



New South Wales

# **Campbelltown Local Environmental Plan 2015 (Amendment No 27)**

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 27)**

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### **1 Name of Plan**

This Plan is *Campbelltown Local Environmental Plan 2015 (Amendment No 27)*.

### **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 on Appin Road, Gilead—

- (a) Lots 2–5, DP 1240836,
- (b) Lots 10–12, DP 1261146.

### **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 3.3 Environmentally sensitive areas excluded**

Insert after paragraph (jc)—

- (jd) land on part of Lot 4 and part of Lot 5, DP 1240836 identified as “Koala Corridor” on the Clause Application Map.

[2] **Clause 4.1 Minimum subdivision lot size**

Omit subclause 4.1(4C).

[3] **Clause 4.1E Exception to minimum lot sizes for certain land in Mount Gilead Urban Release Area**

Omit the clause.

[4] **Clause 4.1H**

Insert after clause 4.1G—

**4.1H Exception to minimum lot sizes for certain land in Mount Gilead Urban Release Area**

- (1) This clause applies to land in Zone R2 Low Density Residential and identified as “Mount Gilead Urban Release Area” on the Urban Release Area Map.
- (2) Land to which this clause applies may be subdivided, with development consent, to create lots with a size less than the minimum lot size shown on the Lot Size Map if—
  - (a) the subdivision will result in not more than 255 mid-sized lots and not more than 255 small-sized lots on the land, and
  - (b) each resulting small-sized or mid-sized lot will not be on a corner allotment, and
  - (c) no more than 3 contiguous resulting lots sharing a street frontage will have a lot size of less than 450m<sup>2</sup>, and
  - (d) each resulting mid-sized lot will have a street frontage that is at least 11.5m, and
  - (e) each resulting small-sized lot will have a street frontage that is at least 10m, and
  - (f) the consent authority is satisfied that each resulting small or mid-sized lot will be located within 200m of a planned or existing bus route, community centre or open space.
- (3) In this clause—

*mid-sized lot* means a lot with a size that is at least 375m<sup>2</sup> but not more than 450m<sup>2</sup>.

*small-sized lot* means a lot with a size that is at least 300m<sup>2</sup> but less than 375m<sup>2</sup>.

**4.1I Minimum lot size for certain residential accommodation in Mount Gilead Urban Release Area**

- (1) This clause applies to land identified as “Mount Gilead Urban Release Area” on the Urban Release Area Map.

- (2) Development for a purpose specified in Column 1 of the table to this clause is permitted with development consent on land in the zone specified in Column 2 on a lot that is at least the size specified in Column 3.
- (3) Subdivision of land in a zone specified in Column 2 of the table to this clause for a purpose specified in Column 1 is permitted with development consent if the resulting lots will be at least the size specified in Column 4.

Column 1	Column 2	Column 3	Column 4
Dwelling houses	Zone R3 Medium Density Residential	250m <sup>2</sup>	250m <sup>2</sup>
Dual occupancies	Zone R3 Medium Density Residential	500m <sup>2</sup>	250m <sup>2</sup>
Semi-detached dwellings	Zone R3 Medium Density Residential	500m <sup>2</sup>	250m <sup>2</sup>
Attached dwellings	Zone R3 Medium Density Residential	1,000m <sup>2</sup>	200m <sup>2</sup>

**[5] Clause 4.4 Floor space ratio**

Insert after subclause 4.4(2A)—

- (2B) Subclause (2A) does not apply to land identified as “Mount Gilead Urban Release Area” on the Urban Release Area Map.

**[6] Clause 5.1 Relevant acquisition authority**

Insert in the appropriate order in the table to subclause (2)—

Zone SP2 Infrastructure and marked “Sewerage reticulation system”	Council
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**[7] Part 7 Additional local provisions**

Insert at the end of Part 7, with appropriate clause numbering—

**Concurrence of Planning Secretary—Koala corridor**

- (1) This clause applies to development on part of Lot 4 and part of Lot 5, DP 1240836 identified as “Koala Corridor” on the Clause Application Map.
- (2) Development consent to development to which this clause applies must not be granted unless the consent authority has obtained the concurrence of the Planning Secretary.
- (3) In deciding whether to grant concurrence, the Planning Secretary must consider the impact of the development on—
  - (a) the protection of the Campbelltown Koala population, and
  - (b) the maintenance and delivery of Koala Corridor A.
- (4) In this clause—
 

***Koala Corridor A*** means the habitat corridor referred to as “Corridor A” in the document titled “Advice on the Protection of the Campbelltown Koala Population” published by the Office of the Chief Scientist and Engineer in April 2020.