



camden council fact sheet



Planning Constraints

Land can be affected by constraints that influence how the land can be developed. It is important for you to understand these matters early on in the Development Application (DA) process.

Constraints include things like flooding, risk of bushfires, biodiversity conservation or heritage issues.

Council's policies regarding different constraints are [found here](#).

To find out if the land on which you want to build or develop is subject to constraints you can:

- Obtain this information formally by applying for a 'Section 149 Planning Certificate' [using this form](#)
- View the maps that relate to the two key planning documents that apply in Camden Local Government Area (LGA). The zoning maps and other information in these documents can also assist in identifying any constraints to building and development.

These documents are:

- o [Camden Local Environmental Plan 2010](#) (Camden LEP)
- o [State Environmental Planning Policy \(Sydney Region Growth Centres\) 2006](#) (Growth Centres SEPP).

Constraints on land may mean that your proposal must go through a DA process – for example, development of land listed as a heritage item under the Camden LEP generally requires a DA.

If your land is subject to constraints, your DA will need to identify the relevant constraints and show how these will be addressed. This information forms part of a Statement of Environmental Effects (SEE).

An SEE contains a written report that addresses the matters for consideration contained within Section 79C of the Environmental Planning and Assessment Act 1979. It also includes relevant drawings or images to address how your proposal can mitigate the impacts of any constraints. This is considered a technical document that may need to be developed by an expert.

The following guides provide advice on preparing a Statement of Environmental Effects:

- [How to prepare a Statement of Environmental Effects for Dwellings and dwelling extensions/alterations or domestic sheds, garages, carports, awnings, pergolas, swimming Pools, greenhouses etc.](#)
- [How to prepare a Statement of Environmental Effects for other development](#)