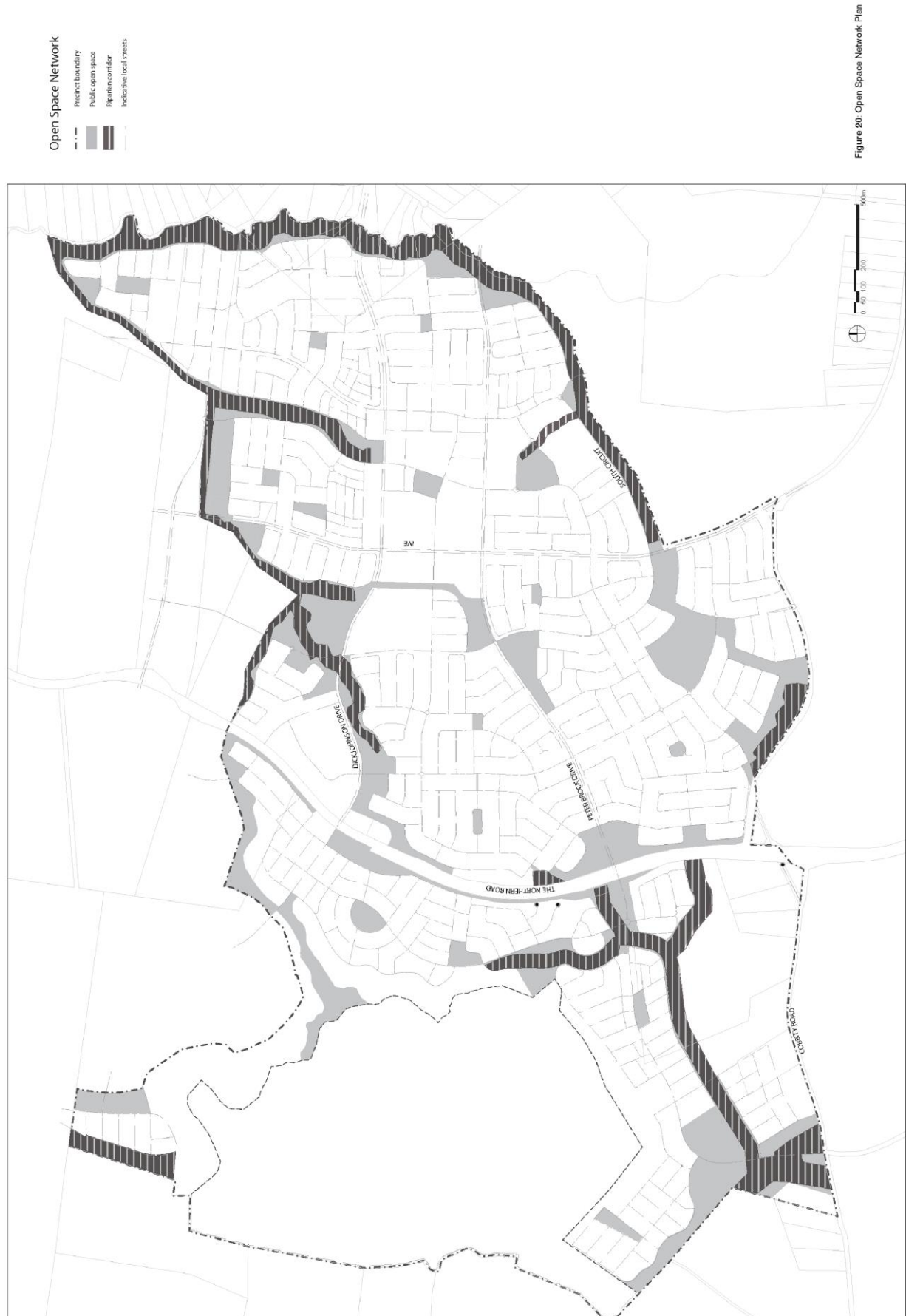


Figure 20: Open Spaces Network Plan

Oran Park Precinct Development Control Plan 2007

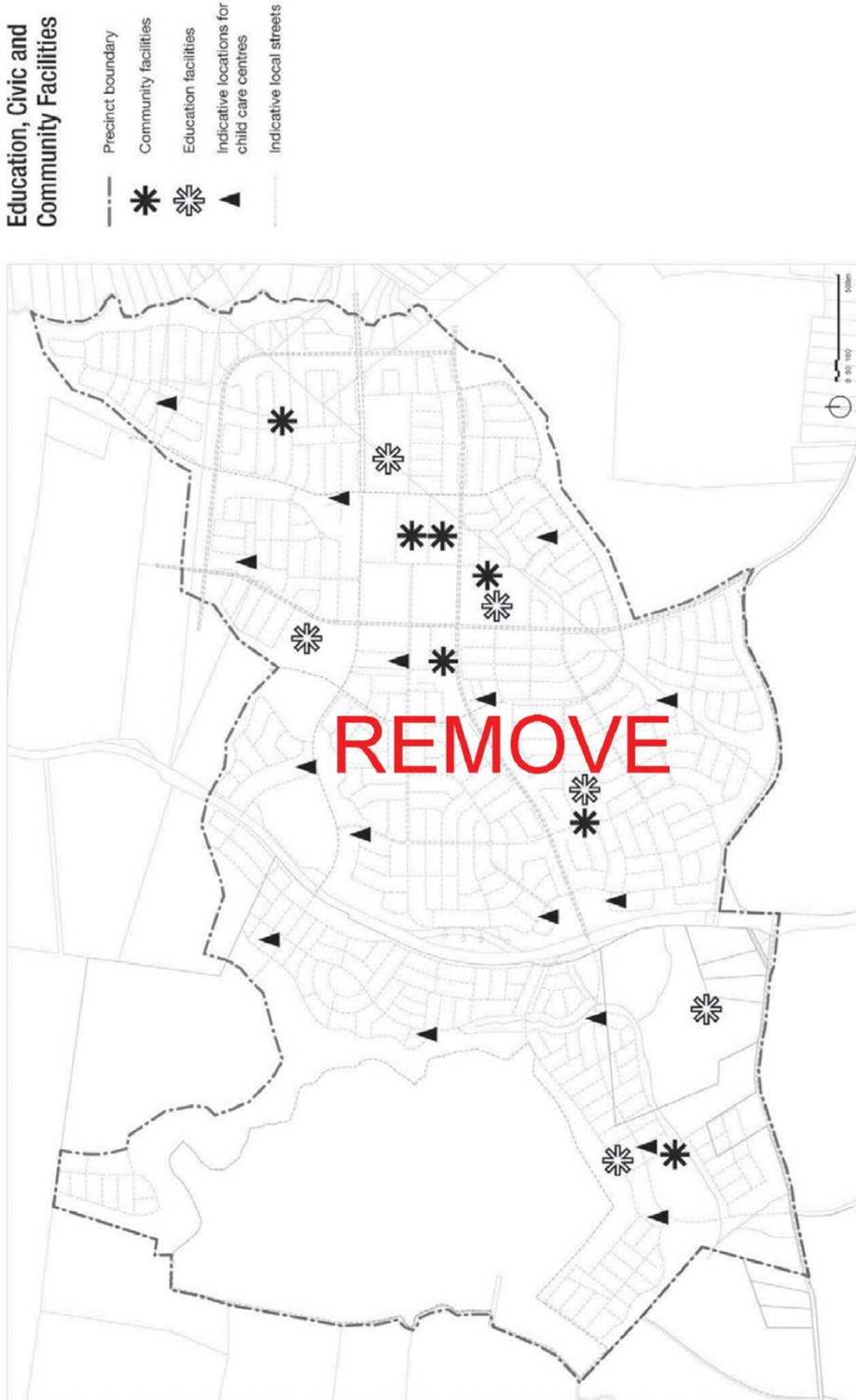


Figure 21: Indicative Location of Education, Civic and Community Facilities



Oran Park Precinct Development Control Plan 2007

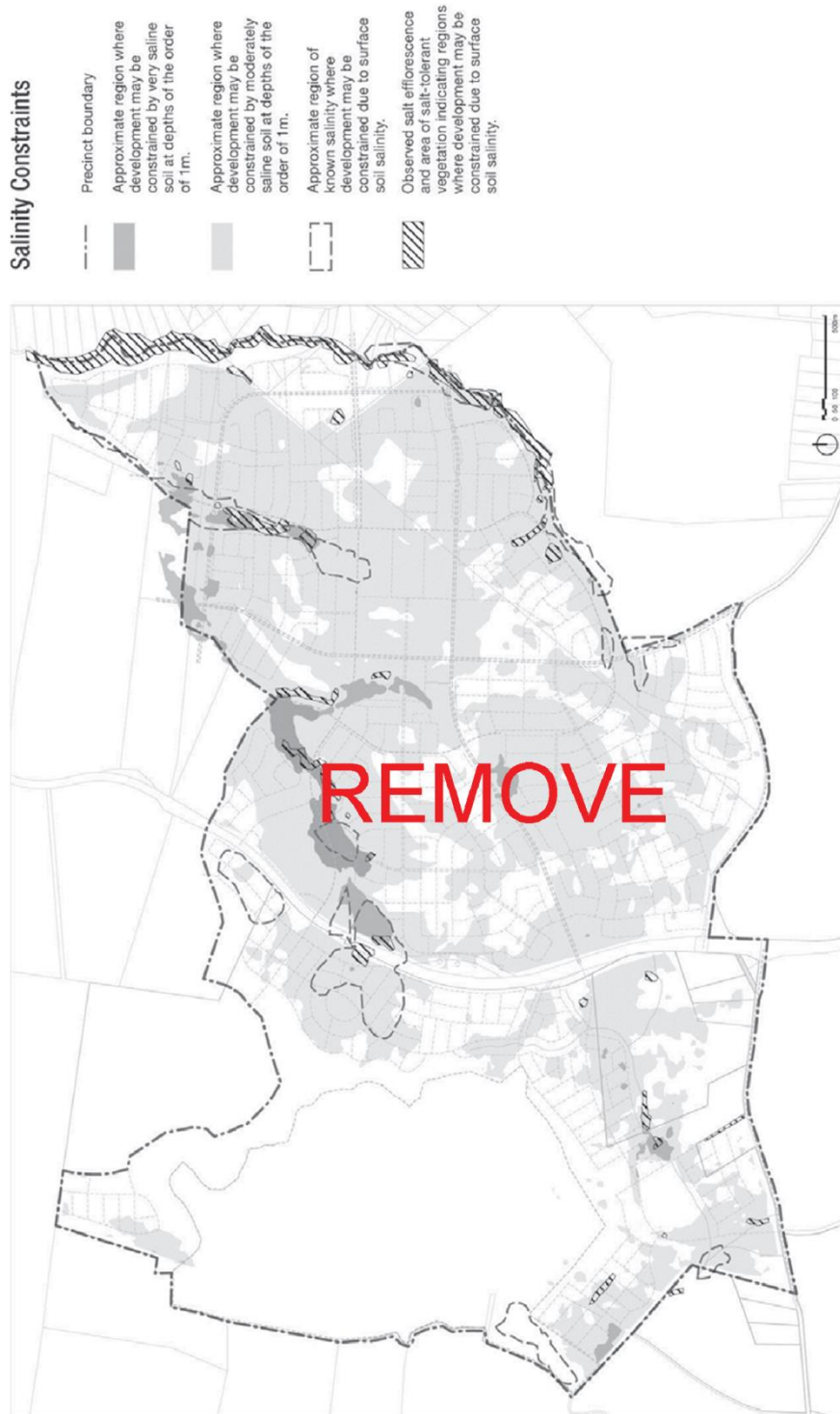


Figure 23: Areas Constrained by Salinity

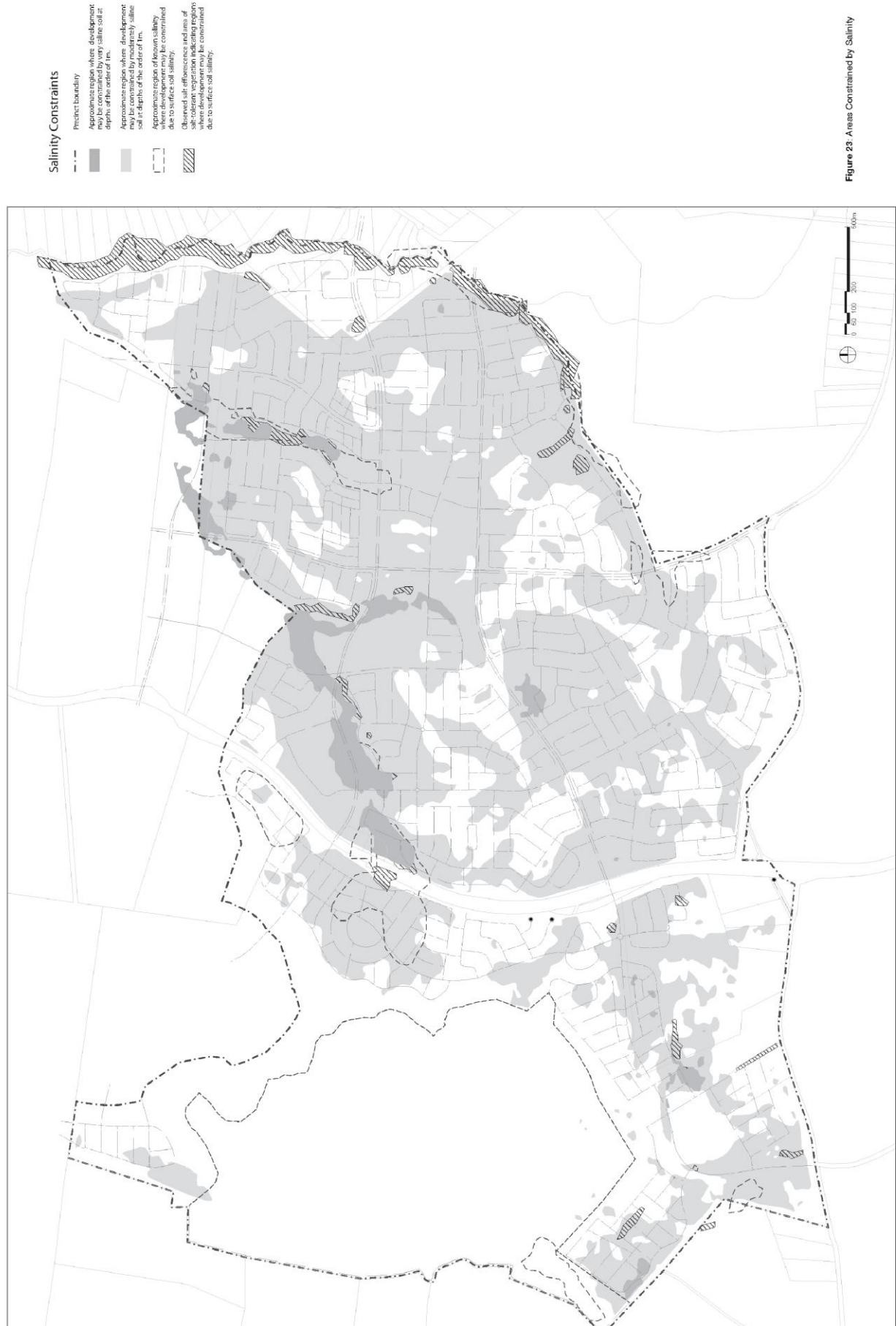


Figure 23 - Areas Constrained by Salinity

Oran Park Precinct Development Control Plan 2007



Figure 24: Aboriginal Archaeological Conservation Areas



Figure 24: Aboriginal Archaeological Conservation Areas

Oran Park Precinct Development Control Plan 2007



Figure 25: Elements of European Heritage Significance



Figure 26: Elements of European Heritage Significance

Oran Park Precinct Development Control Plan 2007



Figure 26: Indicative Location of Asset Protection Zones



Figure 26: Indicative Location of Asset Protection Zones

Oran Park Precinct Development Control Plan 2007



Figure 27: Areas of Significant Remnant Vegetation



Figure 27: Areas of Significant Remnant Vegetation

Oran Park Precinct Development Control Plan 2007



Figure 28: Areas of Environmental Concern



Figure 28 - Areas of Environmental Concern



CAMDEN COUNCIL DRAFT PLANNING PROPOSAL

**Comprehensive LEP Review Phase 1 – Minor
Amendments**

July 2016

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Background

Camden Local Environmental Plan 2010 (Camden LEP 2010) was gazetted on 3 September 2010 and applies to all land within the Camden Local Government Area (LGA), with the exception of land which falls under State Environmental Planning Policy (Sydney Region Grown Centres) 2006.

In 2010, Camden prepared a new LEP to comply with the Standard Instrument (SI) LEP, as required by the State Government. At that time, the previous LEPs were translated to fit into the new SI framework zones and clauses. Camden LEP 2010 was therefore a “like for like” translation, as far as possible.

Since 2010 there have been a number of amendments to the Camden LEP, however there has never been a comprehensive strategic review. A comprehensive and strategic review of the LEP is necessary to ensure that planning controls continue to be relevant and responsive to local development trends. This amendment forms the first phase of the comprehensive LEP review.

The comprehensive LEP Review Program has been separated into three phases to be undertaken between 2016 and 2018.

- Phase 1 - Minor Amendments (2016)
- Phase 2 - Higher level investigations (2016 – 2017)
- Phase 3 - Significant investigations (2017 – 2018)

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The aim of this Planning Proposal is to improve the overall operation and accuracy of the Camden LEP 2010 by making changes which are administrative or low-impact in nature.

The types of amendments proposed in this Planning Proposal include:

- Administrative review of Schedule 5 (Environmental Heritage);
- Comprehensive review of LEP Mapping;
- Review of LEP clauses & exempt development provisions;
- Review of Land Use Table; and
- Review of Additional Permitted Uses.

PART 2 – EXPLANATION OF PROVISIONS

To achieve the proposed objective of improving the overall operation and accuracy of the Camden LEP 2010, the Planning Proposal amends the provisions of the LEP as shown in Table 1. A detailed explanation, justification and drafting instruction for each amendment is provided in Appendix A.

Table 1 – List of amendments

Amendment	Name of item	Proposal	Changes
1.	Administrative Review of Heritage Listings	This item seeks to update Schedule 5 to reflect instances where the property description and/or address of heritage items have changed since the LEP was made, and to correct typographical errors, an error of name, and the extent of the mapped heritage listing.	Items: 3, 12, 13, 17, 19, 25, 28, 29, 38, 39, 42, 43, 44, 63, 74, 77, 78, 79, 81, 82, 84, 97, 98, 107, 114, 119, 123, 127, 128, 131, 135, 137, 145
2.	LEP Mapping	This item seeks to make minor amendments to correct anomalies on various Camden LEP 2010 maps that are not in line with DPE's Standard Technical Requirements.	<u>Land Zoning Maps</u> LZN_002, LZN_003, LZN_007, LZN_013, LZN_015, LZN_016, LZN_017 <u>Lot Size Maps</u> LSZ_003, LSZ_007, LSZ_009, LSZ_011 LSZ_013, LSZ_015, LSZ_016 <u>Height of Building Maps</u> HOB_003, HOB_013, HOB_015, HOB_017 <u>FSR Maps</u> FSR_017 <u>Heritage Maps</u> HER_008, HER_009, HER_012 <u>Additional Permitted Uses Maps</u> All
3.	Review of Clause 7.1 – Flood Planning	The definition for "flood planning level" is proposed to be changed to bring this local provision in line with the Growth Centres, best practice	<u>Proposed definition</u> Flood Planning Level means the level of 1% Annual Exceedance Probability (AEP) flood event plus a Freeboard.

7-2-2016

Amendment	Name of item	Proposal	Changes
		and recent Flood Studies / Floodplain Risk Management Studies in the LGA	Freeboard: For Freeboard refer to Council's Floodplain Risk Management Policy.
4.	Review of Clause 7.2 - Airspace Operations	This item seeks to provide clarity with regard to development application referrals for land shown on the Obstacle Limitation Surface Map.	A new clause to provide clarity on when development applications must be referred and to which Commonwealth body.
5.	Amend Clause 7.3 - Development in areas subject to airport noise	This item seeks to remove the link to the Noise Exposure Forecast Contour Map in Clause 7.3.	The link is non-functioning and the map does not sit within the Camden LEP. It is proposed to remove the link to avoid confusion.
6.	Remove Clause 7.5 - Child care centres	This item seeks to remove Clause 7.5.	Clause 7.5 will be repealed as the provisions are no longer relevant due to the fact that Council has introduced detailed controls for traffic, parking and the bulk and scale of Child Care Centres into the Camden Development Control Plan 2011.
7.	Review list of acquisition authorities	This item seeks to update Clause 5.1	Clause 5.1 still refers to the 'Roads and Traffic Authority' instead of 'Roads and Maritime Services' as the Authority of the State for land zoned SP2 Infrastructure marked "Future Classified road widening".
8.	'Community events clause'	This item seeks to add a new clause to Schedule 2 Exempt Development, 'Special events and temporary uses of land'.	The new clause will only apply to Council land, enabling greater ease in facilitating community events.
9.	Land Use Table	This item seeks to amend permissible uses across all zones in the LEP.	Council conducted a comprehensive review of the Land Use Table in Part 2 of the LEP, assessing all uses against the objectives of each zone. There are changes proposed across all zones.
10.	Clause 7.8 Road widening of Camden Valley Way, Catherine Field	This item seeks to remove Clause 7.8.	Clause 7.8 addresses the Road Widening of Camden Valley Way, Catherine Field. This road widening is complete, and as such the clause is no longer necessary.
11.	Review of Schedule 1 – Additional Permitted Uses	This item seeks to update Schedule 1.	Several additional permitted uses will have their property descriptions updated to reflect subdivision, while three will be removed as they are no longer needed. Furthermore, as a result of the mapping amendments proposed in Amendment 2 several clauses will be updated with regard to

Amendment	Name of item	Proposal	Changes the manner in which they refer to the applicable maps.

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PART 3 – JUSTIFICATION

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

No. The Planning Proposal is not a result of any strategic study or report. The Planning Proposal is the result of the first stage of a comprehensive review that is being undertaken by Council staff to identify any necessary corrections to the Camden LEP 2010. These corrections will ensure consistency, clarity and usability within the LEP.

The Planning Proposal does not generate any significant implications in terms of findings and recommendations of major strategic planning studies. The undertaking of the amendments to Camden LEP 2010 is primarily an administrative and mapping exercise.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. It is considered that the Planning Proposal provides the best means of achieving the intended outcomes, as it seeks to correct identified errors and anomalies in a relatively prompt and efficient manner that will ensure clarity in the LEP.

All the matters covered by the Planning Proposal relate to statutory issues under Part 3 of the Environmental Planning and Assessment Act 1979. In this regard, the Planning Proposal is the only mechanism for achieving the objectives or intended outcomes relating to the properties and provisions covered by the Planning Proposal.

3. Is there a net community benefit?

Given the minor housekeeping nature of the matters contained within this Planning Proposal, it is not considered that a Net Community Benefit Test needs be undertaken. The matters addressed by this Planning Proposal will strengthen the Camden LEP 2010 by ensuring that it is up-to-date and robust, thereby providing greater certainty and clarity to landowners and the broader community.

Section B – Relationship to strategic planning framework.

4. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including A Plan for Growing Sydney and the exhibited draft strategies)?

The Planning Proposal is consistent with the relevant goals, directions and actions of both the draft sub-regional strategy and A Plan for Growing Sydney.

5. Is the Planning Proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

The Planning Proposal is consistent with Camden Council's Strategic Plan, 'Camden 2040'.

6. Is the Planning Proposal consistent with applicable state environmental planning policies?

State Environmental Planning Policy	Applicable to this Proposal?	Comment	Consistent
Standard Instrument (Local Environmental Plans) Order 2006	Yes	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument.	Yes
Standard Instrument—Principal Local Environmental Plan	Yes	The Planning Proposal intends to amend Council's LEP conforming to the standard instrument.	Yes
State Environmental Planning Policy No 1—Development Standards	Yes	The rezoning proposal will not alter the application of this SEPP.	Yes
State Environmental Planning Policy No 14—Coastal Wetlands	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 15—Rural Landsharing Communities	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 19—Bushland in Urban Areas	No	Not applicable as this is a housekeeping amendment only.	N/A
State Environmental Planning Policy No 21—Caravan Parks	No	This SEPP is relevant to specific development not permitted under this Planning Proposal.	N/A
State Environmental Planning Policy No 26—Littoral Rainforests	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 29—Western Sydney Recreation Area	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 30—Intensive Agriculture	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 33—Hazardous and Offensive Development	Yes	This SEPP applies to the state, however, the proposal is not hazardous or offensive. This Planning Proposal is not inconsistent with the SEPP.	Yes
State Environmental Planning Policy No 36—Manufactured Home Estates	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 39—Spit Island Bird Habitat	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 44—Koala Habitat Protection	N/A	This policy does not apply to the Camden LGA.	N/A

State Environmental Planning Policy	Applicable to this Proposal?	Comment	Consistent
State Environmental Planning Policy No 47—Moore Park Showground	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 50—Canal Estate Development	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy No 55—Remediation of Land	Yes	Changes proposed in this Planning Proposal are of a minor nature.	Yes
State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential	No	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy No 62—Sustainable Aquaculture	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy No 64—Advertising and Signage	Yes	Whilst no signage is proposed as part of this Planning Proposal (i.e. subject to a DA), the planning controls proposed to be implemented are consistent with the applications of this SEPP.	Yes
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy No 71—Coastal Protection	N/A	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Affordable Rental Housing) 2009	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	This Planning Proposal is not inconsistent with the applications of this SEPP.	Yes
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Infrastructure) 2007	Yes	This Planning Proposal is not inconsistent with the applications of this SEPP.	Yes

State Environmental Planning Policy	Applicable to this Proposal?	Comment	Consistent
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy (Kurnell Peninsula) 1989	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy (Major Development) 2005	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy (Rural Lands) 2008	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (State and Regional Development) 2011	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Urban Renewal) 2010	No	Not applicable to this Planning Proposal.	N/A
State Environmental Planning Policy (Western Sydney Employment Area) 2009	N/A	This policy does not apply to the Camden LGA.	N/A
State Environmental Planning Policy (Western Sydney Parklands) 2009	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)	No	Not applicable to this Planning Proposal.	N/A
Sydney Regional Environmental Plan No 16—Walsh Bay	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 18—Public Transport Corridors	No	Not applicable to this Planning Proposal.	N/A

State Environmental Planning Policy	Applicable to this Proposal?	Comment	Consistent
Sydney Regional Environmental Plan No 19—Rouse Hill Development Area	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	No	Not applicable to this Planning Proposal.	N/A
Sydney Regional Environmental Plan No 24—Homebush Bay Area	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 25—Orchard Hills	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 26—City West	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 28—Parramatta	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 30—St Marys	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan No 33—Cooks Cove	N/A	This policy does not apply to the Camden LGA.	N/A
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	This policy does not apply to the Camden LGA.	N/A

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

The following table identifies which Section 117 Local Planning Directions are relevant to the Planning Proposal, and provides an assessment of the proposal's consistency with those directions.

Ministerial Directions that are not applicable to the Planning Proposal
1.3 Mining, Petroleum Production and Extractive Industries; 1.4 Oyster Aquaculture; 2.2 Coastal Protection; 2.4 Recreational Vehicle Areas; 3.6 Shooting Ranges; 4.1 Acid Sulfate Soils; 5.1 Implementation of Regional Strategies; 5.2 Sydney Drinking Water Catchment; 5.3 Farmland of State and Regional Significance on the NSW Far North Coast; 5.4 Commercial and Retail Development along the Pacific Highway, North Coast; 5.8 Second Sydney Airport: Badgerys Creek; 5.9 North West Rail Link Corridor Strategy; 7.2 Implementation of Greater Macarthur Land Release Investigation.
Ministerial Directions that are applicable and with which this Planning Proposal is consistent
1.1 Business and Industrial Zones; 1.2 Rural Zones; 1.5 Rural Lands; 2.1 Environment Protection Zones; 2.3 Heritage Conservation; 3.1 Residential Zones; 3.2 Caravan Parks and Manufactured Home Estates; 3.3 Home Occupations; 3.4 Integrating Land Use and Transport; 3.5 Development Near Licensed Aerodromes; 4.2 Mine Subsidence and Unstable Land; 4.3 Flood Prone Land; 4.4 Planning for Bushfire Protection; 6.1 Approval and Referral Requirements; 6.2 Reserving Land For Public Purposes; 6.3 Site Specific Provisions; 7.1

Implementation of A Plan for Growing Sydney;
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Section C – Environmental, social and economic impact.

8. **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 of any adverse effect on any critical habitat or threatened species, populations or ecological communities, or their habitats, as a result of this proposal.

9. **Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

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

10. **How has the Planning Proposal adequately addressed any social and economic affects?**

Not applicable.

Section D – State and Commonwealth interests.

11. **Is there adequate public infrastructure for the Planning Proposal?**

Not applicable.

12. **What are the views of state and Commonwealth public authorities consulted in accordance with the gateway determination?**

Following receipt of a gateway determination, formal consultation will occur with several public authorities at the public exhibition stage including the Office of Environment & Heritage, Roads & Maritime Services, the Civil Aviation Safety Authority, and Camden Airport Ltd.

PART 4 – MAPS

The following Camden LEP 2010 maps are proposed to be amended:

Land Zoning Maps

LZN_002, LZN_003, LZN_007, LZN_013, LZN_015, LZN_016, LZN_017

Lot Size Maps

LSZ_003, LSZ_007, LSZ_009, LSZ_011, LSZ_013, LSZ_015, LSZ_016,

Height of Building Maps

HOB_003, HOB_013, HOB_015, HOB_017

FSR Maps

FSR_017

Heritage Maps

HER_008, HER_009, HER_012

Additional Permitted Uses Maps

All

PART 5 – COMMUNITY CONSULTATION

It is considered that a public exhibition period of four weeks is appropriate for this Planning Proposal. During the exhibition period, a notification will be placed in the local newspaper and the exhibition material will be available at:

- Council Administration Centre/s (Hard Copy)
- Narellan Library, Queen Street, Narellan (Hard Copy);
- Camden Library, John Street, Camden (Hard Copy); and
- Camden Council website (Electronic Copy).

In addition, a letter will be sent to all landowners who are directly impacted by the proposed changes.

Although the matters dealt with in this Planning Proposal are of a minor nature and do not result in any adverse impacts upon the community, Public authorities will be consulted regarding specific amendments, such as the Office of Environment & Heritage, Roads & Maritime Services, the Civil Aviation Safety Authority, and Camden Airport Ltd.

It is proposed that this Planning Proposal is will be publically exhibited simultaneously with public authority consultation.

PART 6 – PROJECT TIMELINE

	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16
Anticipated commencement date (date of Gateway determination)						
Anticipated timeframe for the completion of required technical information						
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)						
Commencement and completion dates for public exhibition period						
Dates for public hearing (if required)						
Timeframe for consideration of submissions						
Timeframe for the consideration of a proposal post exhibition						
Date of submission to the department to finalise the LEP						
Anticipated date RPA will make the plan (if delegated)						
Anticipated date RPA will forward to the department for notification						

Attachments

Attachment A - Proposed Changes

ORD03

Attachment A – Proposed Changes

Attachment 1

Attachment A

Comprehensive LEP Review 2016 – Phase 1 Minor Amendments

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Amendment 1. Administrative Review of Heritage Listings

Council officers have undertaken a comprehensive review of each item in Schedule 5 of the Camden Local Environmental Plan 2010 (the LEP) which lists items of heritage significance in the Camden Local Government Area. It is proposed that several amendments are made to update Schedule 5 to reflect instances where the property description or the address of a heritage item has changed since the LEP was made. These amendments are listed in the sixth column in the table below.

Item No.	Item name	Address	Current Property description	Significance	Proposed change	Justification for change
I3	Old Dairy Farmers Co-op Depot	11 Argyle Street, Camden	Lot 1, DP 219757	Local	Amend the property description to: Lot 100, DP 1147682; Lot 101, DP 1147682	The property description needs to be updated to reflect a subdivision that occurred in 2010.
I12	Bank	125 Argyle Street, Camden	Lot 2, DP 986203	Local	Amend the property description to: Lot 1, DP 1173785	The property description needs to be updated to reflect the consolidation of lots which occurred in 2012.
I13	Post Office	135 Argyle Street, Camden	Lot 2, Section 3, DP 193308	Local	Amend the property description to: Lot 15, DP 751265	The property description needs to be updated to reflect the correct deposited plan for the Post Office.
I17	Bungalow	10 Barsden Street, Camden	Lot 1, DP 111208	Local	Amend the property description to: Lot 101, DP 1176185; Lot 102, DP 1176185.	The property description needs to be updated to reflect a subdivision that occurred in 2013.

Item No.	Item name	Address	Current Property description	Significance	Proposed change	Justification for change
I19	Camden Showground (including grounds, obelisk, pavilion, fencing, tiered seating and memorial gates) and Onslow Park	10A Cawdor Road	Lot 1, DP 205158	Local	Amend to: Lot 1, DP 1170259	The Schedule needs to be updated to reflect the LEP maps.
I25	"Nant Gwylan" (including house and garden)	33A Exeter Street, Camden	Lots 15 and 16, DP193308	State	Amend the address to: 33A & 33B Exeter Street Amend the property description to: Lots 15 and 16, Section 9, DP 193308	The house covers two lots which are referred to as two separate addresses. The property description needs to be updated to rectify a minor error in the property title. The listing is consistent with the State Heritage Listing.
I28	House	14 Hill Street, Camden	Lot 4, DP 1104886	Local	Amend the property description to: Lot 4, Section 3, DP 193308	The property description needs to be updated to reflect the correct deposited plan.
I29	House	18 Hill Street, Camden	Lot 6, Section 3, DP 193308	Local	Amend the property description to: Lot 6, DP 1104886	The property description needs to be updated to reflect the correct deposited plan.

Item No.	Item name	Address	Current Property description	Significance	Proposed change	Justification for change
I38	"Brookfield House"	30 Hill Street, Camden	Lot 90, DP 1077100	Local	Amend item name to: House	Research by Council Officers has shown that Brookfield House is an inaccurate name that was given to the house by a previous owner in the 1980s. Given that the name 'Brookfield' holds no heritage significance it is proposed that the name should be removed.
I39	"Brookfield House"	32 Hill Street, Camden	Lot 10, DP 731597	Local	Amend item name to: House	As per I38.
I42	St Paul's Church	26-36 John Street, Camden	Lot 50, DP 1153049	Local	Amend the property description to: Part of Lot 50, DP 1112695	The property description needs to be updated to reflect the correct deposited plan, in line with the boundary shown on the current LEP heritage map (HER_010).
I43	Court House	33 John Street, Camden	Lot 1, DP 826795	Local	Amend the property description to: Lot 1 DP 634060	The property description needs to be updated to reflect the correct deposited plan. Deposited plan 826795 was created for acquisition purposes only, and was never registered with Land & Property Information.
I44	Police Station and Residence	35 John Street, Camden	Lot 2, DP 826795	Local	Amend the property description to: Lot 1 DP 634060	The property description needs to be updated to reflect the correct deposited plan. Deposited plan 826795 was created for acquisition purposes only, and was never registered with Land & Property Information.


Item No.	Item name	Address	Current Property description	Significance	Proposed change	Justification for change
163	St John's Church (including church and grounds, rectory, stables, lynch gates, grassed slopes and cemetery)	6-22 Menangle Road	Lot 1, DP 1024949; Lot 56, DP 2399467	Local	<ul style="list-style-type: none"> Retain Lot 1, DP 1024949 Amend Lot 56, DP 2399467 to: Lot 56, DP 239467 add: Lot 550, DP 737448 	The property description needs to be updated to reflect the full extent of the heritage item and to correct minor typographical errors. Lot 550 contains the rectory, stables, and lynch gates.
174	"Mitchell House"	29-31 Mitchell Street, Camden	Lots 1 and 2, DP 782058	Local	Amend the property description to:	The property description needs to be updated to reflect a subdivision that occurred in 2010.
177	View Street Worker's Cottages	5-13 View Street, Camden	Lot 17, DP 1068640; Lot 16, DP 735998; Lot 15, DP 742232, Part Lot 14, DP 193308; Lot 13, DP 827061	Local	<p>Lots 10 and 11, DP 1155881</p> <p>Amend the Property Description as follows:</p> <ul style="list-style-type: none"> Amend 'Lot 17, DP 1068640' to 'Lot 171, DP 1068640' Amend 'Part Lot 14, DP 193308' to 'Lot 140, DP 1165650' Retain all other lots as listed 	The proposed change will rectify a minor typographical error (should be Lot 171 instead of Lot 17). The property description also needs to be updated to reflect the correct deposited plan registered for 11 View Street (DP1165650).
178	View Street Worker's cottages	6-20 View Street, Camden	Lot 2, DP 797645; Lot 1, DP 995935; Lot 1, DP 1009303; Lot 11, DP 1064302; Lot 14, DP 1105471	Local	<p>Amend the property description to include:</p> <ul style="list-style-type: none"> Lot 1, DP 1027246 Lot 13, DP 997926 	The property description needs to be updated to reflect the correct and current Lot and DPs depicted on the map (i.e. shown in Camden LEP 2010) heritage maps but missing from the LEP schedule).



Item No.	Item name	Address	Current Property description	Significance	Proposed change	Justification for change
179	"Belgenny Farm" (including colonial homestead, weatherboard cottage, octagonal shed, granary and grounds)	100 Elizabeth Macarthur Avenue, Camden South	Lot 11, DP 658458	State	Amend the property description to: Lot 2, DP 1050479	The property description needs to be updated. The lot and deposited plan listed is incorrect.
181	"Gledswood" (including homestead, storeroom, shearing shed, shearing quarters, garden and grounds)	900 Camden Valley Way, Catherine Field	Lot 12, DP 748303	State	Amend the property description to: Lots 1201, 1202, and 1203 DP 1187381	The property description needs to be updated. Lot 12, DP 748303 was subdivided in 2013 to produce Lots 1201, 1202, and 1203 on DP 1187381. The listing is consistent with the state heritage listing.
182	"Raby" (including homestead, garden, outbuildings, grounds and gateway)	1025 Camden Valley Way, Catherine Field	Lot F, DP 401548	State	Amend the property description to: Part of Lot 1, DP 1176655	The property description needs to be updated. The deposited plan referred to in the property description is no longer registered. DP 1176655 was registered in 2012 resulting from the widening of Camden Valley Way.
184	Camden District Cemetery	201 Cawdor Road, Cawdor	Lot 7006, DP 1055375	Local	Amend the property description to: Lot 7006, DP 1143075	The property description needs to be updated. A new deposited plan was registered for the Cemetery in 2010.

Item No.	Item name	Address	Current Property description	Significance	Proposed change	Justification for change
I97	"Macquarie Grove"	107 Macquarie Grove Road, Cobbitty	Lot 101, DP 1121442	State	Amend the property description to: Part of Lot 101, DP 1121442	The property description needs to be updated, to reflect part lot.
I98	Camden Airport (including airfield, airport, hangers, cottages, outbuildings and grounds)	109 Macquarie Grove Road, Cobbitty	Lot 7, DP 791307	Local	Amend the property description to: Lot 102, DP 1121442	A new deposited plan (i.e. DP 1121442) was registered for Camden Airport in 2009. Schedule 5 should be amended as the current property description is inaccurate.
I107	House	49 Hilder Street, Elderslie	Lot 1, DP 558686	Local	Amend the property description to: Lot 1, DP 518913	The property description needs to be updated to rectify an error. DP 518913 has been registered to 49 Hilder Street since 1965. DP 558686 applies to the lot next door.
I114	Cottage	72 Macarthur Road, Elderslie	Lot 2, DP 83695	Local	Amend the property description to: Lot 2, DP 154497	The property description needs to be updated to rectify an error. Lot 2, DP 83695 refers to the neighbouring lot, which has no heritage significance.

Item No.	Item name	Address	Current Property description	Significance	Proposed change	Justification for change
I119	"Harrington Park" (including colonial homestead, garden studio, grounds and outbuildings)	1 Hickson Circuit, Harrington Park	Lot 2001, DP 1035209	State	Amend the property description to: Lots 1 - 3, DP 1175207, Part of Lot 101, DP 1108610, and Part of Lot 100, DP 1048741	The property description needs to be updated. Lot 2001, DP 1035209 has been subdivided into Lots 1 - 3, DP 1175207. As Harrington Park is a State-significant heritage item, the listing should follow that identified by the NSW Office of Environment and Heritage. The inclusion of Part of Lot 101, DP 1108610 and Part of Lot 100, DP 1048741 under the property description column brings Schedule 5 in line with the OEH curtilage.

Item No.	Item name	Address	Current Property description	Significance	Proposed change	Justification for change
1123	Kirkham Stables (including setting)	130 Kirkham Lane, Kirkham	Lot 5, DP 882365	State	Amend the property description to: Part of Lot 5, DP 882365	<p>The property description needs to be updated.</p> <p>As Kirkham Stables is a State-significant heritage item, the curtilage should follow that identified by the NSW Office of Environment and Heritage.</p> <p>Lot 5, DP 882365 is a very large lot. Only the north-western corner of this lot is included in the NSW Office of Environment and Heritage curtilage map.</p> <p>This amendment to Schedule 5 will bring our listing in line with the NSW OEH listing which only includes "Part Lot 5, DP 882365".</p>

Item No.	Item name	Address	Current Property description	Significance	Proposed change	Justification for change
I127	Cottage	267 Camden Valley Way, Narellan	Lot 101, DP 739343	Local	Remove I127 from Schedule and combine with I128	<p>The rear dwelling that is mapped as a heritage item is a modern dwelling (it is shown as '3' on the image below). It is at 269 Camden Valley Way, on Lot 1021, DP 1021756.</p> <p>The listing was meant to be of the separate cottage adjoining the shop that both front Camden Valley Way (to be corrected in I128). The rear dwelling was mapped in error and has no heritage significance. The Item should therefore be removed to correct the error.</p>
						
Phase 1 – Minor Amendments						9 Page

Item No.	Item name	Address	Current Property description	Significance	Proposed change	Justification for change
1128	Shop	269 Camden Valley Way, Narellan	Lot 1021, DP 1021756	Local	<p>Amend item name to: Cottage and Shop</p> <p>Amend property description to: Lot 101, DP 739343</p>	<p>The cottage and the adjacent shop that front onto Camden Valley Way are heritage items. The aerial image below shows the shop at '1' and the cottage at '2'. They are located at 267 Camden Valley Way, on Lot 101, DP 739343 outlined in blue on the image.</p> <p>The mapping and the schedule have incorrectly described these. The shop and cottage should be amended in the schedule and on the heritage map to reflect that they are both on Lot 101, DP 739343.</p>
<p>  ▲ Aerial image of site ▼ LEP map (HER_008) (further explanation provided in Section 2.2, Change No.13) </p> 						

Item No.	Item name	Address	Current Property description	Significance	Proposed change	Justification for change
I131	"Ben Linden"	311 Camden Valley Way, Narellan	Part Lot A, DP 419829	Local	Amend the property description to: Part Lot A, DP 419828	The property description needs to be updated to rectify a typographical error to correct the last digit in the DP number.
I135	"Orielson" (including homestead, grounds and outbuildings including stables, stockyards and silos)	179 The Northern Road, Narellan	Lot 7, DP 270613	State	Amend the address to: 181-183 The Northern Road Amend the property description to: Lot 41, DP 270613	The current address in the schedule refers to the property on the other side of Narellan Creek. Further subdivision has resulted in the property being given a new lot number under the same DP.
I137	"Oran Park" (including homestead, grounds, outbuildings, old cottage, silo, stable building, carriage house, drive and circular carriage drive)	931 Cobbitty Road, Oran Park	Lot 27, DP 213330	Local	Remove from Schedule 5.	Oran Park House is part of the Catherine Fields (part) Precinct recently gazetted under the South West Growth Centre. The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and associated maps now apply to the site instead of the LEP. Therefore, this item should be removed from Schedule 5, as the Camden LEP no longer applies to this land.

Item No.	Item name	Address	Current Property description	Significance	Proposed change	Justification for change
1145	Mural and Wishing Well	Corner Broughton Street Menangle Camden	Lot 2, DP 530480	Local	Remove Lot and DP from property description. Include in property description: "Within road reserve".	The mural and wishing well do not lie on Lot 2 in DP 530480, but rather are located in the road reserve. As such there is no property description for the land that this item occupies and the Schedule should be updated accordingly.

Amendment 2. LEP Mapping





2.1 Technical Requirements







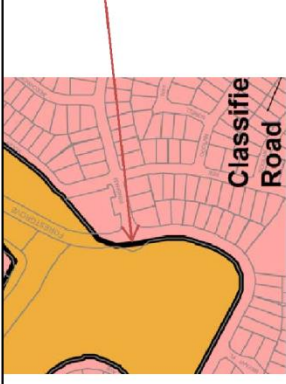

All maps are to be updated in line with the new *Standard Technical Requirements for Spatial Datasets and Maps* (Version 1.0 dated 30 November 2015). This includes amending all legends and scale bars to ensure consistency, updating the cadastre in areas where new lots have been released, and updating borders to align with cadastre boundaries.


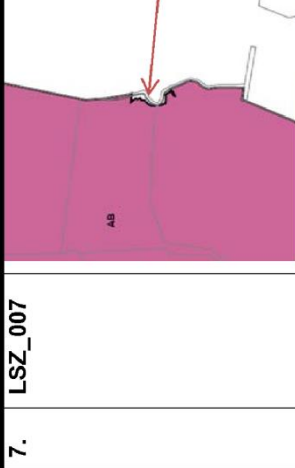
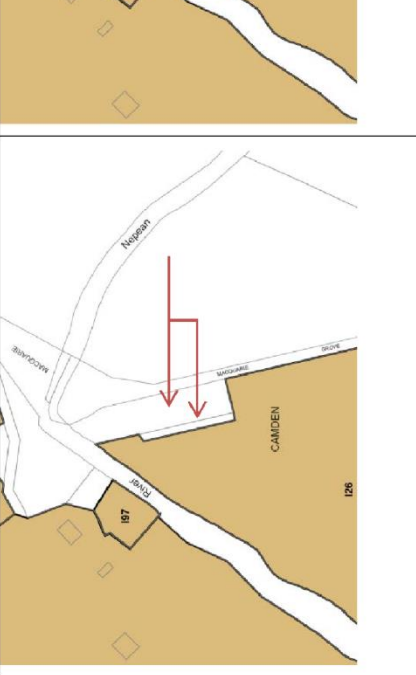
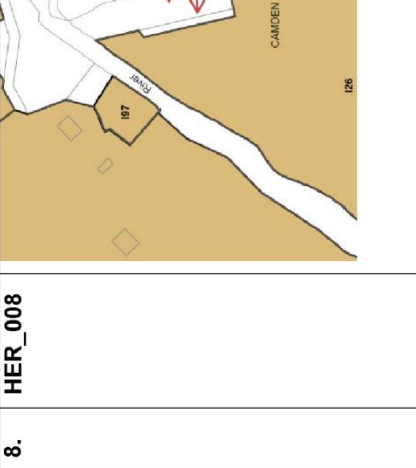
Changes also include bringing Camden's approach to the mapping of 'Additional Permitted Uses' in line with the requirements. That is, land which holds an additional permitted use will be shaded mauve (HEX code: D69DBC) and labelled with the appropriate clause number, not bordered with a bold blue line as is current practise. Various clauses of Schedule 1 will also be amended to reflect this (see Item 11.3 of this document).

2.2 Mapping Anomalies

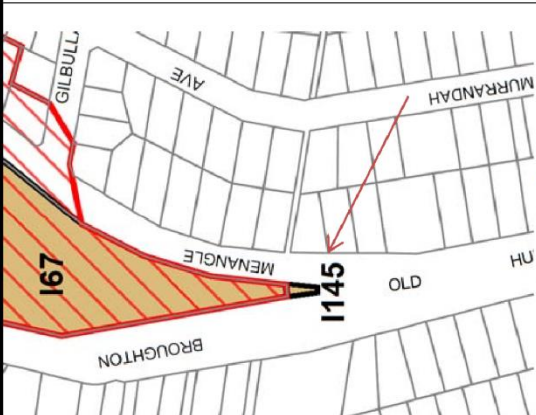

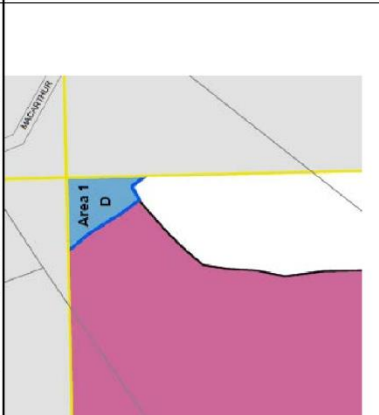
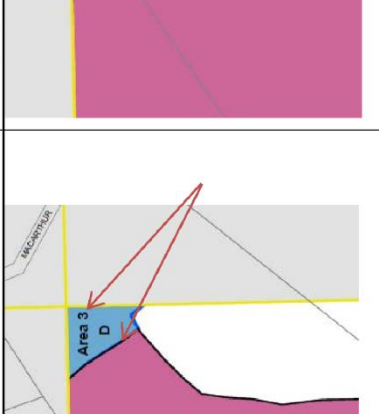
As part of Council's comprehensive review of the LEP, the following anomalies have been identified and are proposed to be rectified as set out in the table below.

No. LEP Map		Proposed		Explanation of change	
	Current				
1.	LZN_002			Location: Cobbitty The labelling of the Nepean River needs to be corrected in both instances.	
2.	LZN_003			Location: Cobbitty On the zoning map, the SP2 Zone at the north is not coloured. It should be coloured yellow.	



No.	LEP Map	Current	Proposed	Explanation of change
3.	LSZ_003			Location: Cobbitty On the lot size map, the same lot should be white to indicate no minimum lot size.
4.	HOB_003			Location: Cobbitty The same lot, again, must be coloured white to indicate that no height controls apply on the height of buildings map.
5.	LZN_003			Location: Grasmere The labelling of the Nepean River must be corrected to follow the rivers alignment.
6.	LZN_007 HOB_007			Location: Intersection of Forestgrove Dr and Wingham Ave, Harrington Park The zone boundary at the roundabout must be amended to match the cadastre. Note: This error also occurs on HOB_007, which shall be amended correspondingly.

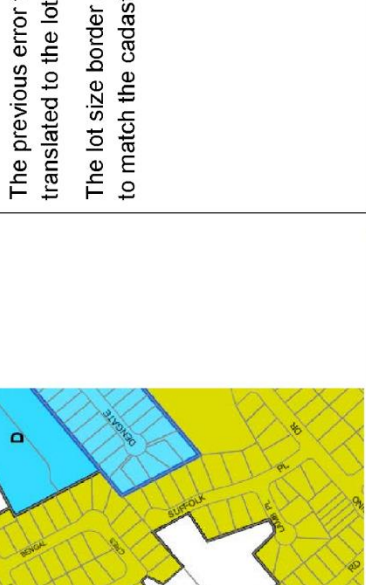
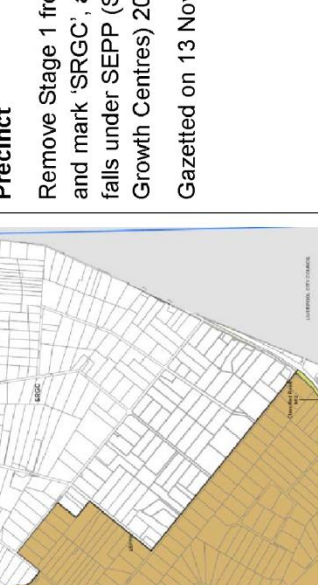
No. LEP Map	Current	Proposed	Explanation of change
7. LSZ_007			<p>Location: Oran Park Precinct (West), Cobbitty</p> <p>There is an inconsistency between the lot size border and cadastre. The lot size border should be amended to match the cadastre as per this location on other maps.</p>
8. HER_008			<p>Location: Macquarie Grove Road, Camden</p> <p>The heritage map needs to be amended to include an additional two lots in 126 that are not mapped on HER_008 but are included in the property description in Schedule 5 (i.e. Lot A, DP 337924 & Lot 1, DP 532049). Both of these lots form part of the Town Farm and were part of the original bequest to Council by Llewella Davies</p>

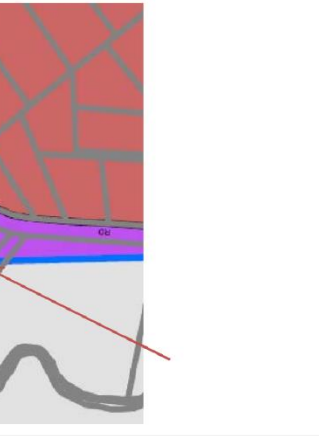
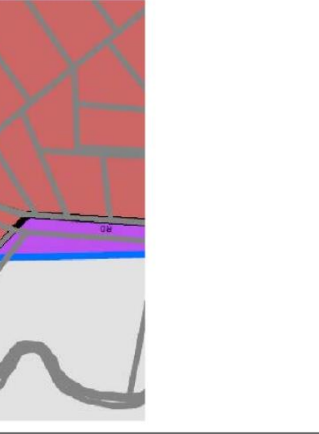

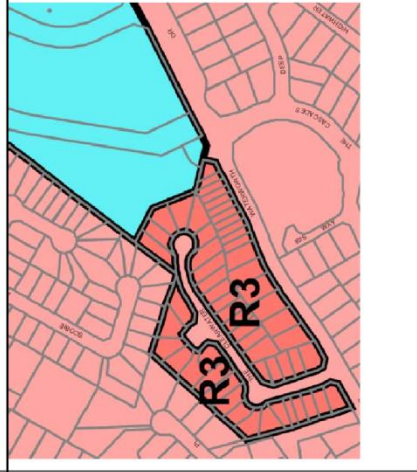
No.	LEP Map	Current	Proposed	Explanation of change
9.	LSZ_009			<p>Location: High Street, Camden</p> <p>The map needs to be amended to remove the lot size zoning from road, as there is no need for it to extend that far.</p>
10.	LSZ_009			<p>Location: Macarthur Road, Spring Farm</p> <p>The "Area 3" label in the lower right hand corner does not exist in the Camden LEP. The label should be amended to "Area 1" as per adjoining land in LSZ_013 and LSZ_014, and Clause 4.1A of the LEP.</p> <p>The map should also be amended so that the area is edged with a heavy blue line, as per Clause 4.1A (2).</p>

No. LEP Map	Current	Proposed	Explanation of change
11. HER_009			<p>Location: Corner of Broughton Street and Menangle Road, Camden</p> <p>1145 'Mural and Wishing Well' is located in the road reserve on the aforementioned corner. The map should be amended to reflect this.</p>
12. LSZ_011			<p>Location: Macarthur Road, Spring Farm</p> <p>The "Area 3" label in the upper right hand corner does not exist in the Camden LEP. The label should be amended to "Area 1" as per adjoining land in LSZ_013 and LSZ_014 and Clause 4.1A of the LEP.</p> <p>The map should also be amended so that the area is edged with a heavy blue line, as per Clause 4.1A (2).</p>



No.	LEP Map	Current	Proposed	Explanation of change
13.	HER_012			<p>Location: Camden Valley Way, Narellan</p> <p>I127 and I128 have been labelled incorrectly.</p> <p>It is also proposed that I127 at the rear be removed from the map and combined with I128, as they occupy the same lot (see Section 1.0 of this document, 'Administrative Review of Heritage Listings').</p>
14.	HOB_013			<p>Location: Hampshire Boulevard, Spring Farm</p> <p>The heavy red line refers to Clause 4.3B, which allows a height of up to 12.5m if the building exhibits design excellence.</p> <p>While dwellings have already been constructed, the red line on the map does not match the cadastre, and so it should be amended to ensure clarity for landholders.</p>

No. LEP Map	Current	Proposed	Explanation of change
15. LZN_013			<p>Location: Bengal Crescent, Elderslie</p> <p>The boundaries of the RE1 zone should be amended to follow the cadastre.</p> <p>The aerial image below demonstrates that the land in question already serves a public recreation purpose</p> 

No. LEP Map	Current	Proposed	Explanation of change
16. LSZ_013			<p>Location: Bengal Crescent, Elderslie The previous error from LZN_013 has translated to the lot size map as well. The lot size border should be amended to match the cadastre.</p>
17. LZN_015 + HOB_015 LSZ_015 APU_015			<p>Location: Stage 1 Leppington Precinct Remove Stage 1 from all LEP maps and mark 'SRGC'; as this area now falls under SEPP (Sydney Region Growth Centres) 2006. Gazetted on 13 November 2015.</p>

No.	LEP Map	Current	Proposed	Explanation of change
18.	LSZ_016 LZN_016			<p>Location: Springfield Road, Catherine Field</p> <p>The lot size boundary follows old property boundaries from Lot 10, DP 610181 and Lot 2, DP 718806, which were subdivided together into the current landform (i.e. DP1163060) in 2011.</p> <p>The map should be amended so that the lot size boundary follows the new subdivision.</p> <p>Note: This anomaly also translates to LZN_016</p> <p>Note: As part of the smaller lot crosses over the sheet border, LSZ_007 and LZN_007 will need to be amended as well.</p>
19.	LZN_017			<p>Location: The Clearwater, Mt Annan</p> <p>The four lots in question were developed in 2001 with dwelling houses. At that time the sites were zoned 3(g) Business District Zone. Dwelling houses were permissible under this zone; however they are prohibited in B2.</p> <p>As a result of the developed uses and the sites' interface with the residential street, a B2 zone would not be practicable in this location.</p>

Attachment 1 ORD03

No.	LEP Map	Current	Proposed	Explanation of change
20.	HOB_017 LZN_017 FSR_017			<p>Location: Hartley Road, Smeaton Grange</p> <p>The boundary between the 11m and 9.5m zones does not match the cadastre. The map should be amended to ensure clarity for landholders.</p> <p>Note: This anomaly also translates to FSR_017 and LZN_017.</p>

Amendment 3. Review of Clause 7.1 – Flood Planning

The definition for “flood planning level” is proposed to be changed to bring this local provision in line with the Growth Centres, best practice and recent Flood Studies / Floodplain Risk Management Studies in the LGA.

Proposed definition

Flood Planning Level means the level of 1% Annual Exceedance Probability (AEP) flood event plus a Freeboard.

Freeboard: For Freeboard refer to Council's Floodplain Risk Management Policy.

Amendment 4. Review of Clause 7.2 – Airspace Operations

This Clause includes onerous referral requirements for referral of development applications. Based on information provided by Sydney Metro Airports, a revised clause has been drafted with the intent to provide clarity on referral to the relevant Commonwealth body.

Suggested revised wording of Clause 7.2

(1) If a development application is received and the consent authority is satisfied that the proposed development will penetrate the Obstacle Limitation Surface, as shown on the Obstacle Limitation Surface Map, the consent authority must not grant development consent unless it has consulted with the relevant Commonwealth body about the application.

(2) The consent authority may grant development consent for the development if the relevant Commonwealth body advises that:

- (a) the development will penetrate the Obstacle Limitation Surface, but it has no objection to its construction, or
- (b) the development will not penetrate the Obstacle Limitation Surface.

(3) The consent authority must not grant development consent for the development if the relevant Commonwealth body advises that the development will penetrate the Limitation or Operations Surface and should not be constructed.

(4) Before granting development consent to development on land shown on the Procedures for Air Navigation Services—Aircraft Operations Map for which a PANS-OPS surface is identified the consent authority must take into account whether the proposed development may compromise the effective and on-going operation of Camden Airport.

(4) In this clause:

Obstacle Limitation Surface Map means the Obstacle Limitation Surface Map for the Camden Airport prepared by the operators of Camden Airport and approved by the relevant Commonwealth body or relevant Commonwealth Minister.

Procedures for Air Navigation Services—Aircraft Operations Map means the Procedures for Air Navigation Services—Aircraft Operations Map for the Camden Airport prepared by the operators of Camden Airport and approved by the relevant Commonwealth body or relevant Commonwealth Minister.

relevant Commonwealth body means the body that is responsible for development decisions relating to the Camden Airport under Commonwealth legislation.

Amendment 5. Amend Clause 7.3 – Development in areas subject to airport noise

The current clause includes a link to the Noise Exposure Forecast Contour Map. This link is non-functioning and the map does not sit within the Camden LEP. It is proposed to remove the link to avoid confusion. The wording, however, will remain.

Amendment 6. Remove Clause 7.5 – Child Care Centres

Council has recently undertaken a review of DCP controls for Child Care Centres (Part D5.1 of Camden DCP 2011) which now includes detailed controls for traffic, parking, bulk and scale. In this regard, it is considered that the provisions in Clause 7.5 of the Camden LEP are no longer relevant.

It is proposed to remove Clause 7.5 (below) as the provisions are no longer relevant. The current clause is as follows:

7.5 Child care centres

- (1) The objectives of this clause are as follows:
 - (a) to ensure that child care centres do not unreasonably impact on the amenity of adjoining residential development,
 - (b) to ensure that child care centres do not adversely affect traffic and pedestrian safety due to increased traffic congestion.
- (2) Before granting development consent to the erection of a child care centre on land in Zone R1 General Residential, Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R5 Large Lot Residential the consent authority must consider whether the land:
 - (a) has an area of not less than 1,200 square metres, and
 - (b) has a boundary that adjoins an existing or proposed classified road.

Amendment 7. Review of list of acquisition authorities

Clause 5.1 identifies the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes.

It is proposed to amend the Authority of the State for land zoned SP2 Infrastructure marked "Future Classified road widening" from 'Roads and Traffic Authority' to 'Roads and Maritime Services'.

Amendment 8. Add a community events clause to make some events exempt development

It is proposed to add a new clause, 'Special events and temporary uses of land', to Schedule 2 Exempt Development.

Suggested wording

Camden LEP 2010 Schedule 2 Exempt development

Special events and temporary use of land (for community events such as concerts, fetes, exhibitions, parades etc)

- (1) *The event must take place on a public road or public land owned by, or under the care or control of, the Council.*

(2) *Must have obtained any necessary approval to stage the event.*

Note. *Other approvals may be required, and must be obtained, under other Acts, including the Local Government Act 1993, the Roads Act 1993 and the Crown Lands Act 1989.*

Amendment 9. Review of Land Use Table

Council has undertaken a comprehensive review of the Land Use Table in Part 2 of the LEP. This included assessing all uses against the objectives of each zone. The following changes are proposed:

Zone	Proposed Change	Justification
RU1 Primary Production	Prohibit exhibition villages	This use is not considered consistent with the objectives of the RU1 zone.
RU2 Rural Landscape	Prohibit exhibition villages	This use is not considered consistent with the objectives of the RU2 zone.
RU4 Primary Production Small Lots	Prohibit exhibition villages	This use is not considered consistent with the objectives of the RU4 zone.
R1 General Residential	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the R1 zone.
	Prohibit industrial training facilities	This use is not considered consistent with the objectives of the R1 zone.
R2 Low Density Residential	Permit secondary dwellings with consent	This was inadvertently prohibited by the use of the residential accommodation group term. This proposed change will also bring the Camden LEP into line with the State Environmental Planning Policy (Affordable Rental Housing SEPP) 2009 which applies to Camden and permits secondary dwellings in R2 zones. By permitting secondary dwellings under the Camden LEP, Council may be able to contribute to a positive built form outcome.
	Prohibit industrial retail outlets	This use does not align with the objectives of the R2 Low Density Residential zone. Currently, 'industrial retail

Zone	Proposed Change	Justification
		outlets' are not explicitly listed as prohibited development, and as a result is technically permissible development.
	Prohibit industrial training facilities	This use does not align with the objectives of the R2 Low Density Residential zone. Currently, 'industrial training facilities' are not explicitly listed as prohibited development, and as a result is technically permissible development.
	Permit 'Exhibition homes ' and 'Exhibition villages' with consent	Exhibition villages and homes are considered to be a low-impact residential use.
R3 Medium Density Residential	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the R3 zone.
	Prohibit industrial training facilities	This use is not considered consistent with the objectives of the R3 zone.
	Permit exhibition homes with consent	Exhibition homes and villages are considered to be a low-impact residential use.
		Exhibition villages are already permissible in this zone.
R5 Large Lot Residential	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the R5 zone.
	Prohibit warehouse or distribution centres	This use is not considered consistent with the objectives of the R5 zone.
B1 Neighbourhood Centre	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the B1 zone.
	Permit health consulting rooms with consent	This use is considered consistent with the objectives of the B1 zone.
B2 Local Centre	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the B2 zone.
B4 Mixed Use	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the B4 zone.
	Prohibit warehouse or distribution centres	This use is not considered consistent with the objectives of the B4 zone.

Zone	Proposed Change	Justification
B5 Business Development	Prohibit industrial retail outlets	This use is not considered consistent with the objectives of the B5 zone.
	Prohibit stock and sale yards	This use is not considered consistent with the objectives of the B5 zone.
IN1 General Industrial	Permit garden centres with consent	This use is considered a low-impact use that is suitable for the IN1 zone.
	Permit hardware and building supplies with consent	This use is considered a low-impact use that is suitable for the IN1 zone.
	Permit kiosks with consent	This use is considered a low-impact use that is suitable for the IN1 zone.
	Permit landscaping material supplies with consent	This use is considered a low-impact use that is suitable for the IN1 zone.
	Permit rural supplies with consent	This use is considered a low-impact use that is suitable for the IN1 zone.
	Prohibit exhibition villages	This use is not considered consistent with the objectives of the IN1 zone.
IN2 Light Industrial	Permit garden centres with consent	This use is considered a low-impact use that is suitable for the IN2 zone.
	Permit hardware and building supplies with consent	This use is considered a low-impact use that is suitable for the IN2 zone.
	Permit kiosks with consent	This use is considered a low-impact use that is suitable for the IN2 zone.
	Permit rural supplies with consent	This use is considered a low-impact use that is suitable for the IN2 zone.
	Prohibit exhibition villages	This use is not considered consistent with the objectives of the IN2 zone.
SP3 Tourist	Permit car parks with consent	This use is considered a low-impact use that is suitable for the SP3 zone.
	Permit building identification signs with consent	This use is considered a low-impact use that is suitable for the SP3 zone.
	Permit passenger transport facilities with consent	This use is considered a low-impact use that is suitable for the SP3 zone.
RE1 Public Recreation	Permit car parks with consent	This use is considered a low-

Zone	Proposed Change	Justification
		impact use that is suitable for the RE1 zone.
RE2 Private Recreation	Permit car parks with consent	This use is considered a low-impact use that is suitable for the RE2 zone.
E2 Environmental Conservation	Permit environmental facilities with consent	This use is considered a low-impact use that is suitable for the E2 zone.
E4 Environmental Living	Permit bed and breakfast accommodation with consent	This use is considered a low-impact use that is suitable for the E4 zone.
	Permit secondary dwellings with consent	E4 zoned land includes land with large lots and large frontages suitable for secondary dwellings. This use is considered a low-impact residential use that is broadly consistent with the objectives of the E4 zone.

Amendment 10.**R****Remove Clause 7.8 – Road Widening of Camden Valley Way, Catherine Field**

- It is proposed to remove Clause 7.8 – Road Widening of Camden Valley Way, Catherine Field. This road widening is complete.

Council will consult further with Roads and Maritime Services.

Review of Schedule 1 – Additional Permitted Uses

11.1 Administrative Changes

Clause	Location	Additional Permitted Use	Anomaly	Amendment	Reason
1	Leppington and Rossmore	Dual occupancies (detached)	Title states "Use of certain land at Bringelly"	"Use of certain land in Leppington and Rossmore"	The subject land is in fact in the suburbs of Leppington and Rossmore.
2(1)	Broughton Street, Camden	Information and education facilities, light industries (arts & crafts), restaurants, retail premises (arts & crafts)	'Lot B, DP 330181'	'Lot B, DP 330131'	A typographical error has occurred, resulting in the incorrect deposited plan being listed.
4(1)	Camden Valley Way, Catherine Field	Hotel	'Lots 1 and 2, DP 746767'	'Lot 100, DP 1206855'	Subdivision in the Lakeside site has resulted in a new deposited plan applying to the site.
7(1)	Camden Valley Way and Macarthur Road, Elderslie	Shop (fruit & vegetables)	'Lots 1-7, Part Lots 59-64 and Part Lot 66, DP979345'	'Lots 1-11, DP 1097133, Lot 1, DP 1097049, Lot 1, DP 133298, Lot 1, DP 998313'	Historical subdivision of the Camden Fruit Barn site has resulted in a new deposited plan applying to the site.
12(1)	Stewart Street and Sharman Close, Close,	Function centres, restaurants or cafes, retail premises (arts & crafts)	'Lot 1, DP 770497'	'Lots, 1-3, DP 1191616'	The subdivision of 22 Sharman Close, Harrington Park has resulted in a new deposited plan applying to the site.

Clause	Location	Additional Permitted Use	Anomaly	Amendment	Reason
	Harrington Park				
	Stewart Street and Shairman Close, Harrington Park		'Lot 1, DP 248564'	'Lot 320, DP 1151590'	The subdivision of 102-124 Pearson Crescent, Harrington Park has resulted in a new deposited plan applying to the site.
13(1)	Camden Valley Way, Kirkham	Multi-dwelling housing and subdivision	'Lot 10, DP 1103895'	'Lot 101, DP 1143373'	The Sydney Water treatment facility on Camden Valley Way near The Links has expanded, resulting in a new deposited plan applying to the neighbouring site.
15A(1)	Raby Road, Leppington	Exhibition Homes	'Part of Lot 10, DP 1173819'	'Part of Lot 100, DP 1192131'	The subdivision of Emerald Hills has resulted in a new deposited plan applying to the site.
20	Porrende Street, Narellan	Hotel/motel, registered club and ancillary rec facility	'Lots 218 and 219, DP 1048551'	'Lot 1, DP 1093264 and Lot 219, DP 1048551'	A new lot was registered for Lot 218, DP 1048551 in 2004 (i.e. Lot 1, DP 1093264).
26	Waterworth Drive, Mount Annan	Multi-dwelling housing	'Lot 5, DP 1129436'	'Lot 55, DP 1195184'	The subject land at 221A Waterworth Drive, Mount Annan was subdivided for stormwater drainage as part of the development of 49 apartments.

11.2 Additional permitted uses recommended to be removed

Clause	Location	Additional Permitted Use	Reason
15	166 Ingleburn Rd, Leppington	Liquid fuel depot	The land in question is now zoned medium density residential in the Leppington North Precinct of the South West Priority Growth Area. The Camden LEP 2010 does not apply.

16	51-61 St Andrews Rd	Industries (manufacturing and storing fireworks) and an associated dwelling house	The original lot in Clause 16 is now low density residential in the East Leppington Precinct of the South West Priority Growth Area. All factory buildings on site have been demolished.
22	Magdalene Catholic High School, Smeaton Grange	Educational establishments	The site in Clause 22 has already been developed. The Infrastructure SEPP could be used for alterations and additions.

11.3 Clauses to be updated

As per Amendment 2.1, the following clauses of Schedule 1 will need to be updated to reflect technical mapping standards.

Clause	Subclause	Location	Existing Wording	Proposed Wording
1	(1)	Bringelly	This clause applies to land at Bringelly, as shown edged heavy blue on sheets 015 and 016 of the Additional Permitted Uses Map.	This clause applies to land at Leppington and Rossmore, identified as "1" on sheets 015 and 016 of the Additional Permitted Uses Map.
3	(1)	Lakeside	This clause applies to land zoned RE2 Private Recreation at Lakeside, as shown edged heavy blue on sheet 016 of the Additional Permitted Uses Map.	This clause applies to land zoned RE2 Private Recreation at Lakeside, identified as "3" on sheet 016 of the Additional Permitted Uses Map.
9	(1)	Harrington Park	This clause applies to land at Harrington Park, as shown edged heavy blue on sheet 012 of the Additional Permitted Uses Map.	This clause applies to land at Harrington Park, identified as "9" on sheet 012 of the Additional Permitted Uses Map.
10	(1)	Crear Hill, Harrington Park	This clause applies to land at Crear Hill, Harrington Park, as shown edged heavy blue on sheet 007 of the Additional Permitted Uses Map.	This clause applies to land at Crear Hill, Harrington Park, identified as "10" on sheet 007 of the Additional Permitted Uses Map.
15A	(1)	Raby Road, Leppington	This clause applies to certain land fronting Raby Road, Leppington, being that part of Lot 10, DP 1173819 zoned R2 Low Density Residential and shown edged heavy blue	This clause applies to certain land fronting Raby Road, Leppington, being that part of Lot 100, DP 1192131 zoned R2 Low Density Residential and identified as "15A" on sheet 016 of the Additional Permitted Uses Map.

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Phase 1 – Minor Amendments

Clause	Subclause	Location	Existing Wording	Proposed Wording
18	(1)	Narellan	on sheet 016 of the Additional Permitted Uses Map. This clause applies to land zoned IN2 Light Industrial at Narellan, as shown edged heavy blue on sheet 012 of the Additional Permitted Uses Map.	This clause applies to land zoned IN2 Light Industrial at Narellan, identified as "18" on sheet 012 of the Additional Permitted Uses Map.
24	(1)	Spring Farm	This clause applies to land zoned E2 Environmental Conservation at Spring Farm, as shown edged heavy blue on sheets 011 and 014 of the Additional Permitted Uses Map.	This clause applies to land zoned E2 Environmental Conservation at Spring Farm, identified as "24" on sheets 011 and 014 of the Additional Permitted Uses Map.
25	(1)	Spring Farm	This clause applies to zoned B1 Neighbourhood Centre at Spring Farm, as shown edged heavy blue on sheet 013 of the Additional Permitted Uses Map.	This clause applies to land zoned B1 Neighbourhood Centre at Spring Farm, identified as "25" on sheet 013 of the Additional Permitted Uses Map.
27	(1)	Narellan and Smeaton Grange	This clause applies to certain land at Narellan and Smeaton Grange, as shown shaded pink on the Additional Permitted Uses Map.	This clause applies to certain land at Narellan and Smeaton Grange, identified as "27" on sheets 012 and 017 of the Additional Permitted Uses Map.