



New South Wales

# **State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (South West Priority Growth Area) 2016**

under the

Environmental Planning and Assessment Act 1979

His 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*.

ROBERT STOKES, MP  
Minister for Planning

## **State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (South West Priority Growth Area) 2016**

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Environmental Planning and Assessment Act 1979

### **1 Name of Policy**

This Policy is *State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (South West Priority Growth Area) 2016*.

### **2 Commencement**

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

### **3 Maps**

The maps adopted by *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Policy.

### **4 Repeal of Policy**

- (1) This Policy is repealed on the day following the day on which this Policy commences.
- (2) The repeal of this Policy does not, because of the operation of sections 5 (6) and 30 of the *Interpretation Act 1987*, affect any amendment made by this Policy.

## **Schedule 1 Amendment of State Environmental Planning Policy (Sydney Region Growth Centres) 2006**

### **[1] Appendix 1 Oran Park and Turner Road Precinct Plan**

Insert after clause 5.4 (8):

- (9) If development for the purposes of a secondary dwelling is permitted under this Precinct Plan, the total gross floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater:
- (a) 75 square metres,
  - (b) 30% of the total gross floor area of both the self-contained dwelling and the principal dwelling.

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

Insert “Attached dwellings;”, “Environmental facilities;”, “Flood mitigation works;”, “Information and education facilities;”, “Multi dwelling housing;”, “Recreation areas;”, “Recreation facilities (indoor);”, “Recreation facilities (outdoor);” and “Waterbodies (artificial)” in alphabetical order in item 3 of Zone R2 Low Density Residential in the Land Use Table in Part 2.

### **[3] Appendix 9, clause 4.1B (4), definition of “net developable area”**

Insert “plus half the width of any adjoining access roads that provide vehicular access” after “internal streets”.

### **[4] Appendix 9, Schedule 5, item 18**

Omit “Lot 27, DP 213330” and “Local”.

Insert instead “Part Lot 27, DP 213330 and Part Lot 7, DP 1173813” and “State”, respectively.

### **[5] Appendix 9, Schedule 5, item 9**

Omit “1442–1448”. Insert instead “142–144”.

### **[6] Appendix 10 Campbelltown Growth Centres Precinct Plan**

Omit “1” from the **Item no** column in Part 1 of Schedule 5. Insert instead “16”.

### **[7] Dictionary**

Insert before paragraph (a) of the note to the definition of *secondary dwelling*:

- (a1) clause 5.4 of Appendix 1 in respect of Oran Park and Turner Road Precincts,