



New South Wales

Campbelltown Local Environmental Plan 2015 (Amendment No 21)

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*.

ADRIAN HOHENZOLLERN

As delegate for the Minister for Planning and Public Spaces

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1 Name of Plan

This Plan is *Campbelltown Local Environmental Plan 2015 (Amendment No 21)*.

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 Campbelltown—

- (a) Lot X, DP 409704, 22 Queen Street,
- (b) Lot 15, DP 14782, 24 Queen Street,
- (c) Lot 1, DP 1154928, 32 Queen Street.

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

Clauses 7.25 and 7.26

Insert after clause 7.24—

7.25 Concurrence of Planning Secretary—22, 24 and 32 Queen Street

- (1) This clause applies to development on the following land in Campbelltown—
 - (a) Lot X, DP 409704, 22 Queen Street,
 - (b) Lot 15, DP 14782, 24 Queen Street,
 - (c) Lot 1, DP 1154928, 32 Queen Street.
- (2) Development consent to development to which this clause applies must not be granted unless—
 - (a) a development control plan that provides for the matters specified in subclause (5) has been prepared for the land, and
 - (b) for development that is the erection of a multi storey building—the consent authority has obtained the concurrence of the Planning Secretary.
- (3) In deciding whether to grant concurrence, the Planning Secretary must consider the following—
 - (a) the impact of the development on—
 - (i) existing designated State public infrastructure, and
 - (ii) the need for additional designated State public infrastructure,
 - (b) the cumulative impact of the development with other development that has, or is likely to be, carried out in surrounding areas on—
 - (i) existing designated State public infrastructure, and
 - (ii) the need for additional designated State public infrastructure,
 - (c) the steps taken to address those impacts, including whether a planning agreement has been, or will be, entered into contributing to designated State public infrastructure.
- (4) In deciding whether to grant concurrence, the Planning Secretary must also consult the public authorities that the Planning Secretary considers relevant to the development.
- (5) The development control plan is to provide for the following—
 - (a) pedestrian connectivity,
 - (b) the relationship of buildings on the land to neighbouring sites in terms of separation and setbacks,
 - (c) the interface of development with the adjacent State heritage item and school,
 - (d) active street frontages,
 - (e) sufficient building setbacks to Queen Street,
 - (f) adequate solar access to common open spaces and surrounding sites through building orientation and layout,
 - (g) landscaping that incorporates deep soil planting, including trees, to enhance the public domain,

- (h) street patterns, including the orientation of the development with the central access street and impact on intersections with Queen Street.

7.26 Exception to maximum height of buildings—22, 24 and 32 Queen Street

Despite clause 4.3(2), development consent may be granted to development on land identified as “Area A” on the Height of Buildings Map that exceeds the relevant maximum height if the development—

- (a) is for the purposes of a recreation area or shade structure, and
- (b) does not comprise or include an enclosed building, and
- (c) does not exceed 3 metres in height above the existing ground level of the land on which heritage item no I00497, Warby’s Stables and barn, is located.