



Camden Local Environmental Plan No 133

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (P03/00442/S69)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2004 No 173

Clause 1

Camden Local Environmental Plan No 133

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under the

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1 Name of plan

This plan is *Camden Local Environmental Plan No 133*.

2 Aims of plan

The aims of this plan are as follows:

- (a) to revise the controls for buildings adjacent to the curtilage of the Harrington Park Homestead,
- (b) to ensure that development in the vicinity of the Harrington Park Homestead complements the heritage significance of the Homestead,
- (c) to ensure that view corridors from the curtilage of the Harrington Park Homestead are maintained.

3 Land to which plan applies

This plan applies to land in the Camden local government area at Harrington Park, as shown edged heavy black on the map marked “Camden Local Environmental Plan No 133” deposited in the office of Camden Council.

4 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 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 25 Control of materials used on buildings and amenity in certain zones

Omit the definition of *prescribed materials* from clause 25 (1).

Insert instead:

prescribed materials means:

- (a) in relation to the roof of a building, concrete tiles or non-reflective metal sheeting (such as “Colourbond”), in either case being of a uniform dark colour (such as black, dark grey or olive),
- (b) in relation to the external walls of a building:
 - (i) unpainted brickwork comprising brown or brownish red bricks, or
 - (ii) brickwork or masonry that is bagged or rendered in a soft muted colour (such as grey, grey-green, blue-grey, brown, salmon or fawn).

[2] Clause 25 (2)

Omit the subclause. Insert instead:

- (2) This clause applies to the land shown edged heavy black on the map marked “Camden Local Environmental Plan No 133”.

[3] Clause 25 (4)

Omit the subclause. Insert instead:

- (4) A building may be erected on land to which this clause applies only if:
 - (a) the topmost ceiling in the building is no more than 7.0 metres above natural ground level, and
 - (b) the ridge of the roof of the building is no more than 9.5 metres above natural ground level, and is not adorned by any finial or decorative crest, and
 - (c) in the case of a garage on a site having frontage to Nolan Way and some other road, the access to the garage is from the other road, and

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Schedule 1 Amendments

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- (d) the building complies with the requirements set out in the document entitled *Harrington Park Guidelines for 'Residential 1' development Stages 23 to 35*, dated April 2003, and
 - (e) the front fencing on the site is of a post and rail or post and wire construction, and
 - (f) the building is set back from the side boundaries of the site, and
 - (g) the building has a verandah that has a minimum depth of 2 metres and that extends across at least 50% of the front of the building (excluding any garage), and
 - (h) any trees planted in the front yard of the site are of a species approved by the Council, and
 - (i) the Council is satisfied that the building will not interfere to an unacceptable degree with the amenity of the locality by detracting from the visual or scenic quality of any ridgeline.
- (4A) The ridge of the roof of a building erected on any of the lots in the following Table must not have a height above Australian Height Datum greater than the height (in metres) specified in respect of that lot:

Lot	RL (AHD)
1902	88.7
1903	89.5
1904	90.2
1905	91.0
1912	92.2
1913	93.0
1914	93.5
1915	94.0

Lot	RL (AHD)
1916	94.5
1949	95.3
1950	95.0
1951	93.8

- (4B) The provisions of subclause (4) (a) and (b) do not apply to any building erected on a lot referred to in the Table to subclause (4A).