



New South Wales

Camden Local Environmental Plan No 123

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the
Environmental Planning and Assessment Act 1979. (P00/00252/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

2002 No 300

Clause 1

Camden Local Environmental Plan No 123

Camden Local Environmental Plan No 123

1 Name of plan

This plan is *Camden Local Environmental Plan No 123*.

2 Aims of plan

This plan aims:

- (a) to rezone certain land at Narellan for urban release purposes contiguous with adjoining residential development, and
- (b) to allow alternative forms of residential development on that land, and
- (c) to enable surplus Open Space zoned land to be used for a motel, a function centre or for conference facilities, in recognition of the prominence and central location of the land, and
- (d) to maintain and increase the permitted uses of the precinct known as “Struggletown”, while retaining the character of the precinct.

3 Land to which plan applies

This plan applies to land in the Camden local government area, being land shown edged heavy black on the map marked “Camden Local Environmental Plan No 123” deposited in the office of Camden Council.

4 Amendment of Camden Local Environmental Plan No 46

Camden Local Environmental Plan No 46 is amended as set out in Schedule 1.

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

Camden Local Environmental Plan No 74—Harrington Park is amended as set out in Schedule 2.

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Amendment of Camden Local Environmental Plan No 46

Schedule 1

**Schedule 1 Amendment of Camden Local
Environmental Plan No 46**

(Clause 4)

[1] Clause 6 Definitions

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

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[2] Schedule 1 Items of the environmental heritage

Omit the matter relating to Sharman Close.

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Schedule 2 Amendment of Camden Local Environmental Plan No 74—Harrington Park

Schedule 2 Amendment of Camden Local Environmental Plan No 74—Harrington Park

(Clause 5)

[1] Clause 6 Definitions

Omit “a hotel,” from paragraph (a) of the definition of *neighbourhood centre* in clause 6 (1).

[2] Clause 6 (1), definition of “neighbourhood centre”

Insert “or public buildings” after “facilities” in paragraph (d).

[3] Clause 6 (1), definition of “the map”

Insert at the end of the definition:

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[4] Clause 6 (1), definition of “village centre”

Omit paragraph (a). Insert instead:

- (a) clubs, conference facilities, hotels, motels, multi-unit housing, offices, professional consulting rooms, public buildings, refreshment rooms, service stations and shops,

[5] Clause 8 Zones indicated on the map

Omit “Zone No 2 (d) (Urban)”. Insert instead “Zone No 2 (d) (Residential)”.

[6] Clause 9, Table

Omit “2 or” from item 3 of the matter relating to Zone No 2 (d).

[7] Clause 9, Table

Omit all words under the heading to item 4 of the matter relating to Zone No 2 (d).

Insert instead:

Development for the purpose of:

airline terminals, amusement centres, boarding houses, brothels, bulk stores, bus depots, car repair stations, caravan parks, clubs (other than as part of a village centre), commercial premises (other than as part of a neighbourhood centre or village centre), conference facilities (other than as part of a village centre), extractive industries, generating works, helipads or heliports, hospitals, hotels (other than as part of a village centre), industries (other than home businesses), institutions, junk yards, liquid fuel depots, mining (other than subsurface mining), motels (other than as part of a village centre), motor showrooms, places of assembly, places of public worship accommodating more than 150 people (other than as part of a neighbourhood centre or village centre or other than located on a site of over 4000 square metres and situated on a collector road), professional consulting rooms (other than as part of a neighbourhood centre or village centre), public buildings (other than as part of a neighbourhood centre or village centre), refreshment rooms (other than as part of a neighbourhood centre or village centre), retail plant nurseries, road transport terminals, roadside stalls, rural industries, rural workers' dwellings, sawmills, service stations (other than as part of a neighbourhood centre or village centre or situated on a collector road), shops (other than as part of a neighbourhood centre or village centre), stock and sale yards, tourist facilities, transport terminals, warehouses, all other land uses (other than landscaping) having direct access to The Northern Road or Camden Valley Way.

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Schedule 2

Amendment of Camden Local Environmental Plan No 74—Harrington Park

[8] Clause 19 Village centres

Omit clause 19 (b). Insert instead:

- (b) the combined floor area of all clubs, conference facilities, hotels, motels, multi-unit housing, offices, professional consulting rooms, public buildings, refreshment rooms, service stations and shops in a particular village centre would exceed 10,000 square metres.

[9] Clauses 32 and 33

Insert after clause 31:

32 Development of certain land—“Struggletown”, Narellan

- (1) This clause applies to land with frontage to Sharman Close and Stewart Street, Narellan, known as “Struggletown”, shown shaded on the map marked “Camden Local Environmental Plan No 123”.
- (2) Notwithstanding any other provision of this plan, development may be carried out, with the consent of the Council, on land to which this clause applies, for the purpose of the following:
 - (a) art, craft and antique galleries,
 - (b) bed and breakfast establishments,
 - (c) conference facilities,
 - (d) multi-unit housing,
 - (e) craft studios,
 - (f) refreshment rooms,
 - (g) professional consulting rooms.
- (3) The Council may consent to development of the land for the purpose of multi-unit housing only if that development is in keeping with the character of the “Struggletown” precinct.
- (4) The Council may consent to development of the land for the purpose of a craft studio only if that development:
 - (a) involves the manufacture, display and sale of handmade goods only, and

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- (b) involves the use of an existing building or the erection of a new building that is compatible with the character of the “Struggletown” precinct, and
 - (c) does not interfere with the amenity of the locality because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil, or otherwise, and
 - (d) does not involve exposure to view from any adjacent premises or from any public place of any unsightly matter, goods or products, and
 - (e) does not give rise to traffic levels that would have an adverse effect on the amenity of the surrounding locality.
- (5) The Council may consent to development of the land for the purpose of a bed and breakfast establishment only if that establishment is operated in a dwelling-house by its permanent residents to provide short term paid accommodation (which may include meals). That development may include ancillary buildings so long as they are within the curtilage of the dwelling-house.

33 Development of certain land—Stewart Street, Narellan

- (1) Notwithstanding any other provision of this plan, development may be carried out, with the consent of the Council:
 - (a) on proposed Lot 41 in a resubdivision of Lot 4, DP 847690, for the purposes of a motel, function centre and conference facilities, and
 - (b) on proposed Lot 42 in a resubdivision of Lot 4, DP 847690, for purposes ancillary to public recreation and drainage.
- (2) A plan showing the proposed lots is available at the office of the Council.

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Schedule 2

Amendment of Camden Local Environmental Plan No 74—Harrington
Park

[10] Schedule 1 Heritage items

Insert at the end of the Schedule:

Sharman Close

No 2, Lot 1, DP 734161 (“Boyd Gallery”)—3300-06830-5

BY AUTHORITY
