

Camden Development Control Plan 2019



camden
council

Introduction

1

Contents

INTRODUCTION	8
1.1 Preliminary	8
1.1.1 What is the Name of this DCP?	8
1.1.2 What date did the DCP commence?	8
1.1.3 Where does this DCP apply?	8
1.1.4 What does this DCP seek to achieve?	9
1.1.5 Relationship between this DCP and Camden LEP 2010	9
1.1.6 Revocation of Camden DCP 2011	9
1.1.7 Relationship between this DCP and Council's Engineering Specifications	9
1.1.8 Structure of this DCP	10
1.1.9 How to Use this DCP	11
1.1.10 Where do I find the Relevant Controls?	12
1.1.11 Does the entire DCP apply from the Date of Commencement	12
1.1.12 What are the standard application requirements?	12
1.2 Notification and Advertising Requirements	13
1.2.1 Background	13
1.2.2 Notification of Applications	13
1.2.3 Advertising of Applications	14
1.2.4 Advertised development	14
1.2.5 Nominated Integrated Development	14
1.2.6 Designated Development	14
1.2.7 Re-notification/advertisement	15
1.2.8 Protocol for neighbour notification and advertising	15
1.2.9 Notification of Owner's Corporations	15
1.2.10 Notification period over Christmas/New Year	16
1.2.11 Submissions	16
1.2.12 Notification Areas	17

Figures

Figure 1-1: Where this DCP applies	8
Figure 1-2: Camden DCP Structure.....	11
Figure 1-3: Example 1	17
Figure 1-4: Example 2	17
Figure 1-5: Example 3	18
Figure 1-6: Example 4 - Rear of site.....	18
Figure 1-7: Example 5 - Front of site	19
Figure 1-8: Example 6 - Rear corner of site.....	19

Tables

Table 1-1: Summary of the content of each of the sections and the appendices.	10
Table 1-2: Guide to which parts apply to different developments	11
Table 1-3: Table of Amendments	12

INTRODUCTION

1.1 Preliminary

1.1.1 What is the Name of this DCP?

This DCP is known as the Camden Development Control Plan 2019 (DCP).

1.1.2 What date did the DCP commence?

This DCP was made under Section 3.43 of the [Environmental Planning and Assessment Act 1979](#) (EP&A Act) and Part 3 of the [Environmental Planning and Assessment Regulation 2000](#). The DCP was adopted by Council on 13 August 2019. The DCP came into force 16 September 2019.

1.1.3 Where does this DCP apply?

This DCP applies to all land within the Camden Local Government Area (LGA) and zoned under *Camden Local Environmental Plan 2010*. The DCP does not apply to land zoned under [State Environmental Planning Policy \(Sydney Region Growth Centres\) 2006](#), unless referred to within the respective DCPs. It is noted that as further land is rezoned under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, this DCP will not apply, unless referred to within the respective DCPs.

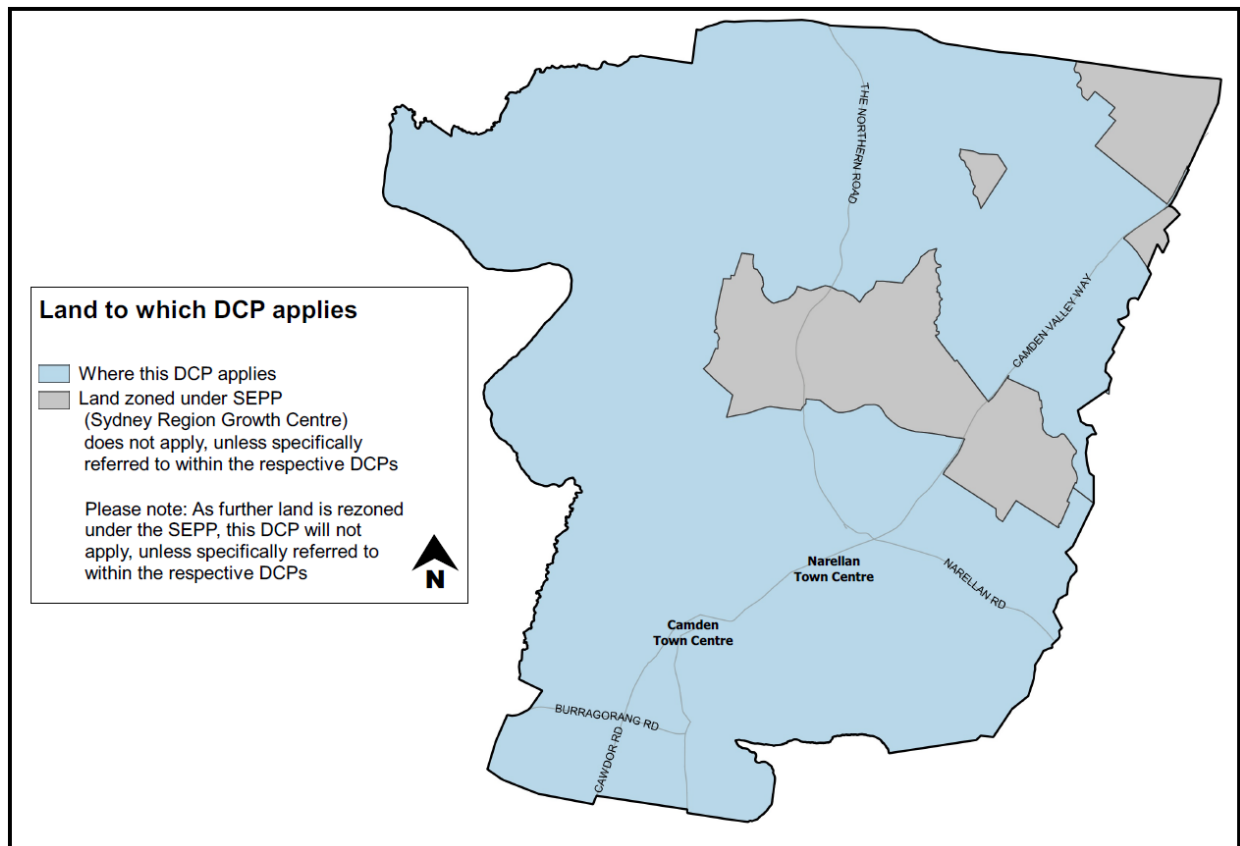


Figure 1-1: Where this DCP applies

1.1.4 What does this DCP seek to achieve?

The objectives of this DCP are to ensure that:

- a. Camden LGA retains its valued heritage qualities and scenic landscapes whilst providing for sustainable urban growth;
- b. New communities are planned and developed in an orderly, integrated and sustainable manner;
- c. Impacts from development on the natural environment are minimised and overall improvements to the natural systems in Camden LGA are achieved;
- d. New developments are integrated with existing and planned transport systems and promote sustainable transport behaviour in Camden LGA;
- e. Appropriate housing opportunities are provided for all existing and future residents of Camden LGA at all stages of their life cycle;
- f. New developments deliver upon the desired future character of the places in Camden LGA;
- g. New development is designed and located to ensure the health, safety and security of people and property in Camden LGA;
- h. Identified and potential Aboriginal and European heritage places are conserved and respected;
- i. New developments are planned and constructed to contribute to the social, environmental and economic sustainability of Camden LGA.
- j. The agricultural production potential of rural lands within Camden is protected and fragmentation of rural land is prevented.

1.1.5 Relationship between this DCP and Camden LEP 2010

This DCP is to be read in conjunction with Camden Local Environmental Plan 2010 (CLEP 2010). In the event of an inconsistency between the provisions of the two documents, the provisions of CLEP 2010 will prevail to the extent of the inconsistency.

1.1.6 Revocation of Camden DCP 2011

Pursuant to Section 3.43(4) of EP&A Act, the Camden Development Control Plan **2019** revokes Camden Development Control Plan 2011 which covered land for which this development control plan now applies.

1.1.7 Relationship between this DCP and Council's Engineering Specifications

This DCP must be read in conjunction with Council's Engineering Design and Construction Specifications and the Camden Open Space Design Manual.

1.1.8 Structure of this DCP

The main body of this DCP is structured in six Parts containing objectives and controls which apply to all development in Camden. The DCP also contains Schedules for site specific areas.

In the event of an inconsistency between a Schedule and the main body of this DCP, the Schedule prevails.

Part	Summary
1 – Introduction	Sets out the aims and objectives of the DCP, identifies the land to which the DCP applies, explains the structure of the document and the relationship of the DCP to other planning documents.
2 – General Planning Controls	Sets out the controls that apply to all development types in the Camden LGA. Part 2 contains the objectives and controls that underpin the orderly and sustainable development of the Camden LGA. Accordingly, this part of the DCP must be consulted in the first instance.
3 – Residential Subdivision	Sets out the controls that apply to development applications which involve the subdividing of residential land in the Camden LGA.
4 – Residential Development	Provides the objectives and controls that guide residential development, including dwelling houses, semi-detached, attached dwellings, multi dwelling housing, secondary dwellings, dual occupancies and residential flat buildings. Also, covers residential amenity controls such as streetscape, safety, privacy, sustainable building design and fencing.
5 – Centres Development	Provides objectives, controls and design principles for commercial development, including Narellan and Camden.
6 – Specific Land Use Controls	Provides controls to guide the development of rural areas and industrial areas. This section also contains controls applying to specific land uses such as child care centres, restricted premises, sex service premises, exhibition homes and villages, home businesses and home industry and wood fired heaters.
Appendix A - Glossary	Explains the terms used in the DCP.
Appendix B – Landscape Design Principles and Submission Requirements	Provides landscape design principles, submission requirements and recommended street tree planting.
Site Specific Schedules	Site specific schedule provides additional objectives and controls which are specific to a specific area.

Table 1-1: Summary of the content of each of the sections and the appendices.

Each **Part** is subdivided into **Chapters** and **Sections** as illustrated in Figure 1-2. Each Chapter contains sections. In order to ensure the proposed development is compliant, the sections must be read, and the objectives and controls followed. Generally, the sections are broken down into:

Background – contains information that is essential to understanding the objectives and controls.

Objectives – state what is to be achieved and covers the range of desired outcomes to achieve a goal.

Controls – contain standards in order to achieve the objectives.

Further Information – provide supplementary references which also need compliance e.g. Camden Council's Engineering Specifications.

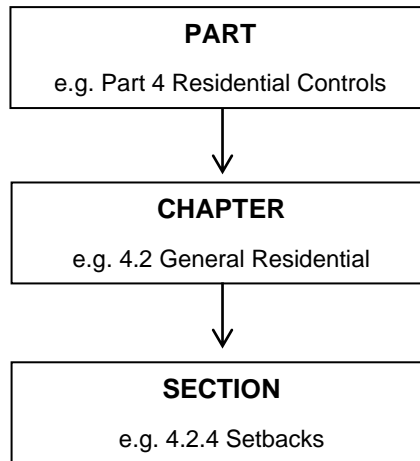


Figure 1-2: Camden DCP Structure

1.1.9 How to Use this DCP

Table 1-2 summarises the Parts of the DCP that apply to the main types of development that are permissible under CLEP 2010.

Table 1-2: Guide to which parts apply to different developments

Relevant DCP Parts	Residential Subdivision	Industrial Subdivision	Dwelling House	Dual Occupancy	Attached Dwellings	Semi-Detached Dwellings	Multi-Dwelling Housing	Flat Residential Buildings	Non-Residential Development	Shop Top Housing	Retail / Commercial Development	Industrial Development
Part 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Part 2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Part 3	✓				✓	✓	✓					
Part 4			✓*	✓*	✓*	✓*	✓*	✓*		✓*		
Part 5									✓	✓	✓	
Part 6		✓							✓		✓	✓
Appendices	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Specific Schedules*	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*Additional site specific controls may also be contained within relevant Schedules

1.1.10 Where do I find the Relevant Controls?

The Table of Contents located at the beginning of the DCP provides a list of all matters covered by the DCP. In addition, Table 1-2 (above) is a tool to cross-reference the specific Parts of the DCP which apply to certain development types.

1.1.11 Does the entire DCP apply from the Date of Commencement (Transitional Provisions)?

This DCP does not apply to an application under EP&A Act which was lodged with Council but not finally determined before the commencement of this DCP. Any application lodged before the commencement of this DCP will be assessed in accordance with any relevant previous DCPs or other Council's policy which applied at the time of application lodgement.

1.1.12 What are the standard application requirements?

Each development application submitted to Council must include all information outlined in the relevant Development Application Checklist. Specific [Development Application Checklists](#) apply to certain types of development.

If a development is "Integrated Development" as detailed in Section 4.46 of EP&A Act, approvals may be required from one or more authorities.

Throughout this DCP specific submission requirements may be detailed with the controls relating to specific land uses or specific sites in Camden.

Amendment No.	Adopted Date	Description of Changes
Original	16 September 2019	Camden DCP 2019 came into effect.
1	7 January 2020	Additional Schedule 13 – 190 Raby Road, Gledswood Hills came into effect.
2	26 May 2020	Additional Part 6.4.4 site specific controls for Little Street Camden came into effect
3.	9 June 2020	New Sub Chapter 6.4.5 – Glenlee Industrial Precinct
4.	22 June 2020	Updated Schedule 6 – Camden Lakeside to increase dwellings, amend Masterplan and road hierarchy

Table 1-3: Table of Amendments

1.2 Notification and Advertising Requirements

1.2.1 Background

Council will give notice in accordance with Part 1.2.2 of this DCP, to owners of land adjoining or opposite the land to which any development application relates. As a guiding principle, Council will limit neighbour notification to those adjoining properties affected by a proposal as shown in Figures 1-3 to 1-8.

Modifications to development applications under section 4.55(2) of [EP&A Act](#) will be notified for a maximum of 14 days.

Notwithstanding the requirements of this DCP, Council officers may, where it is deemed necessary, expand notification requirements and timeframes if, it would be in the public interest to do so.

It is advised that a fee is payable at the time of lodgement of a development application for both notification and advertising. The fee charged is in accordance with Council's adopted Fees and Charges at the time of lodgement.

Note: Camden's Community Participation Plan will come into force in December 2019, as required by EP&A Act. Notifications of DA and Modifications must comply with the Community Participation Plan once enforced.

1.2.2 Notification of Applications

Notification is where Council writes to those people identified as requiring notification, advising of the submission of a development application. Notification is for a minimum period of 14 days. Council will also place a notification sign on the development site during the notification period.

1. Council will notify:
 - a. major industrial and commercial developments that are generally not in keeping with the established scale and character of surrounding development;
 - b. centre-based child care facilities;
 - c. multi dwelling housing and residential flat buildings;
 - d. two storey dwellings (excluding dwellings in rural zones with significant separation distance in the opinion of Council to neighbouring properties);
 - e. first floor additions to existing dwellings;
 - f. subdivision of land (excluding Strata title subdivisions, boundary adjustments and the creation of residue lots);
 - g. major bulk earthworks and landforming operations;
 - h. new road construction (excluding minor roadworks/upgrades);
 - i. telecommunication facilities;
 - j. applications for the removal of trees which may significantly impact on local amenity; and

- k. development where, in the opinion of Council, it would be in the public interest to notify the application.

1.2.3 Advertising of Applications

Advertising is where Council, in addition to writing to those people required to be notified, places an advertisement in a local newspaper advising of the submission of a development application. Advertising is for a minimum period of 14 days unless otherwise specified by legislation or Environmental Planning Instruments in the case of Nominated Integrated, Designated and Advertised Developments.

Council will advertise:

- a. New hospitals;
- b. Any development that is classed as either Nominated Integrated, Designated or Advertised Development in accordance with any legislation, Environmental Planning Instrument or DCP; and
- c. Development where, in the opinion of Council, it would be in the public interest to advertise the application.

1.2.4 Advertised development

The form of notice for advertised development will include the requirements under the *Environmental Planning and Assessment Regulation 2000*.

1.2.5 Nominated Integrated Development

Nominated Integrated Development is development that requires an approval from an external authority under the following legislation:

- a. the [Heritage Act 1977](#);
- b. the [Protection of the Environment Operations Act 1997](#); and
- c. the [Water Management Act 2000](#).

All Nominated Integrated Developments must be advertised for a minimum period of 30 days.

1.2.6 Designated Development

Development classed as 'designated' requires particular scrutiny because of its nature or potential environmental impacts. Designated development includes development that has a high potential to have adverse impacts because of their scale or nature or because of their location near sensitive environmental areas. Schedule 3 of the [Environmental Planning and Assessment Regulation 2000](#) lists designated development types.

All Designated Developments must be advertised for a minimum period of 30 days and in accordance with the special advertisement procedures listed in the Environmental Planning and Assessment Regulation 2000.

1.2.7 Re-notification/advertisement

Where a Development Application has been amended by the proponent prior to determination, the application will be re-notified or advertised if, in the opinion of Council, it is considered that there is a significant overall increase in the impact of the development.

Where there is a reduction of impacts, or no impact due to the change/s, the application does not need to be re-notified/advertised.

1.2.8 Protocol for neighbour notification and advertising

For neighbour notified and advertised development, the following procedures will apply:

- a. 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 1-3 to 1-8 and the following approach will be taken:
 - i. where the proposed development affects the entire site, owners of properties marked shaded in grey will be notified as shown in Examples 1-3;
 - ii. where the proposed development affects only the rear of the site (such as a rear yard garage, swimming pool, rear dwelling additions/ alterations), owners at the sides and rear will be notified as shown in Example 4. Owners on the opposite side of the roadway will not be notified. Similar notification will occur where development is proposed at the front of a premises as shown in Example 5;
- b. a sign will be placed on the development site indicating the details of the proposed development;
- c. the plans of the proposed development will be available for inspection, online at www.camden.nsw.gov.au;
- d. submissions to Council must be in writing and be received by Council on or before the last day of notification;
- e. all written submissions will be considered by Council as part of the assessment of the application; and
- f. 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.

1.2.9 Notification of Owner's Corporations

A notice to an association for a community, precinct or neighbourhood parcel within the meaning of the *Community Land Development Act*, or to an Owner's Corporation for a parcel within the meaning of the

Strata Schemes Management Act, is taken to be a notice to the owner of each lot within the parcel concerned.

1.2.10 Notification period over Christmas/New Year

When notifying applications over the Christmas/New Year periods, the notification/advertising period must be consistent with the requirements of the Community Participation Plan upon it being enforced. Please contact Council for further information regarding extended notification periods.

1.2.11 Submissions

Form of Submission

Submissions made in relation to a development application, including an application for modification of a development consent and an application for review made under Division 8.2 of the EP&A Act, must be:

- In writing and addressed to the General Manager;
- Clearly indicate the name, address, contact number and e-mail address (where available) of the person making the submission; and
- Clearly include the grounds of objection.

Submissions must be lodged with Council by the conclusion of the notification period.

Consideration of submissions

Council officers will endeavour to resolve issues raised during the notification period. However, in some circumstances this may not be possible and will be addressed as part of the assessment.

All submissions will be considered as part of the assessment of a development application including an application for modification of development consent and an application made under Division 8.2 of the EP&A Act.

Concerns raised in submissions to the development application 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.

Submissions may be summarised in assessment reports. The report may include names and addresses of those who made submissions.

Where multiple persons within the one household lodge separate submissions, they will be considered as separate submissions.

A petition is counted as a single submission despite the number of signatures contained on the petition.

1.2.12 Notification Areas

The notification areas will generally comply with Figures 1-3 to 1-8 unless council officers identify the requirement for extended notification, based on an individual application or site specific characteristics.

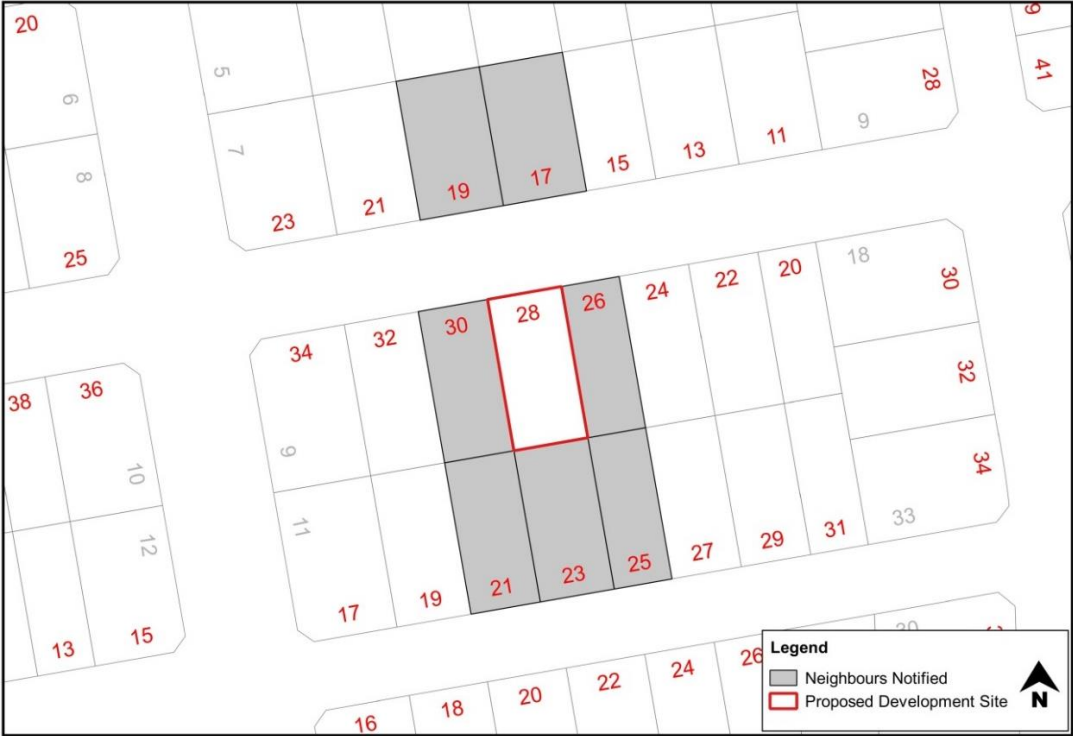


Figure 1-3: Example 1

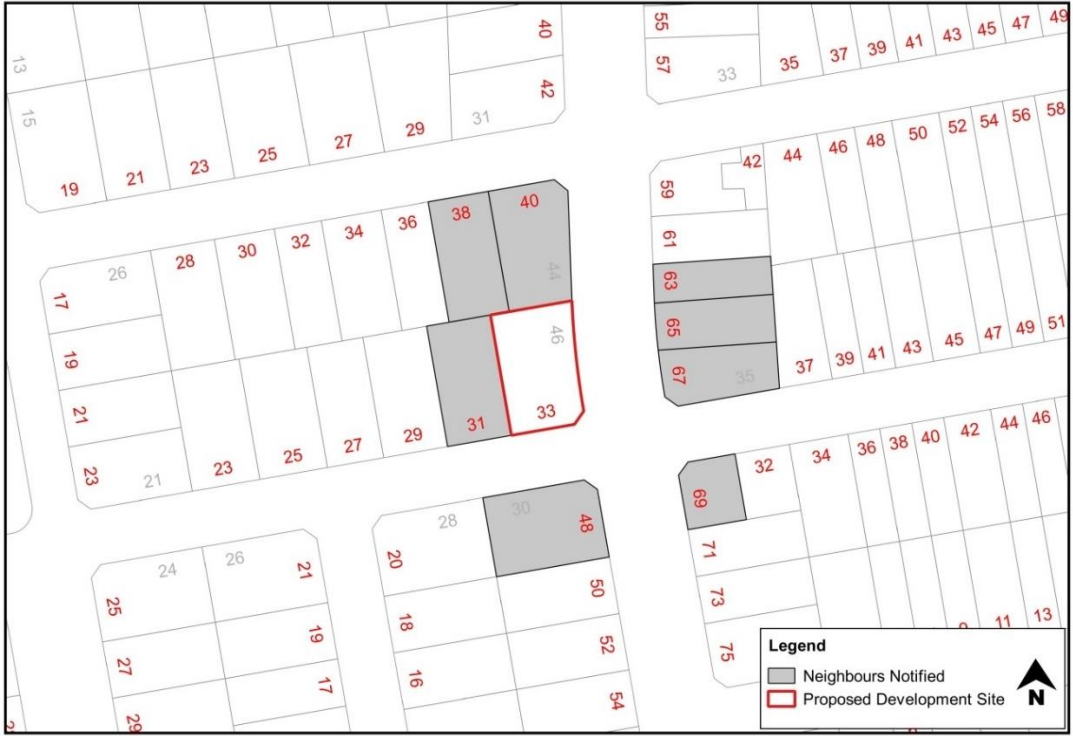


Figure 1-4: Example 2

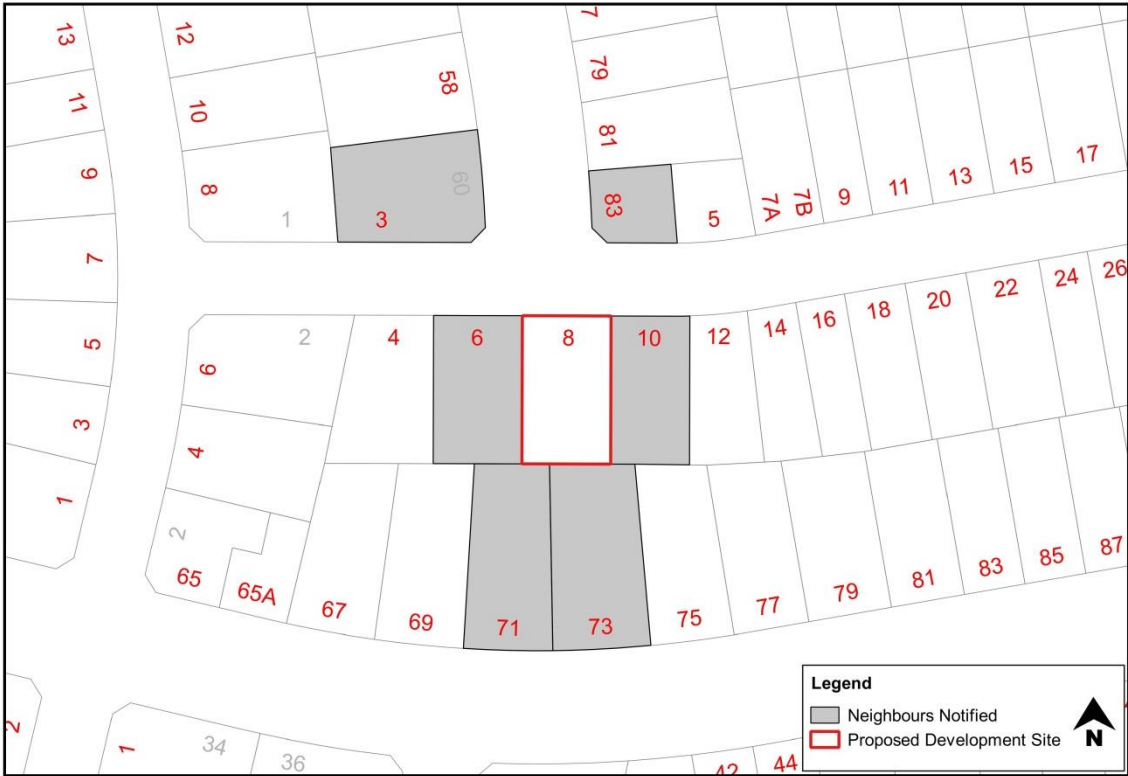


Figure 1-5: Example 3



Figure 1-6: Example 4 - Rear of site

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