



Camden Council Planning Proposal

3 Emerald Hills Boulevard, Leppington

PP/2022/9/1

Version 4 (April 2024)

Document Register

Version	Date	Detail	Council Reference
1	May 2023	Draft Planning Proposal prepared for submission to Council by The Planning Hub	23/310941
2	August 2023	Minor amendment to Draft Planning Proposal prepared in response to Council request for information by The Planning Hub	23/460349
3	February 2024	Draft Planning Proposal prepared for Gateway Determination by Camden Council	24/174505
4	April 2024	Planning Proposal prepared for Public Exhibition by Camden Council	24/184959

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Executive Summary

The subject site for this Draft Planning Proposal (the proposal) is 3 Emerald Hills Boulevard, Leppington (Lot 96, DP 1203161) as shown in **Figure 1**.



Figure 1: Site Location Map (Source: Nearmap)

The site is located within the Emerald Hills urban release area, as shown in **Figure 2**. Emerald Hills was rezoned in July 2012 for approximately 1,280 dwellings and 10,000m² of commercial floor area.

The proposal seeks to amend the Camden Local Environmental Plan 2010 (Camden LEP 2010) to permit a ‘*vehicle repair station*’ on the site. The draft Planning Proposal is accompanied by a draft amendment to Schedule 8 (Emerald Hills) of the Camden DCP 2019 to guide future development on the site.

The Draft Planning Proposal is consistent with the current zone, will serve the local community, provide employment opportunities, and will not generate any unacceptable amenity impacts. The proposal has strategic and site-specific merit to proceed to Gateway Determination.

Initial community notification of the proposal was undertaken in July 2023 and no submissions were received.

The Draft Planning Proposal was considered by the Camden Local Planning Panel (CLPP) via Electronic Determination on 28 September 2023. The Panel recommended that the Proposal proceed to Gateway Determination as it demonstrates strategic and site specific merit and will allow a use that will serve the daily needs of the local residential and business community.

The Draft Planning Proposal was considered by Council at its meeting on 14 November 2023. Council resolved, in part, to endorse the Draft Planning Proposal to be forwarded to the Department of Planning and Environment (now the Department of Planning, Housing and Infrastructure), for Gateway Determination.

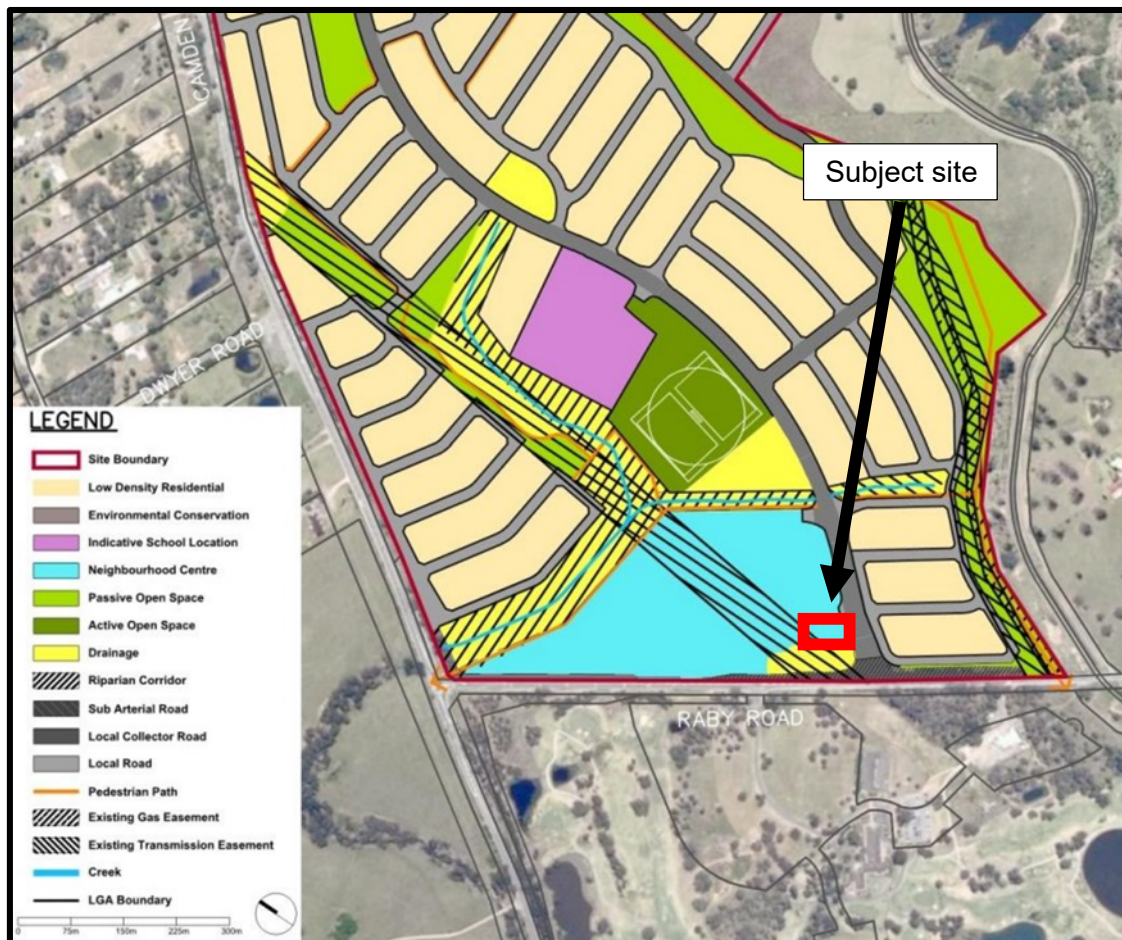


Figure 2: An extract from the indicative master plan for Emerald Hills (Camden DCP 2019).

The draft Planning Proposal was submitted to the Department of Planning, Housing and Infrastructure (DPHI) on 5 February 2024 for a Gateway Determination.

On 6 March 2024, the Planning Proposal received a Gateway Determination outlining the conditions for agency consultation and public exhibition (**refer to Appendix 13**).

In accordance with the Gateway Determination, consultation is currently being undertaken with TransGrid and Public Exhibition is being undertaken within 2 months of the date of the Gateway Determination.

The draft Planning Proposal has been updated for Public Exhibition which will be undertaken from 15 April to 14 May 2024.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (the EP&A Act) and the relevant Department of Planning and Environment Guideline 'Local Environmental Plan Making Guideline (August 2023)' to ensure all matters requiring consideration are appropriately addressed.

Introduction

Background

The Draft Planning Proposal (the proposal) was lodged with Council in May 2023 by The Planning Hub (the proponent) on behalf of the landowners D&AI Pty Ltd. It seeks to amend Schedule 1 of the Camden LEP 2010 by allowing a '*vehicle repair station*' as an additional permitted use on the subject site.

The subject site for this proposal is 3 Emerald Hills Boulevard, Leppington (Lot 96, DP 1203161) as shown in **Figure 1** above.

The proposal is accompanied by an amendment to Schedule 8 (Emerald Hills) of the Camden DCP to guide the future development of the site.

The Planning Proposal was placed on initial community notification for 14 days from 14 July to 28 July 2023 and no submissions were received during this period.

Camden Local Planning Panel

On 28 September 2023, the draft Planning Proposal was considered by the Camden Local Planning Panel (the Panel). The Panel recommended, via Electronic Determination, that the Draft Planning Proposal proceed to Gateway Determination as it demonstrates strategic and site specific merit and will allow a use that will serve the daily needs of the local residential and business community.

A copy of the Closed Panel Minutes is provided as **Appendix 6**.

Pre-Gateway Council Report

The Draft Planning Proposal was reported to Council on 14 November 2023. At this meeting, Council resolved to endorse the Draft Planning Proposal and to forward it to the Department of Planning and Environment (now DPHI) for Gateway Determination. A copy of the Pre-Gateway Council Meeting Report and Minutes are provided as **Appendix 7**.

It is noted that Council also endorsed an amendment to Schedule 8 – Emerald Hills of the Camden Development Control Plan 2019 (Camden DCP 2019). The Camden DCP 2019 currently includes controls for the Emerald Hills Centre and identifies a number of site planning principles as shown in Figure 4. The figure identifies a "*landscaped entry buffer*" and "*landmark corner building*" within the site and a "*primary pedestrian link*" adjoining the northern boundary of the site.

The DCP amendment guides future development on the land and includes controls to minimise the number of driveways, provide a landmark corner building and landscaped entry buffer. Future DAs will be assessed against the DCP controls.

The DCP amendment is being publicly exhibited concurrently with the Draft Planning Proposal. A copy of the Draft DCP amendment endorsed for public exhibition is provided as **Appendix 12**.

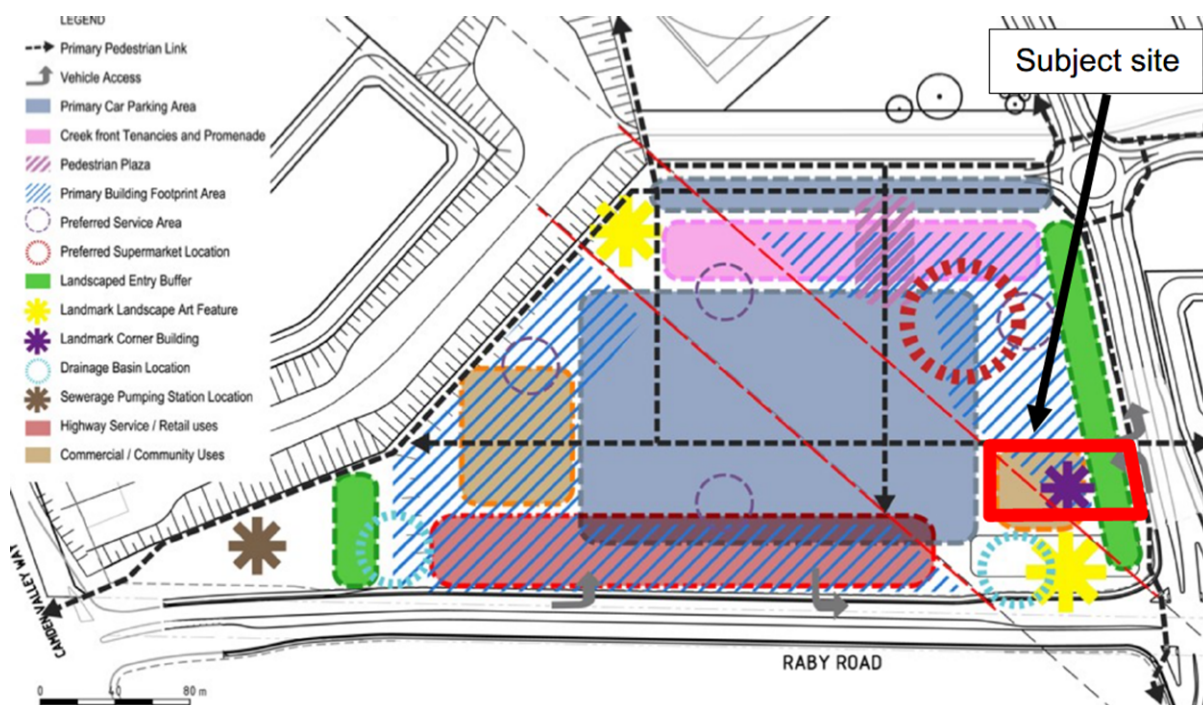


Figure 3: Extract of Figure 8-16 Site Planning Principles for Emerald Hills Centre, from Schedule 8 of the Camden DCP 2019.

Gateway Determination

A Gateway Determination was issued by the Department of Planning, Housing and Infrastructure on 6 March 2024 with the requirement to proceed to public exhibition within two months of the date of the determination. The Gateway Determination also required that Council consult with Transgrid in regard to the Proposal and to allow at least 30 days for them to provide comment.

Public Exhibition

The Planning Proposal and draft Development Control Plan will be placed on public exhibition from 15 April to 14 May 2024.

Site Location

The site is located within the Emerald Hills urban release area, as shown in **Figure 2** above. Emerald Hills was rezoned in July 2012 for approximately 1,280 dwellings and 10,000 sqm of commercial floor area.

Surrounding areas include Camden Lakeside to the south (under development), Catherine Fields and Leppington to the west (undeveloped) and East Leppington to the north (developed). To the east is non-urban land located within the Campbelltown LGA.

The site is legally described as Lot 96 in DP 1203161 and is known as 3 Emerald Hills Drive, Leppington. It is part of the Emerald Hills local centre and is approximately 2,613m² in area. This site is accessed via Emerald Hills Boulevard and is currently vacant as shown in **Figure 3** below.

The site is located approximately 50 metres from the Raby Road and Emerald Hills Boulevard intersection. A Transgrid transmission easement is located within the western portion of the

site. Surrounding land uses include the Emerald Hills shopping village and residential development.



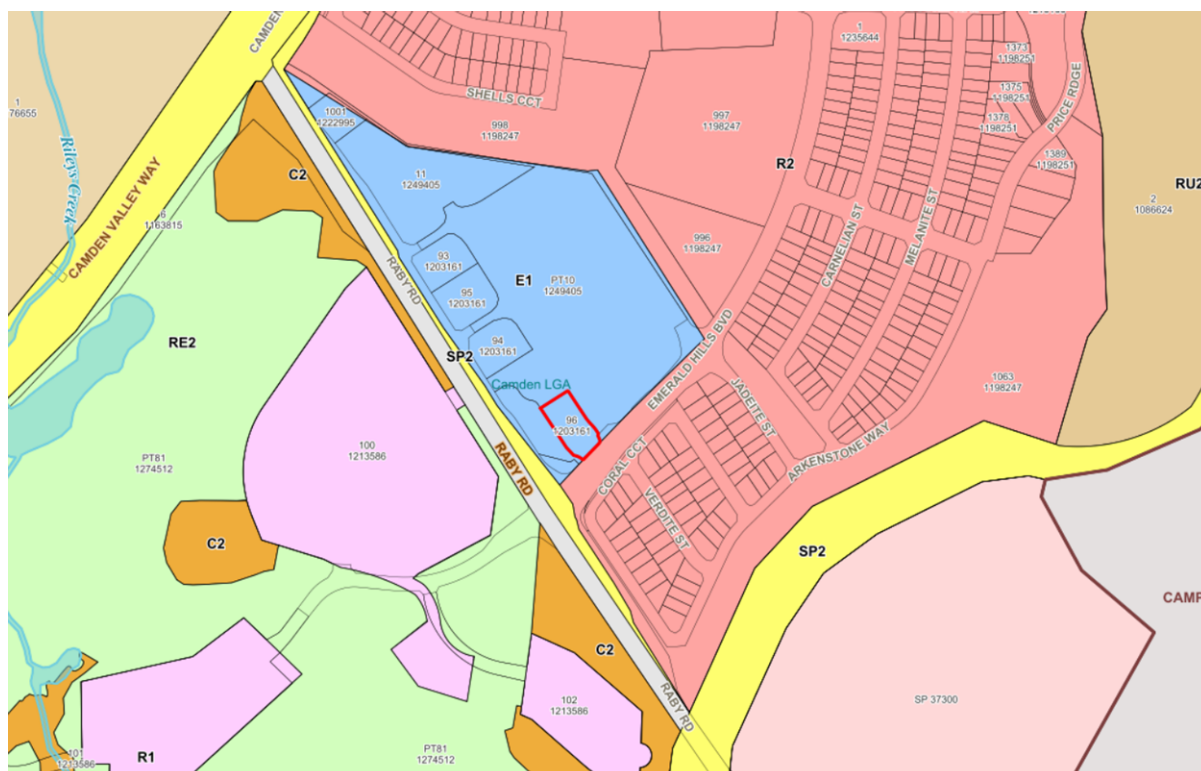


Figure 5: Current site zoning (Camden LEP 2010).

The Draft Planning Proposal

The Draft Planning Proposal (the proposal) seeks to amend Schedule 1 and the Additional Permitted Uses Map of the Camden Local Environmental Plan (LEP) 2010 to permit a vehicle repair station. Draft wording for the Schedule 1 amendment is provided in **Appendix 5** and the proposed mapping in **Appendix 4**.

The development concept involves the construction of:

- Food and drink premises
- Car wash
- Vehicle repair station.

The E1 Local Centre is an open zone with food and drink premises and a car wash already permissible. However, a 'vehicle repair station' is listed as a prohibited use and so cannot be constructed under current planning provisions.

A 'vehicle repair station' is defined in the Camden LEP 2010 as a *"building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises"*.

The objectives of the E1 Local Centre zone in the Camden LEP 2010 are:

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.

- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure that mixed use developments present an active frontage to the street by locating business, retail and community uses at ground level.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To encourage a safe, attractive, accessible and efficient pedestrian environment.
- To ensure that development contributes to the hierarchy of centres under the Camden Development Control Plan 2019.

A vehicle repair station is considered to be consistent with these zone objectives in this location as it will serve the needs of the local community and provide employment opportunities. The use will contribute to and complement the mix of non-residential uses within the Emerald Hills local centre as envisioned by the hierarchy of centres detailed in the Camden DCP 2019.

Also of note is that a vehicle repair station is currently permissible within the corresponding B2 Local Centre zone in Part 2 of Appendix 5 Camden Growth Centre Precinct Plan of the State Environmental Planning Policy (Precincts—Western Parkland City) 2021. The SEPP applies to other parts of the Camden Local Government Area (LGA).

Development Control Plan

The Draft Planning Proposal is accompanied by an amendment to Schedule 8 – Emerald Hills of the Camden Development Control Plan 2019 (DCP). The amendments in the draft DCP seek to minimise the number of driveways accessing the site whilst retaining all the original key elements.

The DCP is being publicly exhibited with the Planning Proposal. The Draft DCP is included in **Appendix 12**.

Initial Notification

The Draft Planning Proposal was placed on initial notification for 14 days from 14 July to 28 July 2023. Surrounding landowners were advised and the Draft Planning Proposal was placed on Council's online platform (YourVoice Camden), along with all supporting technical studies. No submissions were received during the initial notification.

Part 1 – Objectives and intended outcomes

Objective

The objective of the Draft Planning Proposal is:

- To amend Schedule 1 of the Camden LEP 2010 to permit development for the purposes of a vehicle repair station with development consent on land described as 3 Emerald Hills Boulevard, Leppington - Lot 96, DP 1203161

Intended Outcome

The intended outcome for the Proposal is to enable development of the site for the purposes of a vehicle repair station which:

- Improves the convenience for local residents and the working population by providing a service that will complement the existing centre;
- Provides a local service that will cater for the day to day needs of the community;
- Contributes to the vitality and viability of the centre, and
- Does not affect the functioning and hierarchy of existing employment zones in the Emerald Hills precinct.

Part 2 – Explanation of provisions

The objectives and intended outcomes of this Draft Planning Proposal can be achieved by:

- Amending Schedule 1 of the Camden Local Environment Plan 2010 to permit a vehicle repair station with development consent on land described as 3 Emerald Hills Boulevard, Leppington - Lot 96, DP 1203161, and
- Amending the Additional Permitted Uses (APU) Map to identify the site for additional permitted uses.

There are no other changes to the text of the Camden LEP 2010. In addition, the objectives of the zone and land use table for the E1 Zone will remain unchanged.

Part 3 – Justification of strategic and site-specific merit

Strategic Merit

3.1 Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

This Draft Planning Proposal is not the result of any strategic study or report. The need for the planning proposal is the result of a proponent led request to permit a vehicle repair station to complement the development concept for the site.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal is required to amend the Camden LEP 2010. It is the best means of achieving the objectives and intended outcomes:

- An amendment to Schedule 1 of the Camden LEP 2010 and Additional Permitted Uses Map ensures that the proposed land use is restricted to the subject land.
- The future use of the site as a vehicle repair station is anticipated to be an ancillary use that positively contributes to the viability and vitality of the Emerald Hills Centre. The proposal has been prepared to ensure the additional permitted use does not adversely impact on the economic strength and vitality of the centre and only includes a use that will support the centre based on the site's size and location.
- The current provisions of the Camden LEP 2010 list a vehicle repair station as a prohibited use and therefore do not allow for the development envisaged for the site. There are no other alternate pathways under current legislation to facilitate the intended outcomes.
- Rezoning the subject land is not considered to be an appropriate mechanism to achieve the vision for the Emerald Hills precinct.
- Amending the Land Use Table for the E1 zone in the Camden LEP 2010 to include 'vehicle repair station' as a permissible use may have unintentional consequences across other areas of the Camden LGA.
- The planning proposal is viewed as the most efficient and time effective approach to deliver the outcomes envisaged for the site.

3.2 Section B – Relationship to the Strategic Planning Framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. The objectives and directions of the Greater Sydney Region Plan and Western City District Plan applicable to the Draft Planning Proposal have been addressed at **Appendix 1** of this report.

Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

The Draft Planning Proposal is consistent with Council's local strategies as summarised below. Consistency against these strategies is provided in greater detail in **Appendix 1**.

Camden Community Strategic Plan

The Connecting Camden Community Strategic Plan (CSP) 2036 acknowledges that Camden's urban landscape is changing and that there is a need to ensure that everyone has access to quality environments that are well planned and designed, maintained and built to last for future generations. The CSP also acknowledges that the green spaces, natural and rural landscapes, and waterways are special spaces with cultural and heritage values to the community.

The proposal is consistent with the relevant directions and strategies of the CSP and has particular relevance to Key Directions 3 – Prosperous.

Camden Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) was adopted by Council on 14 April 2020. The LSPS is a 20-year planning vision, and includes land use, transport and sustainability objectives to demonstrate how the Camden LGA will change to meet the community's needs over the next 20 years.

The proposal is consistent with the relevant Local Priorities and Actions of the LSPS, with specific focus on the following Local Priorities:

- Infrastructure and Collaboration
 - Priority 4: Working in partnership to deliver a more liveable, productive and sustainable Camden.
- Liveability
 - Priority 4: Encouraging vibrant and connected centres which reflect Camden's evolving character.
- Productivity
 - Priority 1: Increasing the quantity and diversity of local jobs and improving access to jobs across the Western City District.
 - Priority 2: Creating a network of successful centres.

Camden Local Housing Strategy

The Camden Local Housing Strategy (LHS) was adopted by Council on 12 October 2021. It sets out a plan for housing in the Camden LGA over the next 10 to 20 years. It draws on a body of evidence to create a set of housing priorities and objectives specific to the Camden LGA, with associated implementation actions and timeframes.

The proposal has been assessed against the Priorities, Objectives and Actions of the Strategy. The specific priority this proposal is considered against is as follows:

- Priority 2: Delivering resilient, healthy and connected communities.

Camden Centres and Employment Land Strategy

The Centres and Employment Land Strategy (CELS) (March 2022), sets out Council's vision for centres and employment land in the Camden LGA over the next 20 years. It draws on a body of evidence to create a set of priorities and objectives specific to the Camden LGA, with associated implementation actions and timeframes.

The proposal has been assessed against the Priorities, Objectives and Actions of the CELS. The specific priorities this proposal is considered against are as follows:

- Direction 1: A network of successful, integrated, and attractive retail centres.

- Direction 2: A network of productive industrial and urban services land
- Guiding Criteria for Planning Proposals
 - 3: Proposed centres in greenfield areas should be established early in the development process.
 - 7: Planning Proposals should adopt environmental sustainability and Water Sensitive Urban Design (WSUD) principles.

Greener Places, Healthier Waterways: A Vision for the Camden Green and Blue Grid

The Greener Places, Healthier Waterways: A Vision for the Camden Green and Blue Grid (vision) outlines Council's approach to join and enhance green open spaces, biodiversity corridors, riparian areas, and natural bushland (the Green Grid) using creeks, rivers, lakes and streams (the Blue Grid) as the backbone for these connections.

The proposal has been assessed against the vision and is considered to be consistent.

Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

No other State and regional studies or strategies are applicable to this Draft Planning Proposal.

Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

The relevant SEPPs, including deemed SEPPs, have been addressed at **Appendix 2** to this report. The Draft Planning Proposal is considered consistent with these SEPPs and deemed SEPPs.

Q7. Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The s9.1 Directions applicable to the Draft Planning Proposal have been addressed at **Appendix 3** of this report. This Draft Planning Proposal is considered consistent with the applicable Directions.

The proposal will be assessed against key government priorities once they are released.

Site-Specific Merit

3.3 Section C – Environmental, Social and Economic Impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No. The land subject site has previously been rezoned as part of the Emerald Hills urban release area rezoning in July 2012. This rezoning was informed by various assessments to determine the likelihood of impacts on critical habitat or threatened species, populations or ecological communities, or their habitats. The additional permitted use will not result in any additional impacts.

Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. The subject site has previously been rezoned as part of the Emerald Hills urban release area rezoning in July 2012. The rezoning included various assessments to determine and manage environmental effects.

The proponent has also prepared the following technical studies in support of the proposal:

- Acoustic Assessment (**Appendix 10**),
- Traffic and Parking Impact Assessment (**Appendix 11**).

The acoustic assessment (submitted with the proposal) concluded that the acoustic impacts of the proposed use were acceptable. The proposed future development can comply with the relevant noise criteria and will not generate unacceptable impacts on acoustic amenity. Furthermore, the traffic assessment (also submitted with the proposal) concluded that the proposed use was acceptable.

Q10. Has the planning proposal adequately addressed any social and economic effects?

The Draft Planning Proposal is supported by an Economic Impact Comment (**Appendix 9**). No specific study on social impacts has been prepared.

Social Effects

The proposal will result in a number of positive social impacts on the surrounding area through activating a currently underutilised site. The site will be given a new, specific purpose by introducing a land use that will positively contribute to the vitality and viability of the Emerald Hills Centre.

Economic Effects

The Draft Planning Proposal is supported by an Economic Impact Comment which concludes that the proposal will not detract from the operation and function of nearby commercial and retail businesses.

3.4 Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

The Draft Planning Proposal does not seek to increase the amount of commercial floor area and therefore does not impact on demand or future planning for infrastructure.

3.5 Section E – State and Commonwealth Interests

Q11. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The Gateway Determination requires consultation with Transgrid. This is currently being undertaken and comments received will be considered and addressed prior to finalising the proposal.

Part 4 – Maps

The proposed Draft amendments to the Camden LEP 2010 maps for the subject site are listed below and are provided at **Appendix 4**.

- Additional Permitted Uses Map – APU_016.

Amended provisions in relation to the proposed additional permitted use are included at **Appendix 5**.

Part 5 – Community Consultation

Prior to Gateway Determination

The Draft Planning Proposal was placed on initial notification for 14 days from 14 July to 28 July 2023. No public submissions were received during the initial notification period.

Post Gateway Determination/Public Exhibition

The Draft Planning Proposal is being placed on public exhibition in accordance with Council's Community Participation Plan and in accordance with Gateway Determination conditions.

The Draft Planning Proposal is being exhibited for a minimum of 28 days from 15 April to 14 May 2024 and exhibition material is available at:

- Council Administration Centre, 70 Central Avenue, Oran Park (Hard Copy)
- Oran Park Library; 72 Central Avenue, Oran Park (Hard Copy)
- Narellan Library, Queen Street, Narellan (Hard Copy)
- Camden Library, John Street, Camden (Hard Copy)
- YourVoice Camden website (Electronic Copy)

Notification letters have also been sent to landowners in the vicinity of the subject site to advise of the Draft Planning Proposal and consultation is currently being undertaken with Transgrid.

Part 6 – Project Timeline

Anticipated commencement date (date of Gateway Determination)	March 2024
Anticipated timeframe to finalise mapping	March 2024
Timeframe for public agency consultation	April 2024
Dates of public exhibition	15 April – 14 May 2024
Timeframe for submissions to be considered	May – June 2024
Timeframe for consideration of a proposal after the exhibition	July - August 2024
Date of submission to the Department to finalise the LEP	August 2024
Date of notification	September 2024

Table 1: Project Timeline

It is noted that if the anticipated date of commencement is delayed, all other subsequent dates will need to be rescheduled.

Part 7 – Conclusion

This Draft Planning Proposal seeks to amend Schedule 1 of the Camden Local Environmental Plan 2010 by inserting an Additional Permitted Use (APU) to allow a '*vehicle repair station*' on the subject site.

The Draft Planning Proposal demonstrates strategic and site-specific merit as:

- The proposed additional permitted use is consistent with the relevant objectives of the E1 Local Centre zone under the Camden LEP 2010, and
- The proposed land use is in a suitable and practical location that serves the needs of residents within the surrounding area whilst avoiding adverse impacts on the overall economic function of the Emerald Hills Local Centre.

This Draft Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act 1979 and is the most appropriate method to achieve the objectives and intended outcomes of the proposal.

Part 8 – Appendices

Appendix 1: Assessment against Key Strategic Documents

Appendix 2: Consistency against State Environmental Planning Policies

Appendix 3: s9.1 Directions

Appendix 4: Existing and Proposed LEP Maps (as provided in the Proponent's Draft Planning Proposal)

Appendix 5: Proposed Amendment – Camden LEP 2010, Schedule 1 Additional Permitted Uses, Clause 30

Appendix 6: Camden Local Planning Panel Minutes – 28 September 2023

Appendix 7: Camden Council Meeting Report and Minutes – 14 November 2023

Appendix 8: Concept Architectural Drawings

Appendix 9: Economic Impact Comment

Appendix 10: Acoustic Assessment

Appendix 11: Traffic and Parking Impact Assessment

Appendix 12: Draft Camden Development Control Plan 2019 - Schedule 8 (Emerald Hills)

Appendix 13: Gateway Determination

Appendix 1: Assessment Against Key Strategic Documents

Greater Sydney Region Plan

Greater Sydney Region Plan		
Objective	Consistency	Comment
Infrastructure and Collaboration		
Objective 4: Infrastructure use is optimised	YES	The proposal seeks to make use of existing infrastructure and will not adversely impact the delivery of local, district or metropolitan infrastructure.
Productivity		
Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	YES	The proposal is consistent with this objective as it will add to the existing services and facilities in the centre, which is in close proximity to residential development, thereby assisting in achieving a 30-minute city.

Western City District Plan

Western City District Plan		
Priority	Consistency	Comment
Infrastructure and Collaboration		
Planning Priority W1: Planning for a city supported by infrastructure <ul style="list-style-type: none"> Objective 1: Infrastructure supports the three cities. Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact. Objective 3: Infrastructure adapts to meet future needs. Objective 4: Infrastructure use is optimised. 	YES	The proposal is consistent with this priority as it seeks to make use of existing infrastructure and will not adversely impact the delivery of local, district or metropolitan infrastructure.
Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage <ul style="list-style-type: none"> Objective 12: Great places that bring people together. Objective 13: Environmental heritage is identified, conserved and enhanced. 	YES	The proposal is consistent with this priority as it contributes to the range of services provided by the local centre which will assist in meeting the needs of people who live in, work in and visit the local centre.
Productivity		
Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City <ul style="list-style-type: none"> Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities. Objective 15: The Eastern, GOP and Western Economic Corridors are better 	YES	The proposal is consistent with this priority as it contributes to the range of services provided by the local centre which will assist in meeting the needs of people who live in, work in and visit the local centre.

Western City District Plan		
Priority	Consistency	Comment
<p>connected and more competitive.</p> <ul style="list-style-type: none"> Objective 16: Freight and logistics network is competitive and efficient. Objective 17: Regional connectivity is enhanced. 		
Planning Priority W10: Maximising freight and logistics opportunities and planning and managing industrial and urban services land	YES	The proposal is consistent with this priority as it will provide additional services on urban services land.
Planning Priority W11: Growing investment, business opportunities and jobs in strategic centres	YES	The proposal is consistent with this priority in that it supports growing investment, business opportunities and jobs within an existing local centre.

Connecting Camden Community Strategic Plan 2036

Camden Community Strategic Plan		
Objective	Consistency	Comment
Key Direction – Prosperous		
<p>P1 - Our business community is strong, thriving and connected at local, regional, national and international levels</p> <p>P2 - Our LGA provides diverse local job opportunities, supported by skills and training pathways to employment</p> <p>P3 - Our LGA is a desirable location for new and emerging industries, businesses and entrepreneurs</p>	YES	The proposal is consistent with this direction as it maintains urban land for business purposes whilst providing an additional service that diversifies existing employment opportunities in close proximity to residential land.

Camden Local Strategic Planning Statement

Camden Local Strategic Planning Statement		
Local Priority	Consistency	Comment
Infrastructure		
Local Priority I4: Working in partnership to deliver a more liveable, productive and sustainable Camden	YES	<p>The proposal is consistent with this priority in that it will facilitate the development of a currently vacant site.</p> <p>Council has undertaken initial notification of the Planning Proposal to adjoining landowners, with no public submissions being received.</p>
Liveability		
Priority 4: Encouraging vibrant and connected centres which reflect Camden's evolving character	YES	The proposal is consistent with this priority as it will provide for a service and additional employment opportunities in close proximity to residential land.

Camden Local Strategic Planning Statement		
Local Priority	Consistency	Comment
Productivity		
Local Priority P1: Increasing the quantity and diversity of local jobs, and improving access to jobs across the Western City District	YES	The proposal is consistent with these two priorities as it maintains urban land for business purposes whilst providing an ancillary service that diversifies existing employment opportunities in close proximity to residential land.
Local Priority P2: Creating a network of successful centres	YES	

Camden Local Housing Strategy

Camden Local Housing Strategy 2020		
Objective	Consistency	Comment
Priority 2 – Delivering resilient, healthy and connected communities		
Objective 4: Neighbourhood design supports healthy and connected communities that are better placed	YES	The proposal is consistent with this priority and objective as it will provide for a service and additional employment opportunities in close proximity to residential land.

Camden Centres and Employment Land Strategy

Principle	Consistency	Comment
Direction 1 – A network of successful and attractive retail centres		
Principle 1: A defined centres hierarchy	YES	The proposal is consistent with this direction and the associated principles as it will provide an additional employment generating land use within an existing local centre and accessible location.
Principle 2: Retail centres are vibrant, accessible and distinctive		
Principle 3: Retail centres are innovative, environmentally sustainable and planned to mitigate natural hazards		
Principle 4: A planning framework that supports retail centres		
Direction 2 – A network of productive industrial and urban services land		
Principle 5: Industrial and urban services land is values and protected	YES	The proposal is consistent with this direction and the associated principles as it will not impact on industrial and urban services land such as land zoned E3 Productivity Support and E4 General Industrial.
Principle 6: Industrial and urban services land is productive and functional		
Principle 7: A planning framework that supports industrial and urban services land		
Principle 8: A pipeline of industrial and urban services land supply		
Principle 9: Industrial and urban services land is environmentally sustainable and planned to mitigate natural hazards.		

Camden Green and Blue Grid Vision

Camden Green and Blue Grid Vision		
Principles	Consistency	Comment
Principle 1: Place-based – Being relevant to the community and designed to care for and connect with Country	Yes	The Draft Planning Proposal will not impact the future Green and Blue Grid Connections as the proposed additional use will not impact any open space or riparian corridors.
Principle 2: Holistic & Integrated – Being part of a larger network that integrates natural systems	Yes	
Principle 3: Creative & Innovative – Thinking differently about design of open space environments	Yes	
Principle 4: Natural & Sustainable – Embracing a river generated landscape	Yes	
Principle 5: Relevant & Inclusive – Playing a core role in everyone's day to day lives	Yes	
Principle 6: Beautiful & Engaging – Engendering respect and appreciation for the landscape and environment	Yes	
Principle 7: Healthy & Active – Encouraging healthy lifestyles and sense of wellbeing	Yes	

Appendix 2: Consistency against State Environmental Planning Policies

SEPP/SREP/ Chapter Title	Assessment of Consistency with
State Environmental Planning Policy (Biodiversity and Conservation) 2021	
Chapter 2 Vegetation in non-rural areas	Does not apply to this Planning Proposal.
Chapter 3 Koala Habitat Protection 2020	Does not apply to the Camden LGA.
Chapter 4 Koala Habitat Protection 2021	Does not apply to the Camden LGA.
Chapter 5 River Murray Lands	Does not apply to the Camden LGA.
Chapter 6 Water Catchments	Chapter 6 aims to protect the environment of the Hawkesbury-Nepean River system. It is envisaged that any future development application is capable of ensuring that there will be no adverse impacts on the catchment.
Chapter 13 Strategic Conservation Planning	Does not apply to this Planning Proposal.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	
	The provisions of the SEPP may be relevant for future developments on the site.
State Environmental Planning Policy (Industry and Employment) 2021	
Chapter 2 Western Sydney Employment area	Does not apply to Camden LGA.
Chapter 3 Advertising and Signage	Chapter 3 aims to regulate signage, ensure it is of a high-quality design and finish, provides effective communication in suitable locations and is compatible with the desired visual character. It is envisaged that any future development application is capable of meeting the requirements of SEPP (Industry and Employment) 2021.
State Environmental Planning Policy (Resilience and Hazards) 2021	
Chapter 2 Coastal Management	Does not apply to the Camden LGA.
Chapter 3 Hazardous and Offensive Development	Does not apply to this Planning Proposal.
Chapter 4 Remediation of land	Chapter 4 provides a state-wide planning approach to remediation and aims to promote remediation of any contaminated land for the purpose of reducing the risk and harm to human health and/or the environment. The subject site was deemed to be suitable for its intended use during the assessment of development application DA/2014/439/1. The site is still considered suitable for the intended use.
State Environmental Planning Policy (Transport and Infrastructure) 2021	

SEPP/SREP/ Chapter Title	Assessment of Consistency with
Chapter 2 Infrastructure	<p>The provisions of SEPP (Transport and Infrastructure) 2021 will be relevant to the future development of the site due to the proximity of the electrical transmission lines.</p> <p>Consultation with Transgrid is currently being undertaken and any comments will be considered prior to finalisation.</p> <p>Further consultation will also be undertaken as part of any future development application.</p>
Chapter 3 Educational Establishments and childcare facilities	Does not apply to this Planning Proposal.
Chapter 4 Major Infrastructure corridors	Does not apply to this Planning Proposal.
Chapter 5 Three ports- Port Botany, Port Kembla and Newcastle	Does not apply to the Camden LGA.
Chapter 6 Moorebank Freight Intermodal Precinct	Does not apply to the Camden LGA.

Appendix 3: s9.1 Directions

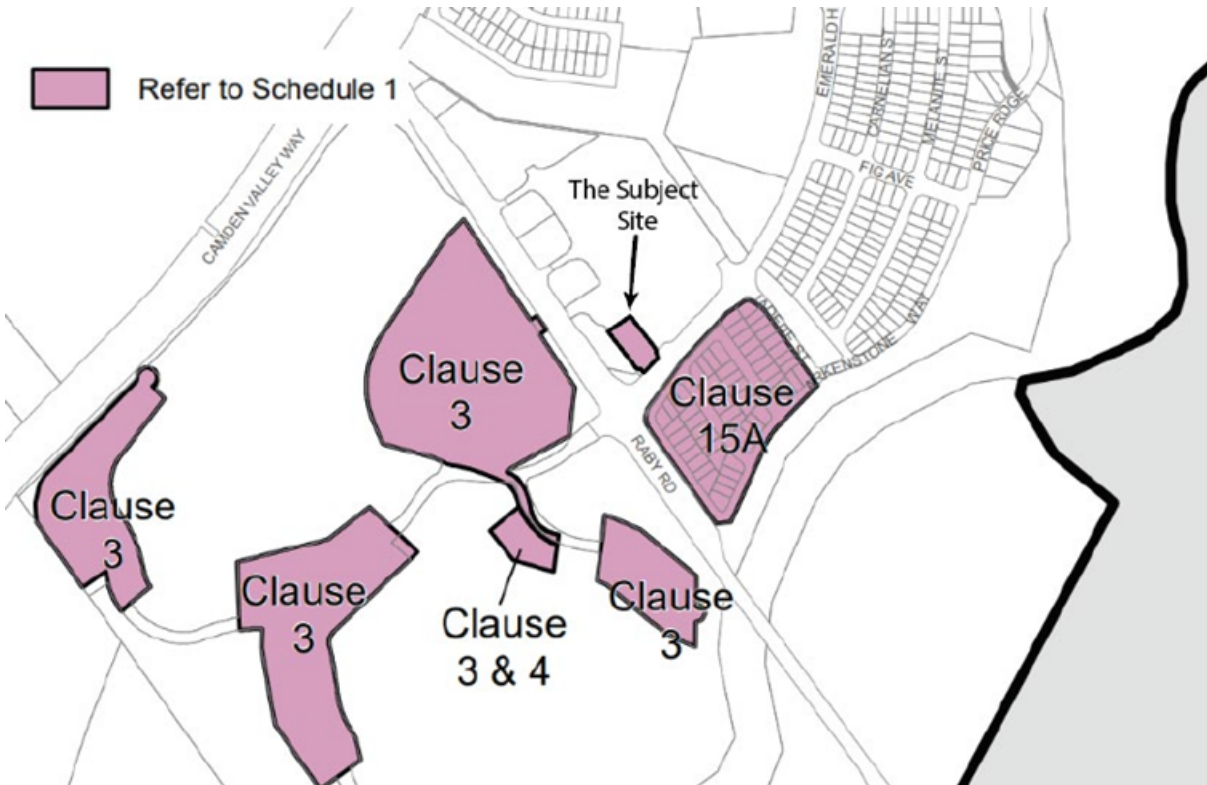
S9.1 Direction Title	Assessment of Consistency
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	<p>The proposal is consistent with the overall intent of the Western City District Plan and Greater Sydney Region Plan, and will contribute to the achievement of the vision, land use strategy, policies, outcomes and actions. See above tables for the detailed assessment.</p> <p>The proposal is consistent with the objectives of this Direction.</p>
1.4 Site Specific Provisions	<p>The proposal seeks to amend the Camden LEP 2010 to include an additional permitted use of a vehicle repair station. The proposal seeks to allow the land use on the site without imposing any development standards or requirements in addition to those already contained in the Camden LEP 2010.</p> <p>The main body of the proposal does not contain or refer to any drawings that show details of the proposed development.</p> <p>It is noted, however, that a set of architectural plans was included as an appendix to the proposal report to assist in demonstrating that the land use is compatible with adjoining land uses.</p>
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	<p>The proposal is consistent with the Direction as it will facilitate a future employment generating land use in an accessible location that will not adversely impact on the existing or future transport network as demonstrated in the Traffic and Parking Impact Assessment.</p>
Focus Area 7: Industry and Employment	
7.1 Business and Industrial Zones	<p>The proposal is consistent with the Direction as follows:</p> <ul style="list-style-type: none"> • The proposal will encourage development that serves the needs of people who live, work or visit the area. • The proposal retains the employment zoning of the site. • The proposal does not reduce the total potential floor space area. • The proposed use of the site is consistent with the relevant strategic planning framework applicable to the site and area as identified within this report.

Appendix 4: Mapping

Existing Additional Permitted Uses (APU) Map



Proposed Additional Permitted Uses (APU) Map



Appendix 5: Proposed Amendment – Camden LEP 2010, Schedule 1 Additional Permitted Uses, Clause 30

Insert Clause 30 Use of certain land at 3 Emerald Hills Boulevard, Leppington

(1) This clause applies to Lot 96, DP 1203161, 3 Emerald Hills Boulevard, Leppington identified as “Clause 30” on the Additional Permitted Uses Map.

(2) Development for the purposes of a vehicle repair station is permitted with development consent.

Appendix 6: Camden Local Planning Panel Minutes – 28 September 2023

Appendix 7: Camden Council Meeting Report and Minutes – 14 November 2023

Appendix 8: Concept Architectural Drawings

Appendix 9: Economic Impact Comment

Appendix 10: Acoustic Assessment

Appendix 11: Traffic and Parking Impact Assessment

**Appendix 12: Draft Camden Development Control Plan 2019 - Schedule 8
(Emerald Hills)**

Appendix 13: Gateway Determination



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