



New South Wales

# Camden Local Environmental Plan No 110

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.  
(P99/00096/PC)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

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## **Camden Local Environmental Plan No 110**

### **1 Name of plan**

This plan is *Camden Local Environmental Plan No 110*.

### **2 Aims of plan**

This plan aims:

- (a) to repeal *Camden Local Environmental Plan No 39*, and
- (b) to rezone land previously deferred from inclusion in *Camden Local Environmental Plan No 74—Harrington Park*, and
- (c) to establish zoning controls to regulate land uses on and adjacent to Narellan Creek so as to preserve, protect and enhance the creek system and associated riparian vegetation, and
- (d) to rationalise zoning of land on the flood fringe of the land to which *Camden Local Environmental Plan No 74—Harrington Park* applies.

### **3 Land to which plan applies**

This plan applies to all land within Harrington Park as shown edged heavy black on the map marked “Camden Local Environmental Plan No 110” deposited in the office of Camden Council.

### **4 Repeal**

*Camden Local Environmental Plan No 39* is repealed.

### **5 Amendment of Camden Local Environmental Plan No 74—Harrington Park**

This plan amends *Camden Local Environmental Plan No 74—Harrington Park* as set out in Schedule 1.

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## Schedule 1 Amendments

(Clause 5)

**[1] Clause 2 Land to which plan applies**

Omit clause 2 (2).

**[2] Clause 6 Definitions**

Insert at the end of the definition of *the map* in clause 6 (1):

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**[3] Clause 6 (1)**

Insert in alphabetical order:

*water management undertaking* means any structure, device or procedure designed to limit, control, restrict or divert the flow of water or to improve water quality by the removal of pollutants or excess nutrients.

**[4] Clause 8**

Insert in appropriate order at the end of the clause:

Zone No 5 (e) (Special Uses—Water Management)—edged heavy black and lettered “5 (e)”,

Zone No 6 (e) (Open Space—Waterway Buffer)—edged heavy black and lettered “6 (e)”.

**[5] Clause 9 Zone objectives and development control table**

Insert in the Table after the matter relating to Zone No 5 (a)—(Cultural Landscape):

**Zone No 5 (e) (Special Uses—Water Management)**

**1 Objectives of zone**

The objectives are as follows:

- (a) to ensure that Narellan Creek maintains its primary function as a water quality system,
- (b) to preserve and enhance vegetation within and adjacent to Narellan Creek,
- (c) to restrict development that would have a detrimental effect on water quality,
- (d) to ensure adequate land is set aside for drainage and water quality management purposes.

**2 Without development consent**

Nil.

**3 Only with development consent**

Development for the purpose of:

advertising structures, advertisements, drainage, public utility undertakings, roads, utility installations, water management undertakings.

**4 Prohibited**

Any development not included in item 3.

**[6] Clause 9, Table**

Insert in the Table after the matter relating to Zone No 6 (a)—(Open Space):

**Zone No 6 (e) (Open Space—Waterway Buffer)****1 Objectives of zone**

The objectives are as follows:

- (a) to provide a visual and physical riverine buffer between residential development and Narellan Creek so as to protect and enhance the function and amenity of the creek system,
- (b) to ensure that land adjoining Narellan Creek is maintained for open space or public recreational purposes,
- (c) to restrict development that would adversely affect the water quality in Narellan Creek,
- (d) to allow development that fosters the public enjoyment of the foreshores of the creek system without compromising the environmental quality of such system.

**2 Without development consent**

Nil.

**3 Only with development consent**

Development for the purpose of:

advertising structures, drainage, public utility undertakings, roads, utility installations, recreation areas, water management undertakings, any purpose ordinarily incidental or subsidiary to a purpose included in this item.

**4 Prohibited**

Any development not included in item 3.

**[7] Clause 9A**

Insert before clause 10:

**9A Minor variations of zone boundaries**

- (1) This clause applies to land which is within 50 metres of a boundary between any two of Zones Nos 2 (d), 5 (e), 6 (a) and 6 (e).
- (2) Subject to subclause (3), development may, with the consent of the Council, be carried out on land to which this clause applies for any purpose for which development may be carried out in the adjoining zone.
- (3) The Council shall not consent to the carrying out of development referred to in subclause (2) unless, in the opinion of the Council, the carrying out of the development is desirable because of planning, design, ownership, servicing or similar criteria relating to the most appropriate development of the land.

BY AUTHORITY