

SECTION 3.36 PLANNING REPORT

Planning proposal details:

PP_2017_CAMDE_002_00 to amend Camden Local Environmental Plan 2010

Planning proposal summary:

The Planning Proposal seeks to allow a medical centre as an additional permitted use at 2 Ironbark Avenue, Camden.

Date of Gateway determination:

03/10/2017

1.0 SUMMARY

The Planning Proposal is required to permit of a medical centre an additional permitted use at Lot 3 DP 243156, 2 Ironbark Avenue, Camden.

The following amendments are required to the Camden Local Environmental Plan 2010 (CLEP 2010):

- Amend Schedule 1 Additional permitted uses to permit a medical centre on the subject site.
- Amending the Additional Permitted Use Map APU_011 to show the site edged heavy blue.

The Planning Proposal was placed on exhibition from 28 November 2017 to 12 January 2018, during this time no submissions were received.

2.0 GATEWAY DETERMINATION

The Department of Planning and Environment issued a Gateway Determination on 3 October 2017. The Gateway Determination required minor amendments to be made to the Planning Proposal prior to exhibition. Community consultation was required to be undertaken for a minimum of 14 days. No public hearing was required and the timeframe for completion of the LEP was 6 months following the date of the Gateway Determination (3 April 2018).

Consultation with Roads and Maritimes Services was also required (discussed in Section 4.0 of this report).

The Planning Proposal was updated in accordance with the Gateway Determination and consultation was undertaken.

3.0 COMMUNITY CONSULTATION

The Planning Proposal was placed on exhibition for a period of 53 days from 28 November 2017 to 12 January 2018. No submissions were received.

4.0 VIEWS OF PUBLIC AUTHORITIES

The Gateway Determination required, consultation to be undertaken with Roads

and Maritime Services (RMS). RMS responded saying it had no objection to the Planning Proposal proceeding subject to the Old Hume Highway being access denied. Council will ensure any future DAs do not include access from the Old Hume Highway.

5.0 CONSISTENCY WITH S.9.1 DIRECTIONS AND OTHER STRATEGIC PLANNING DOCUMENTS

Section 9.1 Ministerial Directions

The Planning Proposal is consistent with all applicable Ministerial Directions.

State Environmental Planning Policies

The Planning Proposal is consistent with all relevant State policies.

Western City District Plan

The Planning Proposal is consistent with the priorities of this plan.

Greater Sydney Regional Plan

The Planning Proposal is consistent with the vision and directions of this plan.

6.0 PARLIAMENTARY COUNSEL OPINION

On 14 March 2018, Parliamentary Counsel provided the final Opinion that the Draft LEP could be made. This Opinion is provided at **Attachment PC**.

7.0 OTHER RELEVANT MATTERS

There are no other relevant matters to be considered for the making of this plan.

8.0 MAPPING

There is 1 Map associated with this Planning Proposal (Attachment Map) which has been submitted via the ePlanning Portal. This map has been examined by the DPE GIS staff and meets the technical requirements.

9.0 RECOMMENDATION

It is recommended that this Planning proposal be made and that Schedule 1 of Camden LEP 2010 be amended to permit a medical centre as an Additional Permitted Use at Lot 3 DP 243156, 2 Ironbark Avenue, Camden.