



New South Wales

# **Campbelltown Local Environmental Plan 2015 (Amendment No 5)**

under the

**Environmental Planning and Assessment Act 1979**

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**STEPHEN MURRAY**

As delegate for the Greater Sydney Commission

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### **1 Name of Plan**

This Plan is *Campbelltown Local Environmental Plan 2015 (Amendment No 5)*.

### **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 the following land in Glenfield known as the Glenfield Waste Site:

- (a) Lot 1, DP 113201,
- (b) Lot 2, DP 333578,
- (c) Lot 3, DP 735524,
- (d) Lot 3, DP 736881,
- (e) Lots 91 and 92, DP 1155962,
- (f) Lot 1, DP 712701,
- (g) Lot 2, DP 730071,
- (h) Lot 4, DP 735524,
- (i) Lot 6, DP 833516.

### **4 Maps**

The maps adopted by *Campbelltown Local Environmental Plan 2015* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

## **Schedule 1      Amendment of Campbelltown Local Environmental Plan 2015**

### **[1]    Clause 4.1F**

Insert after clause 4.1E:

#### **4.1F    Exception to minimum lot sizes for certain land in Glenfield**

- (1) This clause applies to that part of Lot 91, DP 1155962 that is in Zone RU2 Rural Landscape.
- (2) Despite clause 4.1, development consent may be granted to the subdivision of land to which this clause applies to create lots with a size less than the minimum lot size shown on the Lot Size Map in relation to the land.
- (3) A dwelling cannot be erected on a lot created under this clause.

### **[2]    Clause 7.21**

Insert after clause 7.20:

#### **7.21    Use of certain land at Glenfield Waste Site**

- (1) This clause applies to land identified as “Glenfield Waste Site” on the Clause Application Map.
- (2) The objectives of this clause are as follows:
  - (a) to establish specific planning controls for the orderly development of the land,
  - (b) to limit the gross floor area of retail premises on the land until the land is serviced by adequate access roads,
  - (c) to ensure satisfactory amenity at the interface of the land with adjoining residential neighbourhoods,
  - (d) to ensure that development of the land is appropriately serviced and that adequate access is provided,
  - (e) to ensure that any hazards arising from development on the land are satisfactorily addressed.
- (3) Development consent must not be granted for development on land to which this clause applies unless:
  - (a) the consent authority is satisfied that the proposed development is of a minor nature, or
  - (b) a development control plan that provides for the matters specified in subclause (4) has been prepared for the land.
- (4) The development control plan is to provide for the following:
  - (a) the proposed subdivision pattern, including the layout of internal roads, entries to the land, the treatment of road intersections and any restrictions on vehicle access and vehicle movement,
  - (b) pedestrian connectivity between the areas of Glenfield Waste Site that are bisected by Cambridge Avenue,
  - (c) detailed urban design controls for development sites.
- (5) Subclause (3) does not apply to any of the following development:
  - (a) a subdivision for the purpose of a realignment of boundaries that does not create additional lots,

- (b) a subdivision for the purpose only of public open space, public roads or any other public or environmental protection purpose.
- (6) Development consent must not be granted for the carrying out of development on land to which this clause applies unless the consent authority is satisfied that:
  - (a) the total gross floor area of retail premises on the land will not exceed 100 square metres, unless any additional traffic likely to be generated as a result of the total gross floor area exceeding 100 square metres will not adversely affect the efficiency and safety of Cambridge Avenue, and
  - (b) the proposed development will not adversely affect the local road network, and
  - (c) a detailed flood assessment report and a plan for the management of stormwater have been prepared in respect of the impact of the proposed development, and
  - (d) the proposed development facilitates public access by pedestrians and vehicles to existing culverts under the East Hills Railway line, and
  - (e) any car park on land in Zone RE2 Private Recreation:
    - (i) will be located so as to minimise the impact of noise on, and light spill onto, adjoining land that is used for residential purposes, and
    - (ii) will not be designed and constructed for use by heavy vehicles (within the meaning of the *Road Rules 2014*).

**[3] Dictionary**

Insert in alphabetical order:

***Clause Application Map*** means the Campbelltown Local Environmental Plan 2015 Clause Application Map.