



New South Wales

Camden Local Environmental Plan 2010 (Amendment No 47)

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*.

CATHERINE VAN LAEREN

As delegate for the Minister for Planning and Public Spaces

Camden Local Environmental Plan 2010 (Amendment No 47)

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1 Name of Plan

This Plan is *Camden Local Environmental Plan 2010 (Amendment No 47)*.

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 all land to which *Camden Local Environmental Plan 2010* applies.

Schedule 1 Amendment of Camden Local Environmental Plan 2010

[1] Clause 1.8A Savings provisions relating to development applications

Insert at the end of the clause—

- (2) If a development application has been made before the commencement of *Camden Local Environmental Plan 2010 (Amendment No 47)* in relation to land to which that Plan applies and the application has not been finally determined before that commencement, the application must be determined as if that Plan had not commenced.

[2] Clauses 4.1D and 4.1E

Insert after clause 4.1C—

4.1D Minimum lot sizes and special provisions for dual occupancies

- (1) This clause applies to land in the following zones—
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,
 - (c) Zone RU4 Primary Production Small Lots,
 - (d) Zone R1 General Residential,
 - (e) Zone R2 Low Density Residential,
 - (f) Zone R3 Medium Density Residential,
 - (g) Zone R5 Large Lot Residential.
- (2) Development consent may be granted to development for the purpose of a dual occupancy on a lot only if the size of the lot is equal to or greater than—
 - (a) 800 square metres in the case of a corner lot, or
 - (b) 600 square metres in any other case.
- (3) Development consent may be granted to development for the purpose of a dual occupancy on a lot only if the width of the lot at the front building line is equal to or greater than—
 - (a) 18 metres for dwellings behind one another, or
 - (b) 22 metres for dwellings side by side.

4.1E Minimum lot sizes and special provisions for multi dwelling housing

- (1) This clause applies to land in the following zones—
 - (a) Zone R1 General Residential,
 - (b) Zone R3 Medium Density Residential,
 - (c) Zone B4 Mixed Use.
- (2) Development consent may be granted to development for the purpose of multi dwelling housing on a lot only if the size of the lot is equal to or greater than 1,500 square metres.
- (3) Development consent may be granted to development for the purpose of multi dwelling housing on a lot only if the width of the lot at the front building line is equal to or greater than 25 metres.