

Planning Proposal Initial Notification Process Fact Sheet

WHAT IS A PLANNING PROPOSAL?

A Planning Proposal is an application to amend planning controls in either the Camden Local Environmental Plan 2010 or State Environmental Planning Policy (Sydney Region Growth Areas) 2006 relating to a piece of land.

A Planning Proposal may propose to change the zoning, permitted land uses, or development standards, such as building height, that apply to one or multiple properties.

Planning Proposals can be prepared by Council or an applicant.

WHAT IS THE CAMDEN LOCAL ENVIRONMENTAL PLAN 2010 (CAMDEN LEP)?

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

WHAT IS STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGION GROWTH AREAS 2006 (GROWTH CENTRES SEPP)?

The Growth Centres SEPP is the principal legal document for controlling development on land zoned for urban development in the South West Growth Area.

WHAT IS THE SOUTH WEST GROWTH AREA?

The South West Growth Area (SWGA) is a large area of land in the north of the Camden LGA identified for future urban development by the NSW Government.

IS A PLANNING PROPOSAL A 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 to develop the site would be required, should the Planning Proposal proceed.

IS THIS MY ONLY CHANCE TO COMMENT?

No. This is the initial notification period for the Planning Proposal. Should Council support the Planning Proposal and it receives a favourable 'Gateway Determination' from the State Government, public exhibition will occur providing further opportunity for the community to comment on the Planning Proposal.

WHAT IS A GATEWAY DETERMINATION?

A Gateway Determination is a document issued by the State Government which decides whether a Planning Proposal should proceed. It also identifies the requirements for public exhibition of the Planning Proposal and whether any additional studies are required to support the proposal.

WHAT HAPPENS NOW?

At the end of the initial notification period, Council officers will prepare an initial report to the Camden Local Planning Panel (the Panel) on the Planning Proposal. The role of the Panel is to provide independent advice to Council on a Planning Proposal. Following the Panel's consideration, a report will then be prepared for Council's consideration. Council will be asked to determine if the Planning Proposal has merit and can proceed to a Gateway Determination.

WHAT WILL YOU DO WITH MY COMMENTS?

Submissions received to the initial notification of the Planning Proposal will be considered in the report to Council. Submitters to the initial notification period will be notified when Council will consider a report on the Planning Proposal.

FURTHER INFORMATION

Council's website has further information about the Planning Proposal process.

This can be accessed at www.camden.nsw.gov.au under the 'Strategic Planning', 'Planning Proposal' tab.

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

This can be accessed at www.planning.nsw.gov.au under the 'Plans for your area', 'Local Planning and zoning' tab.