



camden council fact sheet



Selecting a Site

Before you even think about committing any investment to the site that will house your new home or business, you need to understand whether your proposal is allowed on that site.

Is there an existing consent?

Your first step will be to find out if there is an existing development consent for the site – If you're a business owner you can find this out by speaking with the landowner, or you can lodge a request with Council via the GIPA process (named after the relevant legislation – the Government Information (Public Access) Act 2009.) The relevant form to use the GIPA process is here and you can contact Council for further information.

To avoid getting a new approval, your development may need to be consistent with any existing development consent applying to the site. There may also be certain conditions to the consent that will limit how you wish to use the land.

Is my development permissible?

You will also need to work out whether your development is permitted on that land or not. This will depend on the zoning of the land. Zoning rules ensure we have the right mix of development in the right places.

To find out whether your proposal will be allowed under zoning rules, you need to look at planning controls. Two key planning documents that apply in Camden Local Government Area (LGA):

- Camden Local Environmental Plan 2010 (Camden LEP)
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP).

There are two ways you can find out what zone your land is in:

- You can apply to Council for a 'Section 149 Planning Certificate' using this form.
- You can review the zoning maps that apply to Camden LEP or the Growth Centres SEPP. As well as the zoning maps, you should also look at other maps that apply to the height of buildings, heritage and floor space ratio (the density of a development). All these maps will help you to understand what planning controls apply to your land.

If your proposed development is not permissible you will need to consider an alternate site.

What is permitted?

I am hoping to set up my new business and I want to know where it would be permitted. I don't own a site or have a lease yet. What should I do?

To determine where in the Camden LGA a particular use is permitted you will need to know how the use is defined. The Camden LEP and the Growth Centres SEPP contain a dictionary which sets out the formal definition of various land uses. Child care centres, commercial premises, health consulting rooms, retail premises and vehicle repair stations are some of the land uses defined.

Once you confirm the definition of your proposed land use you can review the land use tables for the various zones in the Camden LEP and Growth Centres SEPP to see which uses are permitted in which zones.