

**Camden Local Environmental Plan 2010 (Amendment No 12) – Turner Road Employment Lands**

Proposal Title : **Camden Local Environmental Plan 2010 (Amendment No 12) – Turner Road Employment Lands**

Proposal Summary : **To remove the bulky goods floorspace cap (limiting bulky goods development to 40,000m<sup>2</sup>) that applies to land zoned B5 – Business Development within the Turner Road precinct under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.**

PP Number : **PP\_2012\_CAMDE\_002\_00**      Dop File No : **12/01354**

**Proposal Details**

Date Planning Proposal Received :	<b>23-Dec-2011</b>	LGA covered :	<b>Camden</b>
Region :	<b>Sydney Region West</b>	RPA :	<b>Camden Council</b>
State Electorate :	<b>CAMDEN</b>	Section of the Act :	<b>55 - Planning Proposal</b>
LEP Type :	<b>Housekeeping</b>		

**Location Details**

Street : **Gregory Hills Drive**

Suburb : **Turner Road**      City : **Camden**      Postcode : **2567**

Land Parcel : **Approximately 50ha land - zoned B5 Business Development under the Camden LEP 2010**

**DoP Planning Officer Contact Details**

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**RPA Contact Details**

Contact Name : **Peter McKenna**

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**DoP Project Manager Contact Details**

Contact Name : **Terry Doran**

Contact Number : **0298738557**

Contact Email : **terry.doran@planning.nsw.gov.au**

**Land Release Data**

Growth Centre :	<b>Sydney South West</b>	Release Area Name :	<b>N/A</b>
Regional / Sub Regional Strategy :	<b>Metro South West subregion</b>	Consistent with Strategy :	<b>Yes</b>

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MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	Employment Land
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **In relation to the Lobbyist Code of Conduct there are no records on the Department's Lobbyist Contact Register regarding this matter.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

**Supporting notes**

Internal Supporting Notes : **Background**

The Turner Road Employment Lands are situated within the Camden LGA, 7 km northwest of Camden, 20km southwest of the Liverpool CBD and 50km southwest of the Sydney CBD (location and zoning map in attachments).

The Narellan Town Centre is located approximately 3km to the southwest and the future Oran Park Town Centre - approximately 3km to the northwest. The future regional centre of Leppington is located approximately 7.5 km to the north.

In 2008, the NSW Government zoned land on Turner Road precinct to facilitate the coordinated growth of housing and employment in the region with the target of creating 5,000 new jobs.

The Turner Road business land is located within the Turner Road precinct of the South West Growth Centre (zoning map in attachments).

The subject land is approximately 50ha in area and is zoned B5 Business Development, which provides a range of business, large-format retail, warehousing and light industrial activities within the Turner Road Employment Lands Area. The site is in two consolidated landholdings of approximately 25ha each.

The land is zoned under Growth Centres SEPP and as a result, Council does not have control over the planning controls that apply to the site. The planning controls for the site currently limit bulky goods retail to 40,000m<sup>2</sup>, which is shared equally between the two land holdings.

Dart West Developments Pty Ltd is the owner of approximately half of the land zoned B5 – Business Development and has submitted a request to remove the limit on the floorspace for bulky goods retailing.

The applicant has prepared an economic assessment report (Deep End Services) to support the removal of the floorspace cap. The report concluded that there is a significant existing and future supply shortage for bulky goods development in the locality and that the B5 area within the Turner Road Precinct is the preferred and suitable location to provide bulky goods development.

A peer review of the Economic Assessment Report was undertaken by Hill PDA.

The main findings of the economic assessment report and peer review are summarised below:

- There is sufficient population growth within the retail catchment to support almost 160,000m<sup>2</sup> of bulky goods retailing;
- An expanded bulky goods presence at Turner Road will not compromise or undermine the proposed major centre at Leppington, which will progressively develop as a traditional retail focus.
- Approximately 77% of the retail catchment household expenditure on bulky goods “escapes” to other centres. This equates to \$160 million per year. This underlines the very low provision of bulky goods within the catchment at the present time. To achieve high levels of self containment, which will reduce travel to other centres and create more local jobs, the area should develop and support a significant bulky goods floorspace offering at a central location.
- The economic impact of a removal of the bulky goods space cap is unlikely to lead to significant impacts upon existing centres or bulky goods clusters provided non-bulky goods floorspace is restricted through appropriate planning controls.

In this regard, Council has advised that non-bulky goods (i.e. retail) floorspace is currently restricted to 2,500m<sup>2</sup>. This is an appropriately small allowance of retail floorspace and this control is to be retained.

Council has further advised that the bulky goods cap will not necessarily result in all of the B5 – Business Development land being developed for bulky goods. The removal of the cap will:

- allow development to respond to market demand;
- address identified existing and future shortfalls of land suitable for bulky goods development; and
- generate local employment opportunities.

#### **Consultation with Strategic and Land Release Branch of the Department**

The Strategic and Land Release (Planning and Delivery) Branch of the Department was consulted by the Regional Planning Team. The Branch advised that it supports the proposed removal of the bulky goods floor space cap (copy of the email in Documents). However, the Branch notes that the Planning Proposal does not quantify what increase in bulky goods floor space would eventuate if the cap was removed and suggests that analysis of built form resulting from removed cap and development controls be undertaken.

That Branch's suggestion has been included in the Recommendation.

External Supporting  
Notes :

#### **POLITICAL DONATIONS DISCLOSURE STATEMENT**

Political donations disclosure laws commenced on 1 October 2008. The legislation requires the public disclosure of donations or gifts for certain circumstances relating to the Planning system.

“The disclosure requirements under the new legislation are triggered by the making of relevant planning applications and relevant public submissions on such applications.

The term relevant planning application means:

- A formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument...”

Planning Circular PS 08-009 specifies that a person who makes a public submission to the

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Minister or Director General is required to disclose all reportable political donations (if any).

The Department has not received any disclosure statements for this Planning Proposal.

**Adequacy Assessment**

**Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? **Yes**

Comment : **The objectives of the Planning Proposal are to be achieved by deleting Clause 4.1D of 'Appendix 1 Oran Park and Turner Road Precinct Plan' of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP).**

**Clause 4.1D Bulky goods premises in Appendix 1 of the Growth Centres SEPP reads as follows:**

**4.1D Bulky goods premises**

**The total area used for the purposes of bulky goods premises on all land within Zone B5 Business Development must not exceed 40,000m<sup>2</sup>.**

**In addition to deletion of Clause 4.1D, amendment to the Turner Road Development Control Plan will be necessary following Gateway approval, as the Development Control Plan replicates the floorspace limit for bulky goods premises.**

**It is considered that the explanation for the proposed amendments is adequate.**

**Explanation of provisions provided - s55(2)(b)**

Is an explanation of provisions provided? **Yes**

Comment : **See above**

**Justification - s55 (2)(c)**

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

**1.1 Business and Industrial Zones**

\* May need the Director General's agreement

**3.4 Integrating Land Use and Transport**

**6.3 Site Specific Provisions**

**7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Is the Director General's agreement required?

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

**SEPP (Sydney Region Growth Centres) 2006**

**SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997)**

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

**1.1 BUSINESS AND INDUSTRIAL ZONES**

**This direction applies as the planning proposal relates to an existing Business zone. However, it is considered that the proposal is not inconsistent with the direction as the proposal retains the areas, location of an existing business zone, nor does it reduce the total potential floor space area of the business zone.**

**3.4 INTEGRATING LAND USE AND TRASPOT**

**The direction applies to a planning proposal that creates, alter or remove a zone or**

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provision relating to 'urban land' including land zoned for residential, business, village or tourist purposes.

It is considered that the proposal is not inconsistent with the direction as it only proposes to remove the bulky goods floorspace cap that applies to the land and the proposal does not conflict with the aims, objectives and principles of:

- (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001) and
- (b) The right Place for Business and Services – Planning Policy (DUAP 2001).

**6.3 SITE SPECIFIC PROVISIONS**

The objective of this direction is to discourage unnecessary restrictive site specific planning controls.

It is considered that the proposal is not inconsistent with the direction as it proposes to remove existing site specific controls that apply a limit to a specific land use activity that is permitted within the B5 Business zone.

**7.1 IMPLEMENTATION OF THE METROPOLITAN STRATEGY**

The Planning Proposal is considered to be generally consistent with the vision, land use strategy, policies, outcomes and actions of the Metropolitan Plan, particularly in relation to meeting employment targets and enhancing employment opportunities in greenfield areas (for details please refer to Section 'Consistency with the strategic planning framework' of this report).

**Mapping Provided - s55(2)(d)**

Is mapping provided? **Yes**

Comment : A location map and an existing zoning map have been submitted by council. The maps clearly indicate the location of the site. Hence, the maps are considered satisfactory.

**Community consultation - s55(2)(e)**

Has community consultation been proposed? **Yes**

Comment : Council has advised that the Planning Proposal will be placed on public exhibition for a minimum of 28 days. This is supported by the regional team.

**Additional Director General's requirements**

Are there any additional Director General's requirements? **No**

If Yes, reasons :

**Overall adequacy of the proposal**

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

**Proposal Assessment**

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Camden Principal LEP was made in 2010. The Planning Proposal seeks to make minor amendments the a SEPP.**

**Assessment Criteria**

Need for planning proposal : See Internal Supporting Section of this Report.

Consistency with strategic planning framework : The Planning Proposal is not the result of a strategic report or study. However, an economic assessment report, that specifically considers the demand and supply for existing and future bulky goods floorspace for the subject land and South West Sydney, has been prepared by Deep End Services Pty Ltd to support the proposal. This report has been peer reviewed (Hill PDA). Council has advised that the study confirms that there is a significant existing and future supply shortage for bulky goods development in the locality and that the B5 area within the Turner Road Precinct is the preferred and suitable location to provide bulky goods development.

The Planning Proposal is not considered to be inconsistent with the intent of the Metropolitan Plan for Sydney 2036 and draft South West Sub-regional Strategy, as discussed below:

**Metropolitan Plan for Sydney 2036**

- Under the Metropolitan Plan, the job target for South West Sydney is to grow employment by 106% by 2036, which equates to an additional 141,000 jobs in the next 25 years. Further, almost half of the growth is to occur in 'strategic centres' (Liverpool, Leppington and Campbelltown Macarthur) (Page 135) – to meet the shortfall, there needs to be significant job growth outside the 'strategic centres'.
- Under 'Action E5.1 of the Metropolitan Plan for Sydney 2036, half of Sydney's new employment by 2036 is to be created in western Sydney by facilitating growth in Strategic centres and development of greenfield employment land, emphasises the need to grow employment in Western Sydney. The effects of removing the floorspace limitation will assist in achieving the Metropolitan Plan's strategic action for employment by increasing capacity for job growth in a region that has been allocated the largest growth target throughout Sydney.
- The proposal is consistent with the Objective B1 – To Focus Activities in Accessible Centres of the Metropolitan Plan, as the proposal will lift the limitation on bulky goods and will enable bulky good business to cluster within a location that is identified as being suitable for this form of development.
- The area is well serviced with infrastructure and transport, and removal of the floorspace limitation will increase the potential for greater employment and competition.

**Draft South West Sub-regional Strategy**

The Planning Proposal is consistent with the objectives of the Strategy as it will facilitate an increase in the level of bulky good retailing, a use that will generally generate higher rates of employment per square metre than the other land uses permitted in the B5 Zone. The proposal would therefore make a strong contribution towards Council achieving its employment targets and will facilitate greater competition within the local commercial environment.

Environmental social economic impacts : The economic impacts of the Planning Proposal have been discussed under the Internal Supporting Notes section of this Report.

With regard to environmental and social impacts, it is considered that there is no likelihood of any adverse environmental and social impacts from this Planning Proposal.

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**Assessment Process**

Proposal type : **Minor** Community Consultation Period : **28 Days**

Timeframe to make LEP : **9 Month** Delegation : **DDG**

Public Authority Consultation - 56(2)(d) : **Department of Transport  
Transport for NSW - Roads and Maritime Authority  
Adjoining LGAs**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

**No internal consultation required**

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons : **It is understood that the land is subject to the Growth Centres contributions arrangement.**

**Documents**

Document File Name	DocumentType Name	Is Public
Planning_Proposal.pdf	Proposal	Yes
Covering Letter.pdf	Proposal Covering Letter	Yes
Location and Zoning Maps.pdf	Map	Yes
Council Report.pdf	Determination Document	Yes
Council Minutes.pdf	Determination Document	Yes
Email from Strategies & Land Release Branch.pdf	Determination Document	No
Appendix 1 - Turner Road Precint Bulky Goods Analysis.pdf.pdf	Determination Document	Yes
Appendix 2 - Hill PDA peer review report.pdf	Determination Document	Yes

**Planning Team Recommendation**

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.1 Business and Industrial Zones  
3.4 Integrating Land Use and Transport  
6.3 Site Specific Provisions  
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the Planning Proposal proceed subject to the following**

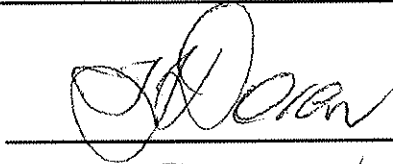
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conditions:

1. Exhibited for 28 days
2. Consultation with the Office of NSW Transport, NSW Roads and Maritime Services and adjoining LGAs
3. The Planning Proposal is to be completed within 9 months from the week following the Gateway determination.
4. Council be advised that as the Planning Proposal does not quantify what increase in bulky goods floor space would eventuate if the cap was removed, consideration be given to reviewing its detailed controls to cater for increased patronage to and use of the site.

Supporting Reasons : **The planning proposal will encourage investment and increase employment opportunities in South Western Sydney.**

Signature:



Printed Name:

T DORAN

Date:

19/1/12