



New South Wales

# Camden Local Environmental Plan No 118

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*.  
(P98/00452/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

\_\_\_\_\_

## Camden Local Environmental Plan No 118

### 1 Name of plan

This plan is *Camden Local Environmental Plan No 118*.

### 2 Aims of plan

This plan aims:

- (a) to rezone certain land to Zone No 1 (c) (Rural “C” (0.4ha Zone) under *Camden Local Environmental Plan No 48*, and to permit subsurface mining with development consent on that land, and
- (b) to develop and maintain the adopted character of the locality of the land to which this plan applies by:
  - (i) providing for development that recognises and promotes the unique character and amenity of the locality, and
  - (ii) maintaining and enhancing the view corridor, and
  - (iii) encouraging the integration of development of that locality with adjoining development and remnant bushland tracts, and
  - (iv) highlighting the environmental sensitivity generally of the land to which this plan applies, and
  - (v) promoting the retention of native vegetation and natural hydrological processes along a watercourse, and
  - (vi) promoting the retention of habitat corridors that will contribute to the long-term survival of native fauna and flora in the locality, and
- (c) to promote site-responsive design, and
- (d) to promote sustainability principles generally.

### 3 Land to which plan applies

This plan applies to land within the local government area of Camden, being:

- (a) Lots 101 and 102, DP 841639, Lots 100 and 101, DP 803468 and Lot 14, DP 855147, as shown edged heavy black on the map marked “Camden Local Environmental Plan No 118” deposited in the office of Camden Council, and

(b) land shown with heavy diagonal cross hatching on that map.

**4 Amendment of Camden Local Environmental Plan No 48**

*Camden Local Environmental Plan No 48* is amended as set out in Schedule 1.

## 2001 No 927

Camden Local Environmental Plan No 118

Schedule 1 Amendments

---

### Schedule 1 Amendments

(Clause 4)

#### [1] Clause 5 Definitions

Insert at the end of the definition of *the map* in clause 5 (1):

Camden Local Environmental Plan No 118

#### [2] Clause 12 Subdivision of land—Zones Nos 1 (a), 1 (b), 1 (c), 1 (v) and 7 (d)

Insert after clause 12 (2):

- (3) Despite any other provision of this plan, the Council must not consent to the subdivision of land being Lots 101 and 102, DP 841639, Lots 100 and 101, DP 803468 and Lot 14, DP 855147, as shown edged heavy black on the map marked “Camden Local Environmental Plan No 118”, unless:
  - (a) the Council has taken into account the extent to which the development is in accordance with a masterplan that has been specifically prepared for the land and that provides a comprehensive proposal for its development, and
  - (b) the Council has taken into account the extent to which the development is consistent with the constraints on development of the site that have been identified in the local environmental study entitled *Grasmere Local Environmental Study* and dated May 2000 prepared by Planning Workshop for the site, and
  - (c) the development is consistent with the following description of the desired future character of the land:
    - (i) The Grasmere locality will remain a rural-residential area consisting of predominantly houses in a distinctly non-urban setting. The landscape character will continue to reflect the predominantly rural context and the natural environment.
    - (ii) The rural character will be maintained and enhanced where possible through a sensitive

- 
- subdivision design. The planting of local native vegetation species will be encouraged along the main drainage corridor and along ridgelines to strengthen visual quality around the site boundaries and to link the existing remnant bushland tracts.
- (iii) The impact of new development on views from Werombi Road will be minimised by the use of articulated building forms, generous landscaped spaces around buildings and the use of building materials that blend in with colours and textures of the natural landscape, and
- (d) the land forms part of an existing holding within the meaning of clause 13 (2), and
- (e) the lot density does not exceed 2.5 lots per hectare, and
- (f) the area of each separate lot to be created is not less than 0.2 hectare, and
- (g) each lot is provided with a connection to a Sydney Water Corporation sewer.
- (4) The Council must not consent to the development of land that is shown with heavy diagonal cross hatching on the map marked “Camden Local Environmental Plan No 118” as being environmentally sensitive land unless:
- (a) the development minimises disturbance to existing natural vegetation, watercourses, wetlands and overland flow paths, and
- (b) locally indigenous native vegetation is or will be established in the areas adjacent to streams to form a riparian buffer, and
- (c) natural hydrological processes are or will be established as much as possible including natural vegetation and flow regimes to maintain creek line stability and the health of terrestrial and aquatic communities, and
- (d) measures will be taken to minimise and control nutrients and sediment entering watercourses, water-bodies or ground water, and
- (e) the development is compatible with the odour constraints of the site.
-

**2001 No 927**

Camden Local Environmental Plan No 118

Schedule 1

Amendments

---

**[3] Clause 33B**

Insert before clause 34:

**33B Camden Local Environmental Plan No 118—Subsurface mining**

(1) In this clause:

*subsurface mining* means mining of an area carried out totally underground by means of access remote from the area.

(2) Despite any other provision of this plan, the amendment made by Schedule 1 [1] to the *Camden Local Environmental Plan No 118* allows subsurface mining of land rezoned by that amendment only with the consent of the Council.

BY AUTHORITY

---