



New South Wales

Camden Local Environmental Plan No 145

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*. (P06-00266PC)

TONY KELLY, MLC
Minister for Planning

2010 No 87

Clause 1 Camden Local Environmental Plan No 145

Camden Local Environmental Plan No 145

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Camden Local Environmental Plan No 145*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to Lot 10, DP 1103895, 181 Camden Valley Way, Kirkham, as shown edged heavy black on the map marked "Camden Local Environmental Plan No 145".

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

[1] Clause 6 Definitions

Insert in appropriate order in the definition of *the map* in clause 6 (1):

Camden Local Environmental Plan No 145

[2] Schedule 5

Insert at the end of the Schedule:

That part of Lot 10, DP 1103895, 181 Camden Valley Way, Kirkham that is within Zone No 2 (a) Residential, as shown edged heavy black with cross hatching on Sheet 1 of the map marked “Camden Local Environmental Plan No 145”—multi-dwelling housing.

Schedule 2 Amendment of Camden Local Environmental Plan No 48

[1] Clause 5 Definitions

Insert in alphabetical order in clause 5 (1):

amusement centre means a building or place (not being part of a pub or registered club) used principally for playing:

- (a) billiards, pool or other like games, or
- (b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.

bulky goods shop means a building or place used primarily for the sale by retail or auction, or the hire or display, of items (whether goods or materials) which are of such a size, shape, range or weight as to require:

- (a) a large area for handling, storage and display, and
- (b) direct vehicular access to the site of the building or place by members of the public, for the purpose of loading items into their vehicles after purchase or hire.

intensive animal husbandry means a building, a place or land used for the purposes of nurturing livestock either wholly or partially by a feeding method other than natural grazing, but does not include the keeping of livestock or poultry intended solely for personal consumption or enjoyment of the owner or occupier of the land.

motor vehicle depot means a building or place used principally for the principal purpose of parking, and used incidentally for the servicing of motor vehicles, which may include trucks, trailers and buses.

multi-unit housing development means residential development (not being two-dwelling development) resulting in two or more dwellings on one lot, whether the dwellings are attached or detached, and includes town-houses and the like.

shop-top housing means a room or suite of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used, as one or more separate domiciles attached to a building within which a retail or commercial activity is undertaken.

timber and building supplies means a building or place used for the display, sale (whether by retail or wholesale) or hire of goods or materials that are used in the construction or maintenance of buildings.

[2] Clause 5 (1), definition of “the map”

Insert in appropriate order in the definition of *the map* in clause 5 (1):
Camden Local Environmental Plan No 145

[3] Clause 8 Zones indicated on the map

Insert in appropriate order:
Zone No 2 (a) Residential—shown coloured light scarlet,

[4] Clause 9 Zone objectives and development control table

Insert in appropriate order in the Table:

Zone No 2 (a) Residential

1 Objectives of zone

The objective of this zone is to set aside sufficient land for detached housing within suitable living areas of the Camden local government area.

2 Without development consent

Nil.

3 Only with development consent

Any purpose other than a purpose included in item 2 or 4.

4 Prohibited

Airline terminals; amusement centres; animal boarding establishments; brothels; bulk stores; bulky goods shops; bus depots; caravan parks; car repair stations; clubs; commercial premises (other than home businesses); forestry; gas holders; generating works; helipads; heliports; hotels; industries (other than home businesses); institutions; intensive animal husbandry; junk yards; liquid fuel depots; motels; motor showrooms; motor vehicle depots; multi-unit housing development; recreation facilities; refreshment rooms; retail plant nurseries; roadside stalls; road transport terminals; sawmills; service stations; shops; shop-top housing; stock and sale yards; taverns; timber and building supplies; transport terminals; warehouses.

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

Insert at the end of the clause:

- (5) Despite subclause (2) (c) and any other provision of this plan, the Council may consent to the subdivision of land within

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Schedule 2 Amendment of Camden Local Environmental Plan No 48

Zone No 1 (c), as shown edged heavy black and lettered “1 (c)” on the map marked “Camden Local Environmental Plan No 145”, if:

- (a) no more than six separate lots are to be created for the purpose of a single dwelling house on each lot, and
 - (b) a separate lot is to be created for the existing workers cottage (being building 15 in the Site Plan), and
 - (c) a separate lot is to be created for the Yamba cottage, barn, and roadside stall and packing shed (being buildings 1, 6 and 8, respectively, in the Site Plan), and
 - (d) the area of each separate lot to be created is not less than 0.1 hectare, and
 - (e) the Council has taken into account the extent to which the subdivision is consistent with the Site Plan.
- (6) In this clause, the *Site Plan* means the *Yamba Cottage Site Conservation Management Plan* dated November 2008 and prepared by Graham Brooks and Associates.

[6] Schedule 1 Heritage items

Insert in appropriate order:

Yamba Cottage (including the workers Camden Valley Way, Kirkham cottage, barn and roadside stall and packing shed)

[7] Schedule 3

Insert at the end of the Schedule:

That part of Lot 10, DP 1103895, 181 Camden Valley Way, Kirkham that is within Zone No 2 (a) Residential, as shown edged heavy black on Sheet 2 of the map marked “Camden Local Environmental Plan No 145”—multi-dwelling housing.