



Planning Proposal Notification

FACT SHEET

WHAT IS IT?

A Planning Proposal is an application to amend planning controls in the Camden Local Environment Plan (LEP) relating to a piece of land.

A Planning Proposal could include the change in zoning on the site, the type of permitted land uses allowed to be undertaken or development standards applied to certain properties.

Planning proposals can be prepared by a Council or an applicant.

WHAT IS A LOCAL ENVIRONMENTAL PLAN (LEP)?

The Camden Local Environmental Plan (LEP) is the principal legal document for controlling development in the Local Government Area.

WHAT IS A STATE ENVIRONMENTAL PLANNING POLICY (SEPPs)?

State Environmental Planning Policies (SEPPs) can specify planning controls for certain areas and/or types of development.

IS A PLANNING PROPOSAL DEVELOPMENT APPROVAL?

No, a Planning Proposal is the first step in the process to amend the planning controls applying to land.

A formal Development Application for development of the site would still be required.

IS THIS MY ONLY CHANCE TO COMMENT?

No. This is the initial preliminary notification only.

If Council support the proposal for further investigation there will be a formal exhibition period inviting comments from the community.

WHAT WILL YOU DO WITH MY COMMENTS?

Council officers will prepare an initial report to Council outlining the proposal and any key issues including any initial community comment.

You will also be notified when this matter is considered by Council at a formal Council meeting and as part of any future exhibitions or notification.

DOES THIS MEAN THAT COUNCIL HAS APPROVED THIS DEVELOPMENT?

No. This notification is simply to inform you that a Planning Proposal has been lodged, and to invite any initial comments.

WHAT HAPPENS NOW?

At the end of the 14 day Notification Period, officers will prepare a report to Council for consideration.

Council will be asked to determine if there is “merit” to the proposal and whether it should therefore have in principle support.

Council may decide to endorse the proposal to move to the next step which includes formal exhibition and consideration by State Government. Alternatively, Council may decide that it does not support the proposal.

Council will make a final determination on this proposal only after State Government endorsement and formal public exhibition.

FURTHER INFORMATION

The NSW Department of Planning and Environment website has Guidelines about the Planning Proposal and the LEP process.

This can be accessed from their website www.planning.nsw.gov.au under the ‘Plans for your area’, ‘Local Planning and Zoning’ tab.