



New South Wales

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Catherine Fields Precinct) 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

State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Catherine Fields Precinct) 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 (Catherine Fields Precinct) 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:

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Development Control Map (SEPP_SRGC_SW_DVC_004_020_20090723)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Development Control Map (SEPP_SRGC_SW_DVC_004_020_20130918)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Development Control Map (SEPP_SRGC_SW_DVC_009_020_20090723)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Development Control Map (SEPP_SRGC_SW_DVC_009_020_20130918)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Floor Space Ratio Map	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Floor Space Ratio Map (SEPP_SRGC_SW_FSR_004_020_20131015)

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State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Floor Space Ratio Map	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Floor Space Ratio Map (SEPP_SRGC_SW_FSR_009_020_20131015)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Height of Buildings Map	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Height of Buildings Map (SEPP_SRGC_SW_HOB_004_020_20130918)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Height of Buildings Map	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Height of Buildings Map (SEPP_SRGC_SW_HOB_009_020_20130918)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Heritage Map (SEPP_SRGC_SW_HER_004_20071204)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Heritage Map (SEPP_SRGC_SW_HER_004_020_20131015)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Heritage Map	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Heritage Map (SEPP_SRGC_SW_HER_009_020_20131015)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Land Application Map	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Land Application Map (SEPP_SRGC_SW_LAP_004_020_20130918)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Land Application Map	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Land Application Map (SEPP_SRGC_SW_LAP_009_020_20130918)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Land Reservation Acquisition Map (SEPP_SRGC_SW_LRA_004_20071204)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Land Reservation Acquisition Map (SEPP_SRGC_SW_LRA_004_020_20130918)

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State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Land Reservation Acquisition Map (SEPP_SRGC_SW_LRA_009_20071204)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Land Reservation Acquisition Map (SEPP_SRGC_SW_LRA_009_020_20131015)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Land Zoning Map (SEPP_SRGC_SW_LZN_004_020_20130109)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Land Zoning Map (SEPP_SRGC_SW_LZN_004_020_20130918)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Land Zoning Map (SEPP_SRGC_SW_LZN_009_020_20121120)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Land Zoning Map (SEPP_SRGC_SW_LZN_009_020_20131015)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Lot Size Map (SEPP_SRGC_SW_LSZ_004_020_20130121)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Lot Size Map (SEPP_SRGC_SW_LSZ_004_020_20131015)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Lot Size Map (SEPP_SRGC_SW_LSZ_009_020_20121120)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Lot Size Map (SEPP_SRGC_SW_LSZ_009_020_20131015)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Native Vegetation Protection Map	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Native Vegetation Protection Map (SEPP_SRGC_SW_NVP_004_020_20131022)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Native Vegetation Protection Map	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Native Vegetation Protection Map (SEPP_SRGC_SW_NVP_009_020_20131022)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Residential Density Map	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Residential Density Map (SEPP_SRGC_SW_RDN_004_020_20130918)

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State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Residential Density Map	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Residential Density Map (SEPP_SRGC_SW_RDN_009_020_20131015)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Riparian Protection Area Map (SEPP_SRGC_SW_RPN_004_020_20121214)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Riparian Protection Area Map (SEPP_SRGC_SW_RPN_004_020_20130918)
State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Riparian Protection Area Map (SEPP_SRGC_SW_RPN_009_20071204)	State Environmental Planning Policy (Sydney Region Growth Centres) 2006— South West Growth Centre Riparian Protection Area Map (SEPP_SRGC_SW_RPN_009_020_20130918)

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.

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

[1] Clause 7 Controls applying to precincts after finalisation of precinct planning process

Insert at the end of the Table in Columns 1 and 2, respectively:

Catherine Fields Precinct, South West Growth Centre	Appendix 9 (to the extent to which the <i>Camden Growth Centres Precinct Plan 2013</i> applies to the Catherine Fields Precinct)
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[2] Appendix 9 Camden Growth Centres Precinct Plan

Insert "Catherine Fields Precinct," before "East Leppington Precinct" wherever occurring in clause 1.3 (including the note).

[3] Appendix 9, clause 2.1

Insert in appropriate order under the heading **Business Zones**:

B1 Neighbourhood Centre

[4] Appendix 9, clause 2.1

Insert in appropriate order under the heading **Environment Protection Zones**:

E4 Environmental Living

[5] Appendix 9, Land Use Table

Insert "Earthworks;" in appropriate order in item 3 of the matter relating to Zone R2 Low Density Residential.

[6] Appendix 9, Land Use Table

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

Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Amusement centres; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Child care centres; Community facilities; Drainage; Earthworks; Educational establishments; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Hostels; Hotel or motel accommodation; Kiosks; Medical centres; Neighbourhood shops; Office premises; Passenger transport facilities; Places of public worship; Public administration

buildings; Recreation areas; Respite day care centres; Roads; Service stations; Serviced apartments; Shop top housing; Shops; Veterinary hospitals

4 Prohibited

Any development not specified in item 2 or 3

[7] Appendix 9, Land Use Table

Insert after the matter relating to Zone E2 Environmental Conservation:

Zone E4 Environmental Living

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Child care centres; Community facilities; Drainage; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Waterbodies (artificial)

4 Prohibited

Industries; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

[8] Appendix 9, clause 4.1A (3)

Insert “Catherine Fields Precinct or the” before “Leppington North Precinct”.

[9] Appendix 9, Schedule 5

Insert before the matter relating to Item no 17:

Catherine Fields	Oran Park, including homestead, gardens, outbuildings, old cottage, silo, stable building, carriage house, drive and circular carriage drive	931 Cobbitty Road	Lot 27, DP 213330	Local	18
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[10] Dictionary

Insert in alphabetical order:

Catherine Fields Precinct means the land shown within the Catherine Fields Precinct on the South West Growth Centre Precinct Boundary Map.