



New South Wales

Campbelltown Local Environmental Plan 2015 (Amendment No 26)

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

Campbelltown Local Environmental Plan 2015 (Amendment No 26)

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1 Name of Plan

This Plan is *Campbelltown Local Environmental Plan 2015 (Amendment No 26)*.

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, including land in the Menangle Park Urban Release Area.

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] Part 4 Principal development standards

Insert before clause 4.2, with appropriate clause numbering—

Minimum lot sizes for certain land in Menangle Park Urban Release Area

- (1) Land in Zone R2 Low Density Residential and identified as “Area 4” on the Lot Size Map may be subdivided, with development consent, to create lots with a lot size less than the minimum lot size shown on the Lot Size Map if—
 - (a) each resulting lot will—
 - (i) be at least 375m², and
 - (ii) not be on a corner allotment, and
 - (iii) have a street frontage of at least 11.5m², and
 - (iv) be located within 200m of a bus stop or open space, and
 - (b) no more than 3 contiguous resulting lots sharing a street frontage will have a lot size of less than 420m², and
 - (c) the subdivision will not result in more than 150 lots with a lot size less than the minimum lot size shown on the Lot Size Map.
- (2) Development for a purpose specified in Column 1 of the following table is permitted with development consent on land in Zone R3 Medium Density Residential and identified as “Area 3” on the Lot Size Map if the lot is at least the lot size specified opposite in Column 2—

Column 1	Column 2
Attached dwellings	200m ²
Dual occupancies	500m ²
Dwelling houses	250m ²
Multi dwelling housing	1,500m ²
Semi-detached dwellings	250m ²

[2] Clause 4.4 Floor space ratio

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

To avoid doubt, subclause (2A) does not apply to land for which a floor space ratio is not shown on the Floor Space Ratio Map.

[3] Part 7 Additional local provisions

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

Maximum floor space for retail premises in Menangle Park Urban Release Area

- (1) This clause applies to land identified as “Area 5” on the Clause Application Map.
- (2) Development consent must not be granted to development that results in more than 23,000m² of the gross floor area of all buildings on the land being used for the purposes of retail premises.