

Camden **Community Participation** Plan 2021



camden
council



Contents

1.0	ABOUT OUR COMMUNITY PARTICIPATION	2
1.1	How to use the Camden Community Participation Plan	3
1.2	What is Camden's CPP?	3
1.3	Limitations of the Community Participation Plan	5
1.4	Our Community Participation Objectives	5
1.5	What to Expect When you Participate?	7
2.0	COMMUNITY PARTICIPATION IN STRATEGIC PLANNING	9
2.1	Planning Proposals	12
2.2	Amendment to DCP	15
2.3	Contribution Plans	15
2.4	Local Strategies	15
2.5	How to participate in Strategic Planning matters?	15
2.6	Future Legislative Changes	17
3.0	COMMUNITY PARTICIPATION IN DEVELOPMENT ASSESSMENT	18
3.1	Notification of Development Applications	19
3.2	Advertising of Development Applications	26
3.3	Re-notification/Advertisement	26
3.4	How to Participate in Development Assessment?	27
3.5	Camden Local Planning Panel	28
3.6	Sydney Western City Planning Panel	29
3.7	Future Legislative Changes	29

1.0

ABOUT OUR COMMUNITY PARTICIPATION

1.1 How to use the Camden Participation Plan

The Camden Community Participation Plan (Camden CPP) is separated into three parts:

1.0 About Our Community Participation

This part explains the intent of the CPP, where it applies, the community participation principles of the EP&A Act, the community participation objectives that Council has developed and what to expect when you get involved in community participation.

2.0 Community Participation in Strategic Planning

This part explains Council's approach to community participation for strategic planning functions, such as Planning Proposals, amendments to Development Control Plans (DCPs), Contribution Plans and Local Strategies. It includes the minimum exhibition periods required under Schedule 1 of the EP&A Act and the local approach to community participation for strategic planning.

3.0 Community Participation in Development Assessment

This part explains Council's approach to community participation for development assessment functions. It includes the minimum exhibition periods required under Schedule 1 of the EP&A Act .

1.2 What is Camden's CPP?

The CPP is designed to make community participation in planning matters easier and clearer for the community within the Camden Local Government Area (LGA). The Plan aims to identify how and when Council will inform, engage, and consult with the community on a variety of planning functions.



Table 1: Functions to which the CPP Applies

FUNCTIONS TO WHICH THE CPP APPLIES	
Strategic Planning and Plan Making	Strategic planning projects such as: <ul style="list-style-type: none"> • Planning Proposals to amend Council’s Local Environmental Plan 2010 (Camden LEP) and the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP); • Planning Proposals to amend Camden LEP to reclassify public land under the LG Act; • Amendments to Development Control Plans; • Contribution Plans; and • Local Strategies.
Development Assessment	Assessment of: <ul style="list-style-type: none"> • Development Applications • Modification Applications • Review Applications

Council recognises that it can achieve better planning outcomes by engaging with its local community. Council is committed to making it easier for the community to engage in planning matters, most notably through enhancements in e-services and web functionality. The CPP outlines the various forms and mediums in which the community can actively participate in the local planning system.



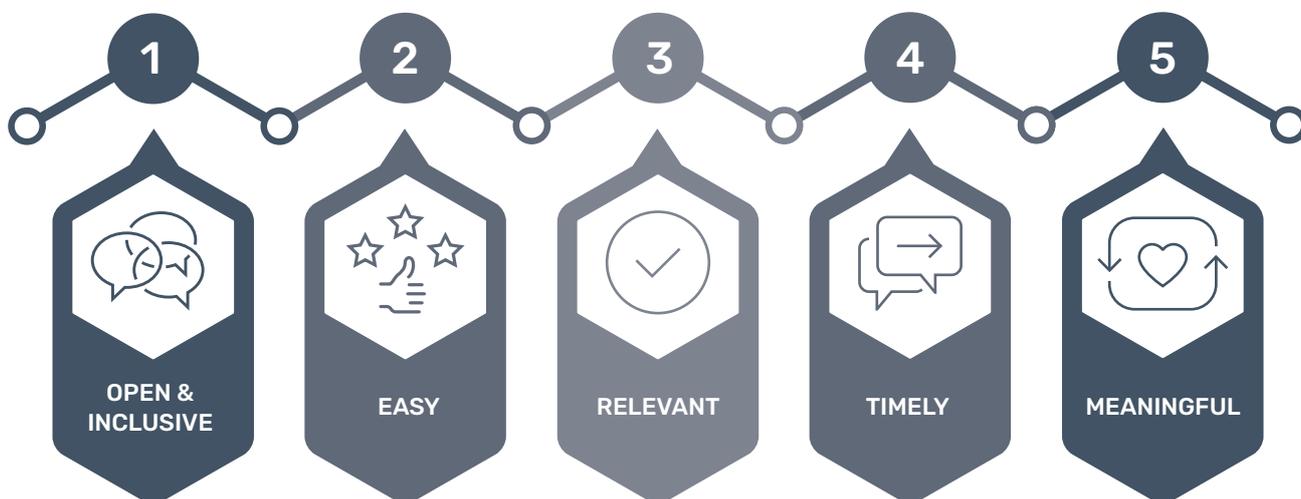
1.3 Limitations of the Community Participation Plan

This CPP does not outline Council’s engagement strategies for the delivery of other Council services, functions or infrastructure. Community engagement for these activities are conducted considering the requirements of Council’s Communications and Community Engagement Strategy.

Planning matters that fall under the responsibility of other planning authorities (such as State Significant Development assessed by the Department of Planning, Industry and Environment) are subject to the relevant CPP prepared by that authority.

1.4 Our Community Participation Objectives

Our community participation objectives are to encourage open and inclusive, easy, relevant, timely and meaningful opportunities for community participation.



1

OPEN & INCLUSIVE

Objective:

Opportunities for community participation is frequent, available to everyone and supported by relevant and accurate information.

Commitment:

We will:

- Simplify the methods/ mediums in which the community can engage on planning matters;
- Provide alternative means for people with additional needs to provide feedback; and
- Tailor our approach to account for our diverse community.

2

EASY

Objective:

Community participation helps guide the direction and growth of the LGA through an understanding of shared knowledge, experiences and ideas.

Commitment:

We will:

- Provide opportunities for the community to 'have a voice' in the planning system;
- Be active in our community for Strategic Planning projects (project dependent):
 - Hosting workshops and information sessions; and
 - Being present in local events.
- Utilise a range of media sources to inform the community of the purpose and operation of the planning system as well as any changes to legislation and 'key facts' affecting landowners;
- Ensure our information systems are current, concise and relevant to the needs of the community; and
- Ensure our information is provided in plain English with access to translation services.

3

RELEVANT

Objective:

Community participation in the planning system is encouraged and feedback is valued and utilised.

Commitment:

We will:

- Inform the community of how and when they can participate in planning matters and ensure the community is engaged at the earliest possible opportunity;
- Notify submitters when decisions are made;
- Respond to enquiries and provide reasons when decisions are made;
- Remove the barriers that prevent the community from participating; and
- Consult the community as early as possible for all relevant planning proposals.

4

TIMELY

Objective:

Our planning system pioneers best practice and adapts to the needs of our growing community.

Commitment:

We will:

- Start community engagement as early as possible; and
- Champion new ways to capture the interest of all demographics through paper and digital mediums.

5

MEANINGFUL

Objective:

Our planning system is clear, thorough and informative for all.

Commitment:

We will:

- Deliver on our legislative requirements for public participation, in regards to:
 - Public exhibition periods (Strategic Planning projects); and
 - Public notification and advertising periods (Development Assessment); and
- Ensure information on the planning system is easy to understand.

1.5 What to expect when you participate?

We promote respectful conduct by all

At times we may have different opinions about a planning matter or how Camden's growth should be managed. It is important that we are respectful of other views and ideas as we have different experiences and insights to share. In any consultation or engagement, we will encourage people to participate in a respectful manner towards each other.

We will provide a safe environment to hear from you

Your safety, and the safety of council staff, is paramount. The location selected for community participation will be accessible and safe.

We will deliver timely community participation

Council recognises that many people in our community are time poor however still want to have their say in local planning matters. We will make community consultation or engagement meaningful and balance our legislative requirements with providing the community sufficient time to provide input.

We will provide feedback on how your input was considered

If you have given up your time to provide us with your feedback, we will let you know how your input was considered by Council. We will inform you of Council's decision by writing to you directly if you made a submission.





We will maintain your privacy

Council will not disseminate your personal information without your consent and will remove your name, address, contact number and any other identifying detail from any publicly available reports. We do however have to operate within the Government Information (Public Access) (GIPA) Act 2009. At times, we may have to release your submission on a development, modification or review application or planning proposal including your identifying details if a GIPA application is lodged.

2.0

COMMUNITY PARTICIPATION IN STRATEGIC PLANNING

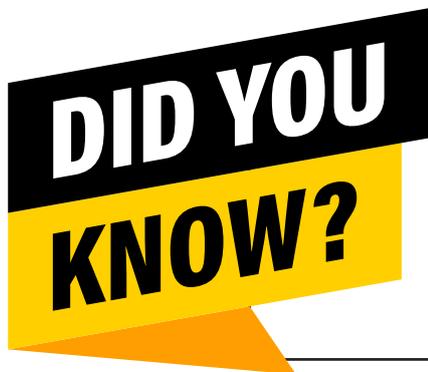
Strategic Planning involves preparing and amending a number of local strategies and plan making functions. For example, these include:

- Local Environmental Plans;
- Development Control Plans;
- Development Contribution Plans; and
- Local Planning Strategies

In line with our community participation objectives, we encourage open and inclusive, easy, relevant, timely and meaningful opportunities for community participation. To achieve this, we will design our participation and engagement approach so that the community are well informed. We are committed to making it easier for the community to participate in the planning system through enhancements in e-services and website functionality. The below table details the types of community engagement in Council’s strategic planning functions.

	WHAT	WHEN	EXAMPLES
INFORM	We will provide you with accurate and relevant information about strategic planning projects.	As soon as practical, with updates at key stages accurately captured.	In writing (letter, email); notice on Council’s website; social media and site notices (project dependent).
ENGAGE	We will invite community input to inform the development of plans and policies.	As soon as practical following: <ul style="list-style-type: none"> • initiation of policies and local strategies; and • public exhibition and notification periods. 	Workshops and engagement activities (project dependent); drop in sessions; pop up stores; public meetings (Council Meetings and Public Hearings); Council’s website
CONSULT	We will provide you the opportunity to raise comments and concerns.	Once proposals or policies are initiated, we will exhibit them and ask for your feedback.	Public exhibition; drop in sessions; pop up stores; social media; Council’s website
DECISION	We will notify you of strategic planning decisions and how your views were considered in reaching a decision.	As soon as practical following a decision.	Online updates; letters to submitters; Council Meeting Minutes; notices of decisions on Council’s website.

Council is required to publicly exhibit strategic planning projects identified in Table 2-1 below in accordance with Schedule 1 of the EP&A Act. During the exhibition period, relevant information will be available on Council’s website as well as at Council’s Administration building and libraries.

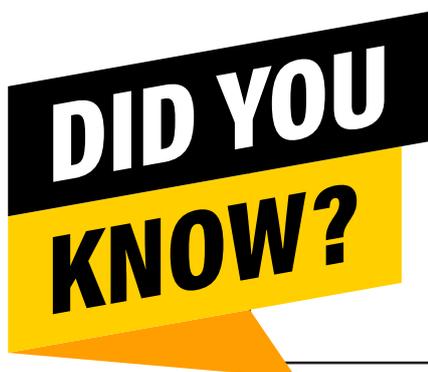


The availability of information at Council’s Administration Building and Libraries is subject to the requirements of the COVID-19 Public Health Order. In response to COVID-19, Council has improved the functionality of its website to engage with the community on planning matters.

Table 2-1: Exhibition Periods - Strategic Planning Projects

Plan	Minimum Timeframe
Community Participation Plan	28 days
Planning Proposals for Local Environmental Plans or Growth Centres SEPP	28 days or in accordance with Gateway Determination
Development Control Plans	28 days
Development Contribution Plans	28 days
Public Hearings <i>Note: Public Hearings are a requirement of the Local Government Act 1993 for reclassification of public land.</i>	After the exhibition period has ended, at least 21 days notice is to be given prior to a public hearing being held.
Local Planning Strategies	28 days

Note: The information provided in the above table is accurate as at the time of publishing this Plan and may have changed because of legislative updates post-publication.



Exhibition periods may extend over the period between 20 December and 10 January (inclusive). However, this period is excluded from the calculation of the minimum exhibition periods for both strategic planning and development assessment functions (Schedule 1 of EP&A Act).



2.1 Planning Proposals

Planning Proposals can be initiated by Council or lodged by applicants where an amendment to the Camden LEP or Growth Centres SEPP is sought.

Notification will vary depending on the size and/or complexity of the proposal. Landowners within the notification area will be informed in writing of the public exhibition period. Notwithstanding the requirements of this CPP, Council officers may, where it is deemed necessary expand notification requirements and timeframes if it is in the public interest to do so.

Planning Proposals which have insufficient and incomplete information and/or a lack of strategic planning merit may not be initially notified at the discretion of Council officers.

2.1.1 Initial Notification

Council may undertake an initial notification prior to reporting the Planning Proposal to Council and pursuing a Gateway Determination. The purpose of the initial notification is to gauge the views of the local community early in the process. The minimum period of initial notification is 14 days.



2.1.2 Gateway Report to Council

Whether or not a Planning Proposal has demonstrated strategic merit, a report will be prepared for Council's consideration. If a Planning Proposal demonstrates strategic merit, the Gateway Report to Council will recommend a suite of community participation methods for the public exhibition period (subject to Council endorsement and the receipt of a favourable Gateway Determination). These methods may include (depending on the complexity and potential impact of the proposal):

- The extent of notification letters to be sent to adjoining / surrounding landowners;
- Site Signage (with the number and size of signs to be dependent on the size of the site and the number of road frontages); and
- Social media directing the community to information on Council's website.

2.1.3 Public Exhibition

As a mandatory community participation requirement in EP&A Act, Planning Proposals that have demonstrated strategic merit and received a favourable Gateway Determination from the Department of Planning, Industry and Environment (DPIE) must be exhibited for a minimum of 28 days (unless an alternate period is prescribed in the Gateway Determination).

Forms of Notification

Notification Letter

The following information will be included in the notification letter:

1. A description of the Planning Proposal;
2. The address (if applicable) subject of the Planning Proposal;
3. Advice that the Planning Proposal may be viewed on Council's website, and either electronically or in hard copy (by request) at Council's offices and libraries (availability subject to the COVID-19 Public Health Order) during business hours;
4. How to make a submission; and
5. The public exhibition period.

Signage

Signage will be placed on the site (if applicable) providing the same information as contained in the notification letters (described above). The number and size of signs on the site will be dependent on the size of the site; the number of road frontages; and/or the complexity of the proposal.

Use of Social Media/Website

During the notification period, a Planning Proposal will be publicly available on Council's website. Council may provide updates on Planning Proposals through its social media platforms. The use of social media will be dependent on the scale and nature of the proposal. Social media platforms will provide links to Council's website where information on the proposal and associated documents will be provided.

2.1.4 Public Hearing

In addition to a public exhibition of a Planning Proposal, a Gateway Determination may stipulate that a public hearing is required. Public hearings are generally required where a reclassification of land is being sought.

At least 21 days notice is to be given for a public hearing. This notice will be placed on Council's website. A copy of the Public Hearing report will be made publicly available on Council's website no later than four (4) days after it has been received.

2.2 Amendment to Development Control Plans

Planning decisions in the Camden LGA are guided by a number of Development Control Plans (DCP). A DCP can be amended to introduce new controls relating to specific development types, to reflect legislation changes, or to clarify the intent of an existing control.

Amendments to DCPs will be publicly exhibited for a minimum of 28 days.

2.3 Contribution Plans

Section 7.11 (formally Section 94) of the EP&A Act, enables local councils or other consent authorities to levy contributions for public amenities and services required as a consequence of development.

Amendments to Contributions Plans will be publicly exhibited for a minimum of 28 days.

2.4 Local Strategies

Council prepares local strategies to inform the future development of the Camden LGA. These strategies can include but are not limited to Rural Land, Housing and Employment Strategies.

When preparing local strategies, Council will identify the Engagement Strategy specific to the project and the forms of engagement may include community/ stakeholder workshops, local shopping centre drop ins, public information sessions and formal public exhibition, and information available on Council's website.

2.5 How to participate in Strategic Planning matters?

There are a number of ways to get involved in Strategic Planning Matters:

- Make a formal submission to a proposal;
- Visit Council's Administration Centre, website www.camden.nsw.gov.au or libraries to access public exhibition documents.
- Subscribe to receive updates when matters are placed on public exhibition.
- Attend drop-in sessions (if they are organised) to discuss the plans/proposal with Council staff.
- Contact a Council officer should you require further information.



Making A Submission

Form of Submission

Submissions made in relation to strategic planning matters such as Planning Proposals must be:

- In writing and addressed to the General Manager (marked attention to the relevant Council officer);
- Clearly indicate the name, address, contact telephone number and e-mail address (where available) of the person making the submission; and
- Clearly specify the grounds of the submission (objection/issue/support).

Submissions must be lodged with Council by the conclusion of the exhibition period as specified in Table 2-1.

Consideration of Submissions

All submissions will be considered in the assessment of strategic planning matters.



Council officers will endeavour to successfully mediate submission issues. However, in some circumstances this may not be possible, and the issues will be further considered as part of the assessment. In the case of Planning Proposals, concerns raised in submissions may be forwarded to the applicant for their response or consideration. The names and addresses of objectors will not be disclosed to the applicant where the person/s who make the submission specifically requests that their names and addresses not be disclosed to the applicant.

For a submission to be counted as an individual submission it would need to be in substance unique, distinctive or unlike any other submission. By way of example, form letters and petitions are only counted as one unique submission. Similarly, a single submission signed by 10 people or identical submissions received from the same address would count as one unique submission.

One household could potentially submit multiple unique submissions. Separate unique submissions can be made in relation to the same issue. Council officers assessing the proposal will determine whether a submission is 'unique'.

Council officers will acknowledge the receipt of a submission and advise the date that Council will consider a report on a strategic planning project.

2.6 Future Legislative Changes

The provisions in this plan are consistent with the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000 at the time of publishing. In the event of any future legislative changes, those legislative changes will override the provisions of this plan to the extent of any inconsistency.

3.0

COMMUNITY PARTICIPATION IN DEVELOPMENT ASSESSMENT

In line with our community participation objectives, we encourage open and inclusive, easy, relevant, timely and meaningful opportunities for community participation. To achieve this, we design our participation and consultation approach so that the community is well informed. We are committed to making it easier for the community to participate in the planning system through enhancements in e-services and website functionality. The below table details the levels of community participation in the development assessment functions of Council.

	WHAT	WHEN	EXAMPLES
INFORM	We will provide you with accurate and relevant information about applications.	As soon as practical following their lodgment, with updates at key stages accurately captured.	Application tracker tool; letter mail outs to adjoining land owners; notices on Council's website or site notices.
CONSULT	We will provide you the opportunity to raise comments and concerns regarding applications.	Once applications are lodged for certain types of development, we will exhibit them and ask for your feedback.	Public exhibition.
DECISION	We will notify you of decisions regarding development proposals and how your views were considered in reaching a decision.	As soon as practical following a decision.	Online updates; letters to submitters or notices of decisions on Council's website.

3.1 Notification of Applications

Notification is where Council writes to those people identified as requiring notification (e.g. adjoining and surrounding landowners, community groups etc), advising of the lodgment of an application. Notification is for a minimum period of 14 days.

Development applications which are deemed to have insufficient and incomplete information and/or lack planning merit may not be notified at the discretion of Council officers.



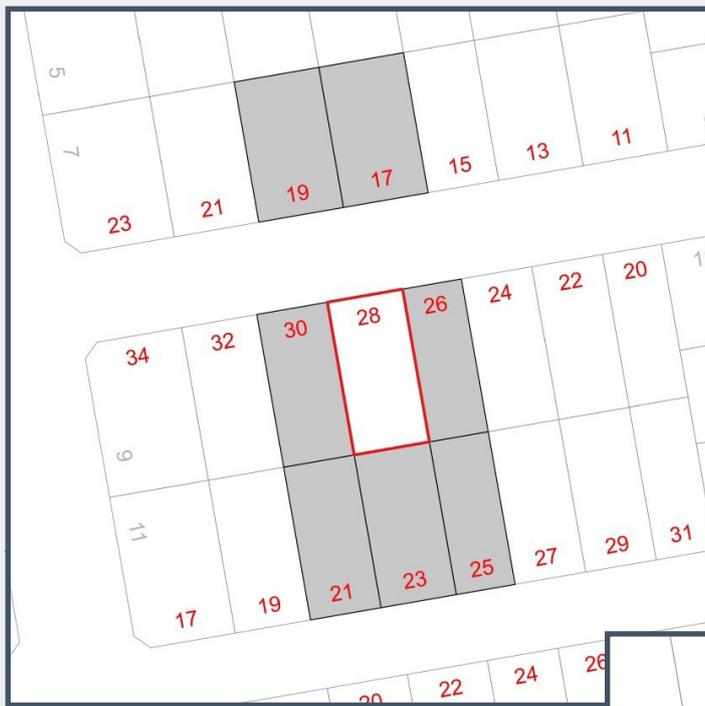
3.1.1 Who will we notify?

As a guiding principle for more minor development applications, such as new dwelling houses and alterations and additions to dwelling houses, Council will limit neighbour notification to those adjoining properties within the vicinity of a proposal as shown in Figures 1-6. However, for larger, more complex and/or potentially contentious applications a more extensive notification area will be applied at the discretion of Council.

For neighbour notified development, the following (as a minimum) will happen:

The owners of land adjoining or opposite a proposed development including properties separated by only a walkway, driveway or laneway will be notified as shown in Figures 1-6 and the following approach will be taken:

1. Where the proposed development affects the entire site, owners of properties shaded in grey will be notified as shown in Examples 1-3;
2. Where the proposed development affects only the rear of the site (such as a rear yard garage, swimming pool, rear dwelling additions/alterations, etc.), owners at the sides and rear will be notified as shown in Example 4. Owners on the opposite side of the road will not be notified. Similar notification will occur where development is proposed at the front of the site as shown in Example 5.



Proposed Development Site
 Neighbours Notified

Figure 1: Example 1





Figure 4: Example 4 - Rear of Site

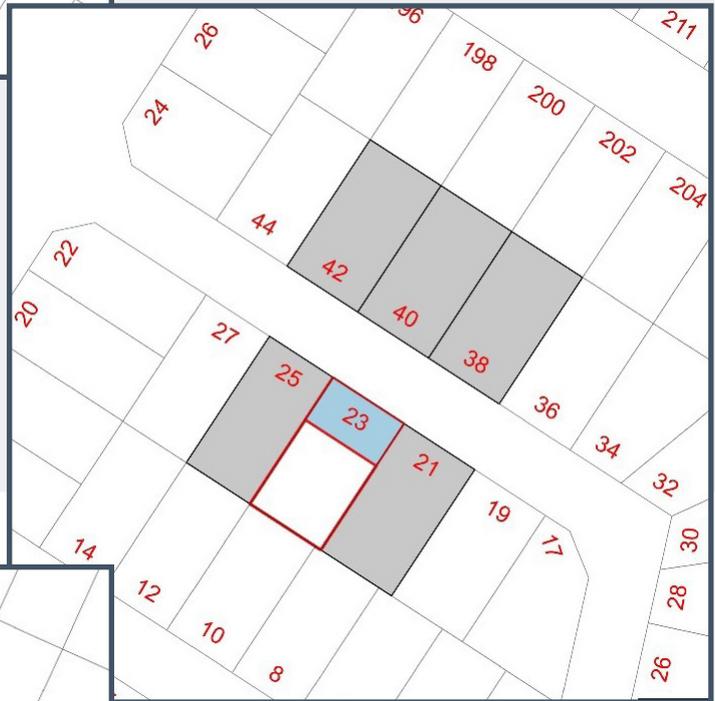


Figure 5: Example 5 - Front of Site

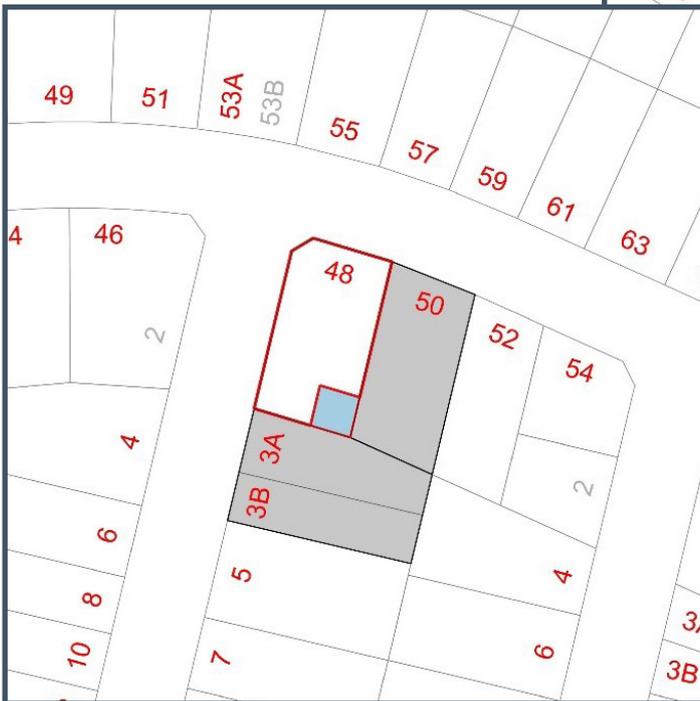


Figure 6: Example 6 - Rear Corner of Site

Notification of Community Groups

Council will consider notifying community groups of applications in their area.

Strata Schemes

If land is a lot in a strata scheme (within the meaning of the Strata Schemes Act 2015), a notice to the owners corporation is taken to be notice to the owner or occupier of each lot within the strata scheme.

If land is a lot in a leasehold strata scheme (within the meaning of the Strata Schemes Act 2015), a notice to the lessor under the leasehold strata scheme and to the owners corporation is taken to be notice to the owner or occupier of each lot within the strata scheme.

Multiple Owners or Occupiers

If land is owned or occupied by more than one person, a notice to one owner or one occupier is taken to be notice to all the owners and occupiers of that land.

3.1.2 Notification Timeframes

Council will notify applications for the following types of development as listed:

Table 3-1: Notification Periods (Non-Advertised)

Development Type	Minimum Timeframe
Category 1 Remediation Work	28 days
Industrial and Commercial Developments (excluding fit-outs and/or uses of existing buildings)	14 days
Centre-based Child Care Facilities	14 days
Alterations/Additions to Educational Establishments and Hospitals	14 days
Residential Accommodation (excluding single storey dwellings/rural worker's dwellings, two storey dwellings/rural worker's dwellings in rural zones with significant separation distance to neighbouring properties and secondary dwellings)	14 days
First Floor Additions to Existing Dwellings	14 days
Subdivision of Land (excluding Strata Title Subdivision, the creation of residue lots and boundary adjustments)	14 days
Sex Services Premises and Restricted Premises	14 days



Development Type	Minimum Timeframe
Major Bulk Earthworks and Land-forming Operations	14 days
New Road Construction (excluding minor road works and upgrades)	14 days
Telecommunication Facilities	14 days
Tree Removal and Pruning that is likely to significantly impact on local amenity	14 days
Developments deemed by Council as being in the public interest to notify	14 days
Section 4.55(2) Modifications	14 days
Section 4.56 Modifications not of minimal environmental impact	14 days
Section 8.2 Reviews	14 days

DID YOU KNOW?

Exhibition periods may extend over the period between 20 December and 10 January (inclusive). However, this period is excluded from the calculation of the minimum exhibition periods for both strategic planning and development assessment functions (Schedule 1 of EP&A Act).



3.1.3 Forms of Notification

Notification Letter

The following information will be included in the notification letter:

1. A description of the proposed development;
2. The address of the development site;
3. Advice as to whether the development is designated, nominated integrated, threatened species development or Class 1 aquaculture development;
4. Advice as to whether the development is integrated development and details of the approvals that are required from which approval bodies;
5. The name of the applicant to carry out the work;
6. The name of the consent authority;
7. Advice that the application and accompanying documents may be inspected on Council's website, and electronically at Council's offices during business hours;
8. How to make a submission; and
9. The public exhibition period.

Signage

Signage will be placed on the development site indicating details of the proposed development. For major development proposals, where deemed necessary, multiple and/or larger signs may be placed on the site. Multiple signs will be considered where the site has more than one road frontage.

Examples of applications which may require larger signs include applications that are required to be determined by the Camden Local Planning Panel or the Sydney Western City Planning Panel, centre-based child care facilities, group homes and multi dwelling housing developments.

Use of Social Media/Website

During the notification period, applications will be publicly available on Council's website. Council may provide updates on applications through its social media and website platforms. Updates regarding certain applications which are considered major will be determined at the discretion of Council officers.

3.2 Advertising of Applications

Advertising is where Council, in addition to writing to those people required to be notified, publishes notice of the application on Council's website advising of the lodgment of a development application. Advertising is for a minimum of 14 days unless otherwise specified by legislation or Environmental Planning Instruments.

Council will advertise the following types of developments as listed in Table 3-2.

Table 3-2: Advertising Periods

Development Type	Minimum Timeframe
Nominated Integrated Development	28 days
Threatened Species Development	28 days
Designated Development	28 days
Class 1 Aquaculture Development	14 days
New Hospitals	14 days
Developments deemed by Council as being in the public interest to advertise	14 days
Section 4.55(2) Modifications and Section 4.56 Modifications to designated development	14 days
All other Section 4.55(2) Modifications*	14 days
Section 4.56 Modifications not of minimal environmental impact*	14 days
Section 8.2 Reviews*	14 days

*Section 4.55(2) Modifications, Section 4.56 Modifications not of minimal environmental impact and Section 8.2 Reviews will only be advertised where the original development application was advertised.

3.3 Re-Notification/Re-Advertisement

Where an application has been amended by the applicant prior to determination, the Council officer will re-notify or re-advertise the application if, in the opinion of Council, the environmental impact of the development has been significantly increased. Re-notification/re-advertisement of applications will be for a minimum period of 14 days.

3.4 How to participate in Development Assessment?

There are a number of ways to get involved in the Development Assessment Process:

- Visit the application tracker on Council's website;
- Subscribe to receive weekly updates via Council's e-subscription service;
- Make a formal submission to a proposal; and
- Contact a Council officer should you require further information.

Making A Submission

Form of Submission

Submissions made in relation to Development Applications must be:

In writing and addressed to the General Manager (marked attention to the relevant Council officer);

- Clearly indicate the name, address, contact telephone number and e-mail address (where available) of the person making the submission; and
- Clearly specify the grounds of the submission (issue/objection/support).

Submissions should be lodged with Council by the conclusion of the exhibition periods as specified in Tables 3-1 and 3-2. Notwithstanding, any submission received prior to the final determination of an application will be considered as part of the assessment process.

Consideration of Submissions

All submissions will be considered in the assessment of applications.

Council officers will endeavour to successfully mediate submission issues. However, in some circumstances this may not be possible and the issues will be further considered as part of the assessment.

Concerns raised in submissions may be forwarded to the applicant for their response or consideration. The names and addresses of objectors will not be disclosed to the applicant where the person/s who make the submission specifically requests that their names and addresses not be disclosed to the applicant.

For a submission to be counted as an individual submission it would need to be in substance unique, distinctive or unlike any other submission. By way of example, form letters and petitions are only counted as one unique submission. Similarly, a single submission signed by 10 people or identical submissions received from the same address would count as one unique submission.



One household could potentially submit multiple unique submissions. Separate unique submissions can be made in relation to the same issue. Council officers assessing the application will determine whether a submission is 'unique'. Council will give notice of the determination of an application to each person who makes a written submission. For a submission containing multiple signatories, the first signatory will be advised.

3.5 Camden Local Planning Panel (CLPP)

Local Planning Panels are in place so that the process of assessment and determination of applications that are sensitive, contentious, depart from a development standard or where there is a potential conflict of interest, is carried out in a transparent and accountable manner. Please refer to CLPP's operational procedures on Council's website for information regarding the consideration of submissions and public address requirements. In making a determination, the CLPP will have regard to the Council staff assessment report, public submissions made during exhibition, relevant planning legislation and policies and the views heard from the community at any public meetings.



3.6 Sydney Western City Planning Panel (SWCPP)

Sydney Planning Panels are in place so that the process of assessment and determination of applications that are of a higher value, sensitive and/or of strategic importance is carried out in a transparent and accountable manner.

In making a determination, the SWCPP will have regard to the Council staff assessment report, public submissions made during exhibition, relevant planning legislation and policies and the views heard from the community at any public meetings.

For further information regarding the SWCPP please refer to the Regional Planning Panel Operations and Procedures Manual on the Sydney and Regional Planning Panels website.

3.7 Future Legislative Changes

The provisions in this plan are consistent with the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000 at the time of publishing. In the event of any future legislative changes, those legislative changes will override the provisions of this plan to the extent of any inconsistency.

Glossary

Planning Term	Definition
State Environmental Planning Policy (SEPP)	An environmental planning instrument (EPI) developed by the Department of Planning, Industry and Environment (DPIE), that relates to planning matters that are of state significance or are applicable across all or large areas of the state.
Codes SEPP	An EPI developed by DPIE which sets out pre-determined development standards for Exempt and Complying Development. Exempt and Complying Development does not require a development application.
Sydney Region Growth Centres SEPP (Growth SEPP)	An EPI developed by DPIE which sets out the planning framework for land identified as part of the South West Growth Area.
Camden Local Environment Plan 2010 (Camden LEP 2010)	Council's principal EPI which sets out the planning framework for the LGA (excluding the South West Growth Area).
Local Strategic Planning Statement (LSPS)	Council's vision for the LGA. The LSPS is to be reviewed every 7 years. It covers strategic planning matters as well as identified planning priorities which are supported with actions to help achieve the overall vision for the LGA.
Contribution Plans	A plan developed by Council for gaining financial contributions from new developments towards the cost of new and upgraded public amenities and/or services required to accommodate the new development.
Development Control Plans	A plan that provides detailed planning and design guidelines to support planning controls in an EPI.
Planning Proposal	An application to amend planning controls in Camden LEP 2010 or the Growth SEPP. A Planning Proposal could include the change in zoning on the site, the type of permitted land uses allowed to be undertaken or development standards applied to certain properties.
Gateway Determination	A Gateway Determination is issued by DPIE following an assessment of the strategic merit of a planning proposal. Once conditions of a Gateway Determination are met, Council can proceed to public exhibition.
Camden Local Planning Panel (CLPP)	Camden's Local Planning Panel is a panel of three independent expert members and a community member who determine certain applications made to Council. The Panel is also required to provide advice on Planning Proposals prior to proceeding to a Gateway Determination (if endorsed by Council).
Development Application	An application that proposes the development of land which is assessed against the Camden LEP 2010 or the Growth SEPP, Development Control Plans and any other policies relevant to the proposal.
Designated Development	Development classed as 'designated' requires particular scrutiny of its nature or potential environmental impacts. Designated development includes development that has high potential to have adverse impacts because of its scale or nature or because of its location near sensitive environmental areas. Schedule 3 of the EPA&A Regulation 2000 lists designated development types.
Nominated Integrated Development	Nominated integrated development is development that requires an approval from an external authority under the following legislation: <ul style="list-style-type: none"> the Heritage Act 1977 the Protection of the Environment Operations Act 1997 the Water Management Act 2000
Complying Development	Complying development combines planning and construction approval for any development that meets pre-determined standards identified in the Codes SEPP. Either a Council certifier or a private certifier will need to assess whether your proposal is complying development and, if it is, will issue a complying development certificate.



camden council



70 Central Avenue,
Oran Park NSW 2570



02 4654 7777



mail@camden.nsw.gov.au



PO Box 183,
Camden NSW 2570



www.camden.nsw.gov.au