



New South Wales

# **Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No 6)**

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*. (P02/00696/S69)

DIANE BEAMER, M.P.,

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

## **Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No 6)**

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Environmental Planning and Assessment Act 1979

### **1 Name of plan**

This plan is *Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No 6)*.

### **2 Aims of plan**

This plan aims:

- (a) to rezone part of the land to which this plan applies (being small parcels of land) to partly Zone 2 (b)—the Residential B Zone and partly Zone 7 (d1)—the Environmental Protection 100 hectares Minimum Zone under *Campbelltown (Urban Area) Local Environmental Plan 2002 (the 2002 plan)*, and
- (b) to rezone part of the land to Zone 5 (c)—the Special Uses Sub-Arterial Roads Zone under the 2002 plan for the purposes of road widening, and
- (c) to add 2 properties to the schedule of heritage items to the 2002 plan, and to amend the description of an existing heritage item and to add to that item 6 street trees, and
- (d) to provide that consent must not be granted at any time before 1 March 2007 to development, other than development for the purposes of the design, testing, manufacture, repair and ancillary support services associated with specialist toolmaking, on part of the land, and
- (e) to add to the 2002 plan a definition of *gross floor area* and to amend the definitions of *heritage item* and *public utility undertaking* in that plan, and
- (f) to correct minor errors in and omissions from the 2002 plan, which include:
  - (i) to add as a zone objective the encouragement of a high quality standard of development of land, and

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- (ii) to clarify the provision in the 2002 plan relating to the subdivision of land in the rural and environmental protection zones, and
  - (iii) to clarify the meaning of gross floor area in the 2002 plan.

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

- (1) In respect of the aim set out in clause 2 (a), this plan applies to:
  - (a) Lot 2, DP 842735 and Lot 3, DP 1007066, Sugarloaf Farm, Menangle Road, Gilead, as shown distinctively coloured and edged heavy black on Sheet 1 of the map marked “Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No 6)” deposited in the office of the Council of the City of Campbelltown, and
  - (b) Lot 4, DP 874904 and part of Lot 35, DP 261258, Waterhouse Place, Airds, as shown distinctively coloured on Sheet 3 of that map, and
  - (c) Lots 25 and 27, DP 716139, Ravensworth Place and Merriman Place, Airds, as shown distinctively coloured on Sheet 4 of that map.
- (2) In respect of the aim set out in clause 2 (b), this plan applies to:
  - (a) Lot 1, DP 524225, Lots 6–8 DP 38830, Lot 2, DP 3087, Lot 1, DP 716545, Lot 26, DP 717540, Lot 2, DP 731085, Lot 1, DP 716546, Lot 1, DP 611120, Lot 8B, DP 364454, Lot 1, DP 788291 and Lot 1, DP 613777, Broughton Street, Campbelltown, as shown distinctively coloured on Sheet 5 of that map, and
  - (b) Lots 3–5, DP 538258, Lots 1 and 2, DP 536951, Lot 1, DP 518952, Lots 19, 32–35 and 38, DP 32311, Lots 1 and 2, DP 506197, Lot 3671, DP 813437 and Lot 22, DP 590398, Blaxland Road Campbelltown, as shown distinctively coloured on Sheet 6 of that map.
- (3) In respect of the aims set out in clause 2 (c), this plan applies to:
  - (a) Lot 2, DP 842735, Lot 62, DP 810737 and Lot 3, DP 1007066, Sugarloaf Farm, Menangle Road, Gilead, as shown edged heavy black on Sheet 1 of that map, and
  - (b) Lot 315, DP 253229, *The Jug*, stone cottage, 9 Ben Lomond Road, Minto Heights, as shown edged heavy black on Sheet 2 of that map, and

- (c) six street trees in Eschol Park Drive, between Eschol Park House and Raby Road, as shown edged heavy black on Sheet 7 of that map.
- (4) In respect of the aim set out in clause 2 (d), this plan applies to Lot 11, DP 840849, Henderson Road, Ingleburn.
- (5) In respect of the aim set out in clause 2 (e), this plan applies to all land in the City of Campbelltown under the 2002 plan.
- (6) In respect of the aims set out in clause 2 (f), this plan applies to all land in the City of Campbelltown under the 2002 plan.

**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.

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## Schedule 1 Amendments

(Clause 4)

- [1] **Clauses 7 (2), 8 (2), 9 (2), 10 (2), 11 (2), 15 (2), 16 (2), 17 (2), 18 (2), 19 (2), 20 (2), 21 (2), 22 (2), 23 (2), 24 (2), 25 (2), 26 (2), 27 (2), 28 (2), 29 (2) and 30 (2)**

Insert at the end of the subclauses:

A further objective of this zone is to encourage a high quality standard of development which is aesthetically pleasing, functional and relates sympathetically to nearby and adjoining development.

- [2] **Clauses 12 (2) (c), 13 (2) (b) and 14 (2) (b)**

Insert "quality" after "high" wherever occurring.

- [3] **Clause 33 Subdivision in rural and environmental protection zones**

Omit clause 33 (2) (b). Insert instead:

- (b) the consent authority is satisfied that the purpose of the subdivision is to align the boundaries of those lots with the boundaries of a zone so specified.

- [4] **Clause 60**

Insert after clause 59:

**60 Restricted development, Henderson Road, Ingleburn**

- (1) This clause applies Lot 11, DP 840849, Henderson Road, Ingleburn.
- (2) Despite any other provision of this plan, consent must not be granted at any time before 1 March 2007 to development, other than development for the purposes of the design, testing, manufacture, repair and ancillary support services associated with specialist toolmaking, on the land to which this clause applies.

## 2004 No 535

Campbelltown (Urban Area) Local Environmental Plan 2002 (Amendment No 6)

Schedule 1 Amendments

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### [5] Schedule 1 Heritage items and heritage conservation areas

Insert in alphabetical order of street name in Part 1 of the Schedule:

#### **Ben Lomond Road**

*The Jug*, stone cottage

9 Ben Lomond Road, Lot 315 DP 253229, Minto Heights

Significance: State

### [6] Schedule 1, Part 1 Heritage items

Omit the matter under the heading “**Eschol Park Drive**”. Insert instead:

*Eschol Park House* and street trees

14 Eschol Park Drive, Lot 22 DP 545718, Eschol Park and the avenue of trees in Eschol Park Drive between Eschol Park and Raby Road

2 Peppercorn trees (*Schinus ariera*)

1 Pine (*Pinus roxburgii*)

1 Moreton Bay Fig (*Ficus macrophylla*)

1 Green Fig (*Ficus virens*)

1 Italian Cypress (*Cupressus sempervirens*)

Significance: Local

**[7] Schedule 1, Part 1 Heritage items**

Insert in alphabetical order of street name:

**Menangle Road**

*Sugarloaf Farm*

Lot 2 DP 842735, Lot 62 DP 810737 and Lot 3 DP 1007066, Gilead

Significance: State

**[8] Schedule 3 Dictionary**

Insert in alphabetical order:

*gross floor area* means the total floor area of a building measured to the inner face of the external walls. It is not to include areas occupied by lift motor and plant rooms, stairwells, verandahs and balconies or the area of any car parking spaces and loading bays.

**[9] Schedule 3, definition of “heritage item”**

Insert “, tree” after “archaeological site”.

**[10] Schedule 3, definition of “public utility undertaking”**

Omit “gas, or” from paragraph (c). Insert instead “gas,”.

**[11] Schedule 3, definition of “public utility undertaking”**

Omit paragraph (d).

**[12] Schedule 3, definition of “the map”**

Insert in appropriate order:

Campbelltown (Urban Area) Local Environmental Plan 2002  
(Amendment No 6)