
ORDINARY COUNCIL

ORD04

SUBJECT: PLANNING PROPOSAL - 2 IRONBARK AVENUE, CAMDEN
FROM: Director Planning & Environment
TRIM #: 17/194397

PROPERTY ADDRESS: 2 Ironbark Avenue, Camden
APPLICANT: Design and Planning
OWNER: Stoross Pty Ltd

PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of a draft Planning Proposal (**provided as an Attachment to the report**) to amend the Camden Local Environmental Plan 2010 (CLEP 2010) to permit a medical centre as an additional permitted use at 2 Ironbark Avenue, Camden and to resolve to forward the draft Planning Proposal to the Department of Planning and Environment (DPE) for Gateway Determination and public exhibition.

BACKGROUND

The subject site is legally known as Lot 3 DP 243156, 2 Ironbark Avenue, Camden and is located on the corner of Ironbark Avenue and the Old Hume Highway. The site is located approximately 2km south of the Camden Town Centre, 1.5km south of Camden Hospital, and to the southwest of the Camden Nursing Home.

The site is zoned IN2 Light Industrial under the CLEP 2010 and is surrounded by land zoned R2 Low Density Residential, R3 Medium Density Residential and IN2 Light Industrial as shown on the zoning map which is included as **Figure 2**.

The site is irregular in shape with an area of 3,396m² and forms the northern portion of a small light industrial area known as the Ironbark Avenue Industrial Precinct. The site contains an existing single storey building which was previously used as a caravan sales showroom. There are approximately 24 car parking spaces currently available in the existing outdoor carpark.

The predominant existing land uses in this precinct are service-oriented businesses including a veterinary clinic, vehicle and machinery sales and service, and a fitness gymnasium. A locality map which shows the subject site shaded red is included as **Figure 1**.

The draft Planning Proposal was lodged by the proponent Design + Planning on behalf of the owners Stoross Pty Ltd in January 2017. Councillors were briefed on the proposal on 23 May 2017.

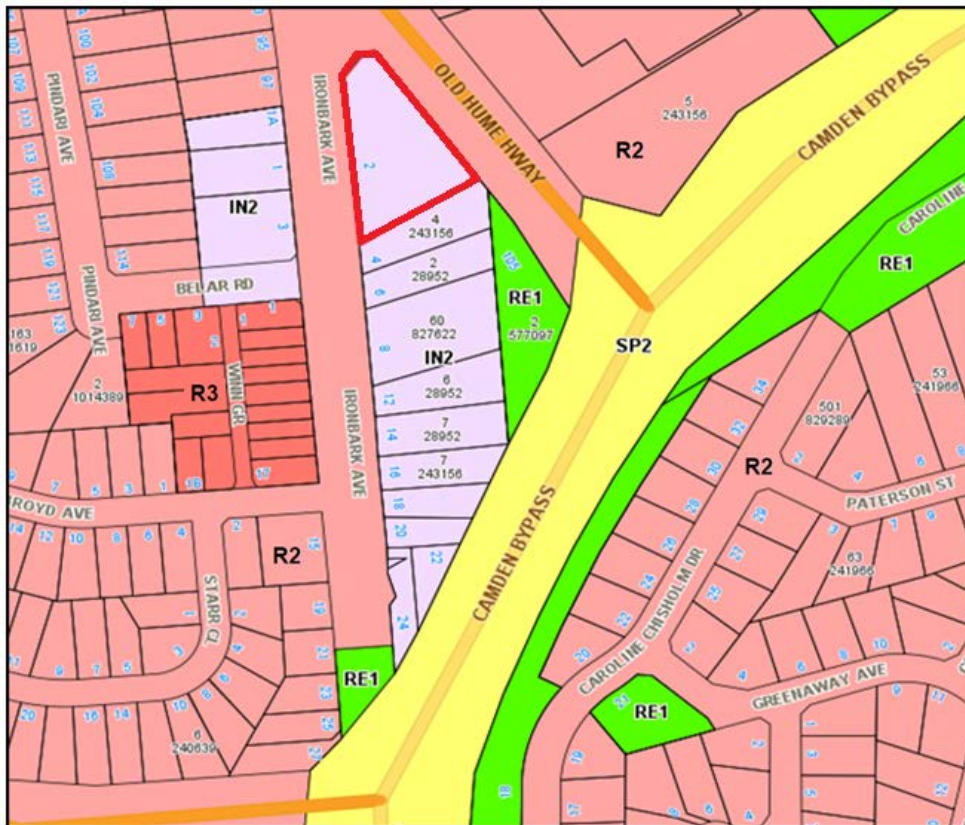
MAIN REPORT

Zoning and permissibility

The subject site is currently zoned IN2 Light Industrial under the CLEP 2010. Under this zoning the proposed use as a 'medical centre' is prohibited.



Figure 1: Locality Map (Source: Nearmap)



**Figure 2: Zoning Map (Source: CLEP 2010)
Proposal**

The draft Planning Proposal seeks to amend *Schedule 1 – Additional Permitted Uses* of the CLEP 2010 to include a medical centre as an additional permitted use on the site. The proposal does not otherwise seek to change or amend the existing IN2 Light Industrial zone which currently applies to the site.

In addition to amending *Schedule 1 – Additional Permitted Uses* of the CLEP 2010, an amendment to the Additional Permitted Uses map will be required. The proposed map amendment will identify the land to which the additional permitted use applies via a heavy blue outline as shown in **Figure 3**.

Existing Additional Permitted Uses Map	Proposed Additional Permitted Uses Map
	

Figure 3: Comparison of existing and proposed Additional Permitted Uses maps under Camden LEP 2010

Key Issues

Parking

A traffic and parking assessment report was submitted in support of the draft Planning Proposal and is included in the **Attachment to the report**.

The report considered the capacity of the site to facilitate on-site car parking at the rate required for a medical centre in accordance with the requirements of the Camden Development Control Plan 2011 (Camden DCP 2011). The site currently provides for 24 onsite parking spaces in the existing outdoor car park.

The car parking rate for a medical centre is based on the Gross Floor Area (GFA) of the building, therefore the final car parking requirements for this site can only be determined by the final design of the medical centre. The proponent has confirmed that no determination has been made on how the existing building will be configured or used at this stage.

The traffic and parking assessment report considers a number of options to achieve compliance with the car parking rates of Camden DCP 2011. These include limiting the GFA of the building and/or exploring alternative parking arrangements.

The draft Planning Proposal must demonstrate that the site is suitable for the proposed land use. Should the additional permitted use be supported and the CLEP amended to enable a medical centre, a future DA would need to demonstrate that all required parking can be provided within the subject site without impacting on the local road network and the amenity of the neighbourhood.

Council officers have made it clear to the proponent that car parking required to support the development must be provided on site. Any on street parking will not be considered.

Traffic

The report also undertook a preliminary traffic impact assessment on the intersection of Ironbark Avenue and the Old Hume Highway. The report concluded that the intersection currently operates at a satisfactory level and, with the additional projected traffic volumes, would continue to operate at acceptable levels.

On this basis, Council officers are satisfied that the draft Planning Proposal can be supported on parking and traffic grounds.

Land use conflict and potential impacts on existing industrial land

The proposed medical centre use is considered compatible with the existing land uses within the IN2 Light Industrial zone, which are service oriented businesses including a veterinary clinic, vehicle and machinery sales and service and a fitness gymnasium. There are no existing land uses that are likely to conflict with the proposed medical centre use of the site.

Should the draft Planning Proposal proceed and a medical centre be approved on this site, it is considered that there would be minimal land use conflict with the existing

adjacent land uses, including the nearby R2 Low Density Residential and R3 Medium Density Residential land uses.

Economic impact

The use of the site as a medical centre could create a higher job density (the ratio of jobs to floor space area) on the site compared to typical light industrial land uses which have large floor space areas but fewer jobs.

Assessment of Planning Merit

The draft Planning Proposal has demonstrated merit to proceed to Gateway Determination for the following reasons:

- The proposed medical centre use will provide an essential health service for Camden residents.
- The proposed use compliments the surrounding residential area.
- The proposal will create additional jobs and provide job diversity.
- The proposal does not reduce the amount of industrial zoned land, as the IN2 Light Industrial zoning will remain.

It is considered that additional studies are not necessary to support the draft Planning Proposal.

Draft South West District Plan

The draft South West District Plan identifies a number of key priorities and actions. These are centred on the principles of establishing the Productive City, Liveable City and Sustainable City. As required by the *Environmental Planning and Assessment Act*, all draft Planning Proposals must be considered against the priorities in the draft District Plan.

Productivity Priority 4 – Protect and support employment and urban services land.

- The draft Planning Proposal is consistent with this priority. The proposal aims to increase the opportunity to diversify the employment and job generation on the site.

Liveability Priority 7 – Conserve heritage and unique local characteristics

- The retention of the existing building and proposed re-use as a medical centre utilises an existing building and retains the amenity and character of the area.

Liveability Priority 12 – Support planning for health infrastructure

- The proposed inclusion of an additional use as a medical centre for the site achieves this priority.

Community Strategic Plan (CSP)

Council, at its meeting held on 27 June 2017, adopted the CSP. Key Direction 3 – A Prosperous Economy is about developing an environment that supports a diversity of

business and industry to invest, establish, grow and be sustainable over time. Strategy 3.1.1 seeks to ensure employment, tourism and education opportunities are expanded across the Local Government Area (LGA). Strategy 3.1.4 seeks to strengthen and support business growth and attract new industries.

The draft Planning Proposal is consistent with the CSP.

Initial Notification of Draft Planning Proposal

The draft Planning Proposal was notified for a period of 14 days from 13 June to 27 June 2017. Adjoining and nearby properties were directly notified by letter. Notices were also placed in the local newspaper. No submissions were received.

A formal public exhibition period inviting comments from the community will occur at a later stage, subject to Council endorsement and in accordance with the gateway determination requirements.

LEP Delegation

Council intends to use its delegation pursuant to Section 23 of the *Environmental Planning and Assessment Act 1979* for this Planning Proposal. This will streamline the processing of the Planning Proposal by enabling Council to deal directly with Parliamentary Counsel for the making of the Plan. The request for delegation will be made as part of the Gateway submission. The General Manager is Council's nominated delegate.

FINANCIAL IMPLICATIONS

There are no direct financial implications for Council as a result of this report.

CONCLUSION

This Planning Proposal seeks to amend CLEP 2010 (Schedule 1) to include a medical centre as an additional permitted use at 2 Ironbark Avenue, Camden. The draft Planning Proposal has demonstrated planning merit to progress to Gateway consideration.

The site is considered suitable for a medical centre, subject to a future DA demonstrating adequate parking can be provided onsite.

The proposed medical centre will be compatible with the surrounding land uses and will provide an essential health service and employment opportunities for local residents.

RECOMMENDED

That Council:

- i. endorse the draft Planning Proposal to amend the Camden Local Environmental Plan 2010 to include a medical centre as an additional permitted use at 2 Ironbark Avenue, Camden (Lot 3 DP 243156);**
- ii. forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination and advise that Council will be using its delegation pursuant to Section 23 of the *Environmental Planning***

and Assessment Act 1979;

- iii. subject to receiving a Gateway Determination, publicly exhibit the Planning Proposal in accordance with the Gateway Determination; and**
- iv. subject to no unresolved submissions being received, forward the Planning to the Department of Planning and Environment for the plan to be made; or**
- v. should the Planning Proposal not receive Gateway approval, notify the Proponent that the Planning Proposal will not proceed.**

ATTACHMENTS

- 1. Planning Proposal 2 Ironbark Aug 2017**

ORD02 SUBDIVISION TO CREATE TWO RESIDENTIAL LOTS, CONSTRUCTION OF TWO DOUBLE STOREY DWELLINGS AND ASSOCIATED SITE WORKS - 5 AQUEDUCT STREET, LEPPINGTON

Resolution: Moved Councillor Morrison, Seconded Councillor Fedeli that Council approve DA 631/2017 for a subdivision to create two residential lots, construction of two double storey dwellings and associated site works at 5 Aqueduct Street, Leppington, subject to the conditions attached.

(Councillor Mills arrived – the time being 6:43pm – and was present for the remainder of the meeting).

ORD1/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Fedeli, Mills and Morrison voted in favour of the Motion. Councillors C Cagney, A Cagney and Farrow voted against the Motion.)

ORD03 TORRENS TITLE SUBDIVISION AND CONSTRUCTION OF A TWO STOREY DWELLING ON EACH CREATED LOT - 23 BANGOR TERRACE, COBBITTY

Resolution: Moved Councillor Fedeli, Seconded Councillor Sidgreaves that Council approve DA 361/2017 for Torrens title subdivision creating two lots and the construction of a two storey dwelling on each of the lots at 23 Bangor Terrace, Cobbitty subject to the conditions attached.

ORD2/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Fedeli, Mills and Morrison voted in favour of the Motion. Councillors C Cagney, A Cagney and Farrow voted against the Motion.)

ORD04 PLANNING PROPOSAL - 2 IRONBARK AVENUE, CAMDEN

Resolution: Moved Councillor Sidgreaves, Seconded Councillor Fedeli that Council:

- i. endorse the draft Planning Proposal to amend the Camden Local Environmental Plan 2010 to include a medical centre as an additional permitted use at 2 Ironbark Avenue, Camden (Lot 3 DP 243156);
- ii. forward the Planning Proposal to the Department of Planning and Environment for Gateway Determination and advise that Council will be using its delegation pursuant to Section 23 of the *Environmental Planning and Assessment Act 1979*;
- iii. subject to receiving a Gateway Determination, publicly exhibit the Planning Proposal in accordance with the Gateway Determination; and
- iv. subject to no unresolved submissions being received, forward the Planning to the Department of Planning and Environment for the plan to be made; or
- v. should the Planning Proposal not receive Gateway approval, notify the Proponent that the Planning Proposal will not proceed.

ORD3/17 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Sidgreaves, Symkowiak, Fedeli, C Cagney, A Cagney, Farrow, Mills and Morrison voted in favour of the Motion. No Councillors voted against the Motion.)