



New South Wales

Campbelltown Local Environmental Plan 2015 (Amendment No 8)

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*.

ANN-MAREE CARRUTHERS

As delegate for the Greater Sydney Commission

Campbelltown Local Environmental Plan 2015 (Amendment No 8)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Campbelltown Local Environmental Plan 2015 (Amendment No 8)*.

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 land to which *Campbelltown Local Environmental Plan 2015* applies and, in particular, to Lots 1–6, DP 1213869, 168–192 Narellan Road, Campbelltown, being land that, immediately before the making of this Plan, was identified as deferred matter under *Campbelltown (Urban Area) Local Environmental Plan 2002*.

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 2.1 Land use zones

Insert in appropriate order under the matter relating to Business Zones:

B7 Business Park

[2] Land Use Table, Zone B7 Business Park

Insert after the matter relating to B5 Business Development:

Zone B7 Business Park

1 Objectives of zone

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To permit limited accommodation that supports employment opportunities.
- To encourage industries or business involved in scientific research or development.
- To minimise adverse impacts on the economic performance of existing and future business centres.

2 Permitted without consent

Nil

3 Permitted with consent

Advertising structures; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Educational establishments; Environmental facilities; Environmental protection works; Function centres; Garden centres; Hardware and building supplies; Health services facilities; Hotel or motel accommodation; Light industries; Neighbourhood shops; Office premises; Passenger transport facilities; Pubs; Recreation areas; Respite day care centres; Recreation facilities (indoor); Restaurants or cafes; Roads; Serviced apartments; Small bars; Warehouse or distribution centres

4 Prohibited

Any development not specified in item 2 or 3

[3] Clause 4.1G

Insert after clause 4.1F:

**4.1G Exception to minimum subdivision lot sizes for certain residential
development in Maryfields Urban Release Area**

- (1) The objective of this clause is to provide flexibility in the application of lot size standards for residential development on larger sized lots on land in Zone R3 Medium Density Residential in the Maryfields Urban Release Area.

- (2) This clause applies to land in Zone R3 Medium Density Residential and identified as “Maryfields Urban Release Area” on the Urban Release Area Map.
- (3) Despite clause 4.1, development consent may be granted for the subdivision of land to which this clause applies on which is lawfully erected a type of residential accommodation if:
 - (a) the size of each lot to be subdivided is at least 1800 square metres, and
 - (b) each lot resulting from the subdivision will be at least 225 square metres and will have an erected single dwelling, and
 - (c) each lot resulting from the subdivision will have a single dwelling that is in existence and for which an occupation certificate was issued before the consent was granted.

[4] Clause 7.22

Insert after clause 7.21:

7.22 Floor area in Zone B7 within Maryfields Urban Release Area

- (1) The objectives of this clause are as follows:
 - (a) to ensure retail uses do not adversely impact on the economy of the Campbelltown–Macarthur major centre, and
 - (b) to limit retail premises to mostly service the needs of the immediate area.
- (2) This clause applies to land in Zone B7 Business Park and identified as “Maryfields Urban Release Area” on the Urban Release Area Map.
- (3) The retail floor area of any retail premises on land to which this clause applies must not exceed 100 square metres.