



New South Wales

# **State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Camden and Campbelltown Growth Centres Precinct Plans) 2013**

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

BRAD HAZZARD, MP  
Minister for Planning and Infrastructure

## 2013 No 211

Clause 1 State Environmental Planning Policy (Sydney Region Growth Centres)  
Amendment (Camden and Campbelltown Growth Centres Precinct Plans)  
2013

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# State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Camden and Campbelltown Growth Centres Precinct Plans) 2013

under the

Environmental Planning and Assessment Act 1979

## 1 Name of Policy

This Policy is *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Camden and Campbelltown Growth Centres Precinct Plans) 2013*.

## 2 Commencement

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

## 3 Maps

Each map adopted by *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* that is specified in Column 1 of the following table is declared by this Plan to be amended or replaced, as the case requires, by the map specified opposite in Column 2 of the table as approved by the Minister on the making of this Plan:

| <b>Column 1</b>   | <b>Column 2</b>   |
|---|---|
| <b>Name of map being amended or replaced</b>  | <b>Name of amending or replacement map</b>  |
| State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Heritage Map<br>(SEPP_SRGC_SW_HER_013_020_20130220)            | State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Heritage Map<br>(SEPP_SRGC_SW_HER_013_020_20130424)            |
| State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Height of Buildings Map<br>(SEPP_SRGC_SW_HOB_008_020_20130208) | State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Height of Buildings Map<br>(SEPP_SRGC_SW_HOB_008_020_20130424) |

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| <b>Column 1</b>  | <b>Column 2</b>  |
|--|--|
| <b>Name of map being amended or replaced</b>   | <b>Name of amending or replacement map</b>   |
| State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Land Reservation Acquisition Map<br>(SEPP_SRGC_SW_LRA_008_020_20130220) | State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Land Reservation Acquisition Map<br>(SEPP_SRGC_SW_LRA_008_020_20130503) |
| State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Land Zoning Map<br>(SEPP_SRGC_SW_LZN_008_020_20130220)                  | State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Land Zoning Map<br>(SEPP_SRGC_SW_LZN_008_020_20130424)                  |
| State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Native Vegetation Protection Map<br>(SEPP_SRGC_SW_NVP_008_020_20130208) | State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Native Vegetation Protection Map<br>(SEPP_SRGC_SW_NVP_008_020_20130424) |
| State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Residential Density Map<br>(SEPP_SRGC_SW_RDN_008_020_20130116)          | State Environmental Planning Policy (Sydney Region Growth Centres) 2006 South West Growth Centre Residential Density Map<br>(SEPP_SRGC_SW_RDN_008_020_20130424)          |

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#### **4 Repeal of Policy**

- (1) This Policy is repealed on the day following the day on which this Policy commences.
- (2) The repeal of this Policy does not, because of the operation of sections 5 (6) and 30 of the *Interpretation Act 1987*, affect any amendment made by this Policy.

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Schedule 1      Amendment of State Environmental Planning Policy (Sydney Region  
Growth Centres) 2006

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### **Schedule 1      Amendment of State Environmental Planning Policy (Sydney Region Growth Centres) 2006**

**[1]      Appendix 9 Camden Growth Centres Precinct Plan**

Insert “East Leppington Precinct and” before “Leppington North Precinct” in clause 1.3.

**[2]      Appendix 9, clause 1.3**

Insert “East Leppington Precinct or” before “Leppington North Precinct” in the Note to the clause.

**[3]      Appendix 9, clause 2.1**

Insert “R2 Low Density Residential” under the heading **Residential Zones**.

**[4]      Appendix 9, clause 2.1**

Insert “B2 Local Centre” under the heading **Business Zones**.

**[5]      Appendix 9, Land Use Table**

Insert after the matter relating to Zone RU6 Transition:

#### **Zone R2 Low Density Residential**

**1              Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow people to carry out a reasonable range of activities from their homes where such activities are not likely to adversely affect the living environment of neighbours.
- To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.
- To provide a diverse range of housing types to meet community housing needs within a low density residential environment.

**2 Permitted without consent**

Home-based child care; Home occupations

**3 Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Drainage; Dual occupancies; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Veterinary hospitals

**4 Prohibited**

Any development not specified in item 2 or 3

**[6] Appendix 9, Land Use Table**

Insert after the matter relating to Zone R3 Medium Density Residential:

**Zone B2 Local Centre**

**1 Objectives of zone**

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To provide for residential development that contributes to the vitality of the local centre.
- To ensure that residential development within the centre does not detract from the primary function of the centre being to provide for retail, business, entertainment and community uses.
- To facilitate active retail, commercial, entertainment and community facility uses at the ground level of mixed use development.

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- To encourage development that will contribute to economic growth and the creation of employment opportunities.

### **2      Permitted without consent**

Home-based child care; Home businesses; Home occupations

### **3      Permitted with consent**

Boarding houses; Business premises; Car parks; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Retail premises; Roads; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

### **4      Prohibited**

Agriculture; Air transport facilities; Airstrips; Boat repair facilities; Boat sheds; Bulky goods premises; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Home occupations (sex services); Industries; Marinas; Moorings; Mortuaries; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Wholesale supplies

#### **[7]    Appendix 9, clause 4.1B (2)**

Insert “and (3A)” after “clause 4.1A (3)”.

#### **[8]    Appendix 9, clause 4.1C (1)**

Omit “within land in”.

Insert instead “that is wholly within both the East Leppington Precinct and”.

**[9] Appendix 9, clause 4.1C (2)**

Omit the subclause.

**[10] Appendix 9, clause 5.3 (2) (d)**

Insert after paragraph (c):

- (d) despite paragraphs (a)–(c), 50 metres if any part of the land is within the East Leppington Precinct.

**[11] Appendix 9, Clause 5.3 (4) (b)**

Insert at the end of the paragraph:

, and

- (c) if any part of the land is in Zone RE1 Public Recreation and within the East Leppington Precinct, the relevant acquisition authority for any land marked “Local open space” on the Land Reservation Acquisition Map consents to the development being on that land.

**[12] Appendix 9, clause 6.6**

Insert after clause 6.5:

**6.6 Maximum gross floor area for retail premises in Zone B2**

Despite any other provision of this Precinct Plan, the gross floor area of all development for the purpose of retail premises on land that is within both the East Leppington Precinct and Zone B2 Local Centre must not exceed 16,500 square metres.

**[13] Appendix 9, Schedule 1, Additional permitted uses**

Omit “When this Precinct Plan was made this Schedule was blank.”.

Insert instead:

**1 Use of land in Zone B2**

- (1) This clause applies to land that is within both the East Leppington Precinct and Zone B2 Local Centre.
- (2) Development for the purpose of attached dwellings is permitted with development consent but only as part of a mixed use development that includes retail premises.

**2 Use of land in Zone SP2**

- (1) This clause applies to land that is within both the East Leppington Precinct and Zone SP2 Infrastructure and marked “Community facility” on the Land Reservation Acquisition Map.

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- (2) Development for the purpose of an information and education facility is permitted with development consent.

**[14] Appendix 10 Campbelltown Growth Centres Precinct Plan**

Omit “South West Growth Centre” from the Note to clause 1.3.

Insert instead “East Leppington Precinct”.

**[15] Appendix 10, clause 5.3 (4) (c)**

Omit the paragraph. Insert instead:

- (c) if the land is in Zone RE1 Public Recreation, the relevant acquisition authority for any land marked “Local open space” on the Land Reservation Acquisition Map consents to the development being on that land.

**[16] Appendix 10, clause 5.3 (5)**

Omit “The”. Insert instead “This”.

**[17] Appendix 10, clause 6.7**

Omit “total floor space”. Insert instead “gross floor area”.