

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 40,000m²) 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**

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 conditions:**

- 1. Exhibited for 28 days**
- 2. Consultation with the Office of NSW Transport and NSW Roads and Maritime Services**
- 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, an analysis of build form resulting from removed cap and development controls should be undertaken and submitted to Sydney West Region Office, before the Planning Proposal is put on exhibition.**

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

Panel Recommendation

Recommendation Date : **25-Jan-2012** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Council is to provide further consideration of the impacts of removing the existing bulky goods floorspace cap in the context of the provision of broader retail and bulky goods opportunities across the SWGC. The outcomes of this further consideration are to be included in the public exhibition material for this planning proposal.**
- 2. Following this further consideration, Council is to determine whether it is appropriate to introduce FSR, building height and other development controls for the land zoned B5 within the Turner Road Precinct to control the amount of available floorspace within the precinct ensuring that development within this precinct does not adversely impact on the provision of bulky goods premises across the SWGC, and in particular within the key centre planned within the Leppington Precinct.**
- 3. Council is to ensure that any amendments required to the Turner Road Development Control Plan (DCP) to facilitate this planning proposal are made. The revised DCP is to be included as part of the public exhibition material for this proposal.**
- 4. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**

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- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

5. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

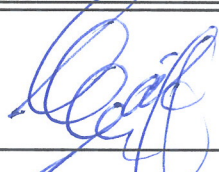
- NSW Maritime and Road Services
- Adjoining local government authorities

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

7. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature: _____



Printed Name: _____

Neil Mc Craffin

Date: _____

2.2.12