



New South Wales

# **State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Camden Growth Centres Precinct) 2021**

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*.

ROB STOKES, MP  
Minister for Planning and Public Spaces

## **State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Camden Growth Centres Precinct) 2021**

under the

Environmental Planning and Assessment Act 1979

### **1 Name of Policy**

This Policy is *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (Camden Growth Centres Precinct) 2021*.

### **2 Commencement**

This Policy commences on the day on which it is published on the NSW legislation website.

### **3 Repeal of Policy**

This Policy is repealed on the day following the day on which this Policy commences.

### **4 Maps**

The maps adopted by the following instruments are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Policy—

- (a) *Camden Local Environmental Plan 2010*,
- (b) *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

## **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—

Lowes Creek Maryland Precinct

Appendix 9 (to the extent to which the *Camden Growth Centres Precinct Plan 2013* applies to the Lowes Creek Maryland Precinct)

**[2] Appendix 9 Camden Growth Centres Precinct Plan**

Omit “and Leppington Precinct” from clause 1.3.

Insert instead “, Leppington Precinct and Lowes Creek Maryland Precinct”.

**[3] Appendix 9, clause 1.3, note**

Omit “or Leppington Precinct”.

Insert instead “, Leppington Precinct or Lowes Creek Maryland Precinct”.

**[4] Appendix 9, clause 4.1AB(1)(b) and (d)**

Omit “Precinct and Leppington Precinct” wherever occurring.

Insert instead “, Leppington and Lowes Creek Maryland Precincts”.

**[5] Appendix 9, clause 4.1AB(3)**

Omit the subclause. Insert instead—

- (3) The minimum lot size for a dwelling house is 300m<sup>2</sup> if, on the Residential Density Map—
  - (a) the dwelling density (per hectare) in relation to the land is 15, 20 or 25, or
  - (b) the dwelling density range (per hectare) in relation to the land is 10–20, 20–25, 25–35 or 35–60.

**[6] Appendix 9, clause 4.1AB(4)(a) and (b)**

Omit the paragraphs. Insert instead—

- (a) 500m<sup>2</sup> if, on the Residential Density Map—
  - (i) the dwelling density (per hectare) in relation to the land is 15 or 20, or
  - (ii) the dwelling density range (per hectare) in relation to the land is 10–20 or 20–25, or
- (b) 400m<sup>2</sup> if, on the Residential Density Map—
  - (i) the dwelling density (per hectare) in relation to the land is 25, or
  - (ii) the dwelling density range (per hectare) in relation to the land is 25–35.

**[7] Appendix 9, clause 4.1AB(5)(a), (a1) and (b)**

Omit the paragraphs. Insert instead—

- (a) 200m<sup>2</sup> if, on the Residential Density Map—

- (i) the dwelling density (per hectare) in relation to the land is 15, or
- (ii) the dwelling density range (per hectare) in relation to the land is 10–20, or
- (b) 150m<sup>2</sup> if, on the Residential Density Map—
  - (i) the dwelling density (per hectare) in relation to the land is 20, or
  - (ii) the dwelling density range (per hectare) in relation to the land is 20–25, or
- (c) 125m<sup>2</sup> if, on the Residential Density Map—
  - (i) the dwelling density (per hectare) in relation to the land is 25, or
  - (ii) the dwelling density range (per hectare) in relation to the land is 25–35 or 35–60.

**[8] Appendix 9, clause 4.1AB(6)(a) and (b)**

Omit the paragraphs. Insert instead—

- (a) 1,500m<sup>2</sup> if, on the Residential Density Map—
  - (i) the dwelling density (per hectare) in relation to the land is 15, or
  - (ii) the dwelling density range (per hectare) in relation to the land is 10–20, or
- (b) 375m<sup>2</sup> if, on the Residential Density Map—
  - (i) the dwelling density (per hectare) in relation to the land is 20 or 25, or
  - (ii) the dwelling density range (per hectare) in relation to the land is 20–25, 25–35 or 35–60.

**[9] Appendix 9, clause 4.1AB(7)(a) and (b)**

Omit the paragraphs. Insert instead—

- (a) 1,500m<sup>2</sup> if, on the Residential Density Map—
  - (i) the dwelling density (per hectare) in relation to the land is 15 or 20, or
  - (ii) the dwelling density range (per hectare) in relation to the land is 10–20 or 20–25, or
- (b) 375m<sup>2</sup> if, on the Residential Density Map—
  - (i) the dwelling density (per hectare) in relation to the land is 25, or
  - (ii) the dwelling density range (per hectare) in relation to the land is 25–35 or 35–60.

**[10] Appendix 9, clause 4.1AB(8) and (9)**

Omit the subclauses. Insert instead—

- (8) The minimum lot size for a manor home is 600m<sup>2</sup> if, on the Residential Density Map—
  - (a) the dwelling density (per hectare) in relation to the land is 20 or 25, or
  - (b) the dwelling density range (per hectare) in relation to the land is 20–25, 25–35 or 35–60.
- (9) The minimum lot size for a residential flat building is—
  - (a) 2,000m<sup>2</sup>, if on the Residential Density Map—
    - (i) the dwelling density (per hectare) in relation to the land is 25, or

- (ii) the dwelling density range (per hectare) in relation to the land is 25–35, or
- (b) 1,000m<sup>2</sup>, if on the Residential Density Map—
  - (i) the dwelling density (per hectare) in relation to the land is 35, or
  - (ii) the dwelling density range (per hectare) in relation to the land is 35–60.

**[11] Appendix 9, clause 4.1AD(1)(a)**

Omit “if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15,”.

Insert instead—

if, on the Residential Density Map—

- (i) the dwelling density (per hectare) in relation to the land is 15, or
- (ii) the dwelling density range (per hectare) in relation to the land is 10–20,

**[12] Appendix 9, clause 4.1AD(1)(b)**

Omit “if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20,”.

Insert instead—

if, on the Residential Density Map—

- (i) the dwelling density (per hectare) in relation to the land is 20, or
- (ii) the dwelling density range (per hectare) in relation to the land is 20–25,

**[13] Appendix 9, clause 4.1AE(1)**

Omit “if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15.”.

Insert instead—

if, on the Residential Density Map—

- (a) the dwelling density (per hectare) in relation to the land is 15, or
- (b) the dwelling density range (per hectare) in relation to the land is 10–20.

**[14] Appendix 9, clause 4.1AF(1)(a)**

Omit “200m<sup>2</sup> but) and for which the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 20,”.

Insert instead—

200m<sup>2</sup>) if, on the Residential Density Map—

- (i) the dwelling density (per hectare) in relation to the land is 20, or
- (ii) the dwelling density range (per hectare) in relation to the land is 20–25,

**[15] Appendix 9, clause 6.2, heading**

Insert “and riparian protection areas” after “areas”.

**[16] Appendix 9, clause 6.2(2)**

Omit the subclause. Insert instead—

- (2) This clause applies to land—
  - (a) in a native vegetation retention area as shown on the Native Vegetation Protection Map, or
  - (a) in a riparian protection area as shown on the Riparian Protection Area Map.

**[17] Appendix 9, clause 6.6A**

Insert after clause 6.6—

**6.6A Maximum gross floor area for certain development in Lowes Creek Maryland Precinct and Zone B1**

- (1) This clause applies to land that is in both the Lowes Creek Maryland Precinct and Zone B1 Neighbourhood Centre.
- (2) Development consent must not be granted for development for the purposes of food and drink premises or shops if the gross floor area of the food and drink premises or shop exceeds 500 square metres.
- (3) Development consent must not be granted for development for the purposes of business premises or community facilities if the gross floor area of the business premises or community facility exceeds 1,000 square metres.

**[18] Appendix 9, clause 6.7(2)**

Omit “if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 15 and the land”.

Insert instead “if, on the Residential Density Map, the dwelling density (per hectare) in relation to the land is 15 or the dwelling density range (per hectare) in relation to the land is 10–20, and if the land”.

**[19] Appendix 9, clause 6.7(4)(a)**

Omit the paragraph. Insert instead—

- (a) on the Residential Density Map—
  - (i) the dwelling density (per hectare) in relation to the land is 20, or
  - (ii) the dwelling density range (per hectare) in relation to the land is 20–25, and

**[20] Appendix 9, Schedule 1**

Insert at the end of the Schedule, with appropriate clause numbering—

**Use of certain land at Birling 1937, 975 The Northern Road, Bringelly**

- (1) This clause applies to land known as Birling 1937, 975 The Northern Road, Bringelly, being part of Lot 4, DP 1218798 and part of Lot 20, DP 1227094.
- (2) Development for the following purposes is permitted with development consent—
  - (a) food and drink premises,
  - (b) function centres,
  - (c) industrial retail outlets,
  - (d) neighbourhood shops,
  - (e) places of public worship.

**Use of certain land at Gatehouse, 773 The Northern Road, Bringelly**

- (1) This clause applies to land known as Gatehouse, 773 The Northern Road, Bringelly, being part of Lot 12, DP 1218155 and part of Lot 1, DP 218779.
- (2) Development for the purposes of food and drink premises is permitted with development consent.

**Use of certain land at Maryland Homestead, 773 The Northern Road, Bringelly**

- (1) This clause applies to land known as Maryland Homestead, 773 The Northern Road, Bringelly, being Lot 1, DP 218779 and part of Lot 13, DP 1218155.
- (2) Development for the following purposes is permitted with development consent—
  - (a) bed and breakfast accommodation,
  - (b) cellar door premises,
  - (c) food and drink premises,
  - (d) function centres,
  - (e) industrial retail outlets,
  - (f) neighbourhood shops,
  - (g) places of public worship.

**Use of certain land in Zone B5**

- (1) This clause applies to land that is in both the Lowes Creek Maryland Precinct and Zone B5 Business Development.
- (2) Development for the purposes of shops is permitted with development consent if the gross floor area of the shop does not exceed 3,500 square metres.

**[21] Appendix 9, Schedule 5**

Insert in appropriate order—

Lowes Creek Maryland	Maryland Homestead, including homestead, grounds, outbuildings, stone cottage, former winery, stone store and gatekeeper's cottage	773 The Northern Road, Bringelly	Lot 1, DP 218779; part of Lot 13, DP 1218155	State	1
Lowes Creek Maryland	Birling 1812	975 The Northern Road, Bringelly	Part of Lot 20, DP 1227094	Local	23
Lowes Creek Maryland	Birling 1937	975 The Northern Road, Bringelly	Part of Lot 4, DP 1218798; part of Lot 20, DP 1227094	Local	24

## **Schedule 2      Amendment of Camden Local Environmental Plan 2010**

### **Schedule 5 Environmental heritage**

Omit the matter relating to item no I1 from Part 1.