



Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No 3)

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*. (P02/00198/S69)

ANDREW REFSHAUGE, M.P.,
Minister for Planning

Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No 3)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No 3)*.

2 Aims of plan

This plan aims:

- (a) to rezone most of the land to which this plan applies to the Residential B Zone under *Campbelltown (Urban Area) Local Environmental Plan 2002 (the 2002 plan)*, and
- (b) to rezone part of the land to partly the Local Open Space Zone and partly the Community Uses Zone under the 2002 plan to allocate land to meet future population needs, and
- (c) to zone part of the land, being Glenfield Road and part of Campbelltown Road, to the Special Uses Arterial Roads Zone under the 2002 plan to be consistent with the adjoining zoning, and
- (d) to allow, with the consent of Campbelltown City Council, for the carrying out of development on part of the land for the purpose of a service station/convenience store, and
- (e) to allow, with consent of the Council, for the carrying out of development on part of the land for the purpose of a shop, in conjunction with a community facility, and
- (f) to add a provision in the 2002 plan dealing with the control of bushfire hazards, and
- (g) to allow for detailed development controls to be provided for in a development control plan.

3 Land to which plan applies

This plan applies to certain land within the City of Campbelltown, being land adjoining Campbelltown Road, Old Glenfield Road, Glenfield Road and the Main South Railway Line, as shown distinctively coloured and lettered on the map marked “Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No 3)” deposited in the office of the Council of the City of Campbelltown.

4 Amendment of Campbelltown (Urban Area) Local Environmental Plan 2002

Campbelltown (Urban Area) Local Environmental Plan 2002 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 42A

Insert after clause 42:

42A Bushfire hazard

- (1) In considering whether to grant consent to any development on land which, in the opinion of the consent authority, is likely to be affected by bushfire, the consent authority must take into account whether:
 - (a) the development is likely to have a significant adverse effect on the implementation of any strategies for bushfire control and fuel management adopted by the Council, and
 - (b) a significant threat to the lives of residents, visitors or emergency services personnel may be created or increased as a result of the development or the access arrangements to and from the development, and
 - (c) the increased demand for emergency services during bushfire events created by the development would lead to a significant decrease in the ability of emergency services personnel to effectively control major bushfires, and
 - (d) the measures adopted to avoid or mitigate the threat from bushfire, including siting of the development, design of structures and materials used, clearing of vegetation, Inner Protection Areas and Outer Protection Areas (within the meaning of *Planning for Bushfire Protection*) and landscaping and fire control aids such as roads and water supplies, are inadequate for the locality or would result in unacceptable environmental impacts.
- (2) In considering the matters referred to in subclause (1), the consent authority must have regard to and, as much as possible, be satisfied that, the provisions of *Planning for Bushfire Protection* have been met.

(3) In this clause:

Planning for Bushfire Protection means the document titled *Planning for Bushfire Protection* published in December 2001 by the NSW Rural Fire Service in collaboration with Planning NSW, a copy of which is available for inspection at the office of the Council.

[2] Schedule 2 Additional development

Insert at the end of item 2:

Lot 1 DP 122424, Campbelltown Road, Glenfield.

[3] Schedule 2, item 11

Insert after item 10:

11 Development for the purpose of a shop, in conjunction with a community facility:

Land at the corner of Old Glenfield Road and Glenfield Road, Glenfield, as shown coloured brown and edged with a heavy black broken line on the map marked "Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No 3)"

[4] Schedule 3 Dictionary

Insert in appropriate order in the definition of *the map*:

Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No 3)