

PLANNING PROPOSAL

1423 CAMDEN VALLEY WAY, LEPPINGTON

JULY 2018

Prepared by
Milestone (Aust) Pty Limited

Contacts
Lisa Bella Esposito

© Milestone (AUST) Pty Limited 2018

This document has been prepared for ALH Group Pty Ltd by Milestone (AUST) Pty Limited.
Reproduction of all or part of this document is prohibited without the prior
permission of Milestone (AUST) Pty Limited.

Development Management
Town Planning

MILESTONE (AUST) PTY LIMITED
ABN 29 123 048 162

93 Norton Street, Leichhardt NSW 2040
PO Box 288, Leichhardt NSW 2040
T 02 9518 3666 F 02 9518 3933
www.milestonemanagement.com.au

Construction

MILESTONE CONSTRUCTION (AUST) PTY LIMITED
ABN 74 154 644 925 Lic 245110 C

TABLE OF CONTENTS

1	Introduction	1
1.1	Introduction.....	1
2	The Site and site context.....	1
2.1	Site Description and Site Context.....	1
3	The Objectives of the Planning Proposal and SEPP 2006 Amendment.....	4
4	The Proposal and Explanation of Provisions	5
4.1	Proposed Development.....	5
4.2	Existing Lockies Hotel and BWS Outlet	6
5	Justification of the Proposal.....	7
5.1	Need for the Planning Proposal	7
5.1.1	Is the Planning Proposal a result of any strategic study or report?.....	7
5.1.2	Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	7
5.2	Relationship to Strategic Planning Framework	7
5.2.1	Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?	7
5.2.2	Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?	10
5.2.3	Is the Planning Proposal consistent with applicable State Environmental Planning Policies?	11
5.2.4	Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?.....	11
5.3	Environmental, Social and Economic Impacts	13
5.3.1	Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal? ..	13
5.3.2	Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?.....	13
5.3.3	How has the Planning Proposal adequately addressed any social and economic effects?	14
5.3.4	Other Environmental Effects	16
5.3.5	Statement of Measures.....	17
5.4	State and Commonwealth Interests	17
5.4.1	Is there adequate public infrastructure for the Planning Proposal?	17
5.4.2	What are the views of the State and Commonwealth public authorities consulted in accordance with the gateway determination?	17
6	Community Consultation.....	18
7	Conclusion.....	18

APPENDICES

- Appendix A: Survey Plan prepared by William Hamer (Registered Land Surveyor) dated 22 February 2017.
- Appendix B: Development Plans prepared by Cayas Architects Pty Ltd dated 2 November 2017.
- Appendix C: Economic Impact Assessment prepared by MacroPlan Dimasi Pty Ltd dated November 2017.
- Appendix D: Traffic and Parking Report Colston Budd Rogers & Kafes Pty Ltd dated November 2017.
- Appendix E: Social Impact Assessment prepared by Milestone Pty Limited dated July 2018.

1 INTRODUCTION

1.1 Introduction

This Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning & Assessment Act, 1979 (The Act) and the NSW Department of Planning and Environment guidelines, and the key planning considerations discussed at the Pre-Planning Proposal Meeting held on 16 June 2017 with Camden Council (Council). It relates to a proposed development comprising a new Tavern, a Dan Murphy's Liquor Store and a Motel (consisting of 80 rooms built over two stages), and associated at grade car parking and landscaping on the subject site (the site) located at 1423 Camden Valley Way, Leppington (Lot 81 DP 656970).

The site is zoned R3 Medium Density Residential and this Planning Proposal is for an amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP 2006) to include additional permitted uses in Schedule 1 (Additional Permitted Uses) of Appendix 9 (Camden Growth Centres Plan). The proposed additional permitted uses are for pub, motel accommodation and retail premises, which are prohibited in the R3 Zone. The existing pub known as "Lockies" and the BWS liquor store benefit from existing use rights and the Planning Proposal seeks to formalise this.

This report details the objectives of the Planning Proposal and explains the proposed SEPP 2006 provisions and provides the background to and justification for the proposal. This Planning Proposal includes an analysis of the subject site and proposal, in context of the State and local planning policy and instruments and other relevant Gateway matters.

2 THE SITE AND SITE CONTEXT

2.1 Site Description and Site Context

The site is located at 1423 Camden Valley Way, Leppington and comprises one lot legally described as Lot 81 DP 656970. The site is rectangular in shape with a total area of approximately 24,300m² and holds a primary frontage of approximately 104.31m to Camden Valley Way and secondary frontage of approximately 220m to Ingleburn Road.



Figure 1: Subject Site
Source: Six Maps 2016

The site currently accommodates a large single storey building operating as 'Lockies Hotel' including a BWS Liquor outlet with at-grade car parking accessed from Ingleburn Road. The site also contains a number of mature trees and vegetation.

Development surrounding the site consists of predominately semi-rural residential development to the north and west of the site, with more recent low to medium density residential development and subdivision works commencing to the south east on Camden Valley Way. The site is also located within proximity to some remaining agricultural uses, including a large flower farm and greenhouse facility located opposite the site to the north east. The Forest Lawn Memorial Park and Leppington Forest Lawn Cemetery is located 2.7km to the north east of the site.

The site is located within the Austral and Leppington North Precinct of the South West Priority Growth Area (SWPGA). According to NSW Department of Planning and Environment, the Austral and Leppington North Precinct will include:

- “...17,350 new homes and the delivery of local amenities close to transport options, including:
 - new Major Centre
 - the new Leppington station
 - three neighbourhood centres
 - 220 hectares of employment land
 - 135 hectares of open space and recreation areas
 - upgrades to major roads
 - new primary and high schools
 - protection of significant vegetation, and major creek corridors
 - improved connections to encourage walking and cycling.”

The site is Zoned R3 Medium Density Residential pursuant to SEPP 2006 as shown in **Figure 2**. The site is however located within proximity to a number of business and commercial zones, being located approximately 400m south east of land zoned B7 Business Park, 800m south east of land zoned B3 Commercial Core and 1km south west of land zoned B4 Mixed Use. The site is within close proximity to an isolated parcel of land zoned B2 Local Centre, located approximately 500m south of the site to the eastern side of Camden Valley Way.

The site is also within the Leppington Town Centre Investigation Boundary as shown in **Figure 3**.

The site is located approximately 1.5km south of the recently constructed Leppington Railway Station, which will serve as an important transport hub for the SWPGA. The locality is currently undergoing significant transition with further development anticipated in Leppington as a result of the area being identified as a Strategic Centre within the Greater Penrith to Eastern Creek Growth Area within the ‘Greater Sydney Region Plan 2018’. Major development has recently been approved by the State Government, including a new Private Hospital Campus, Camden Private Hospital at Gledswood Hills.

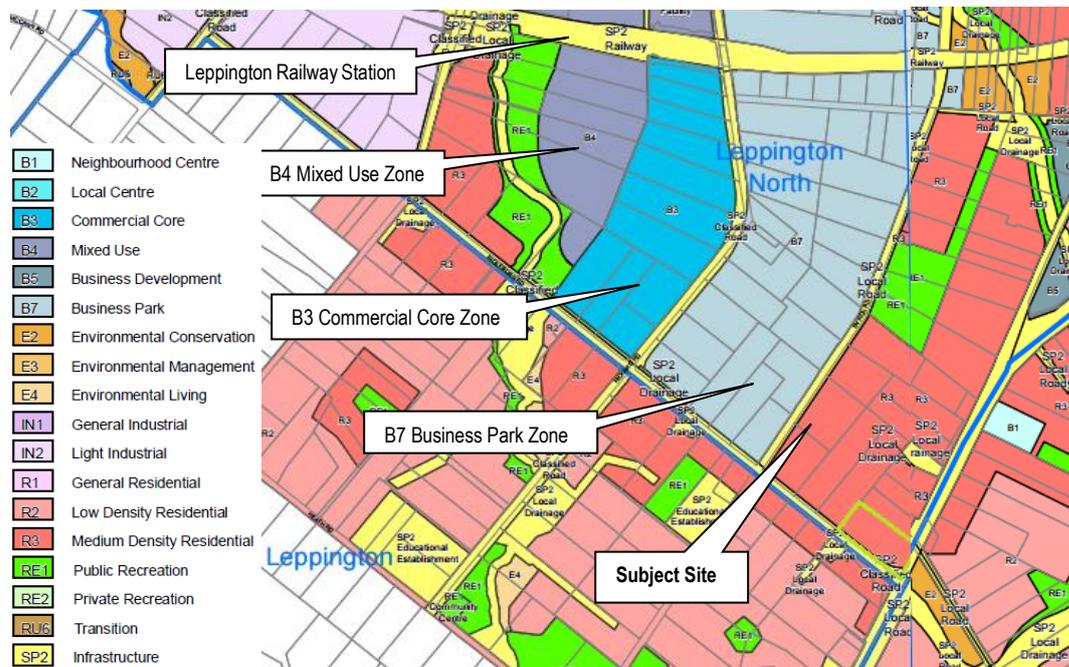


Figure 2: Zoning Map
Source: SEPP 2006

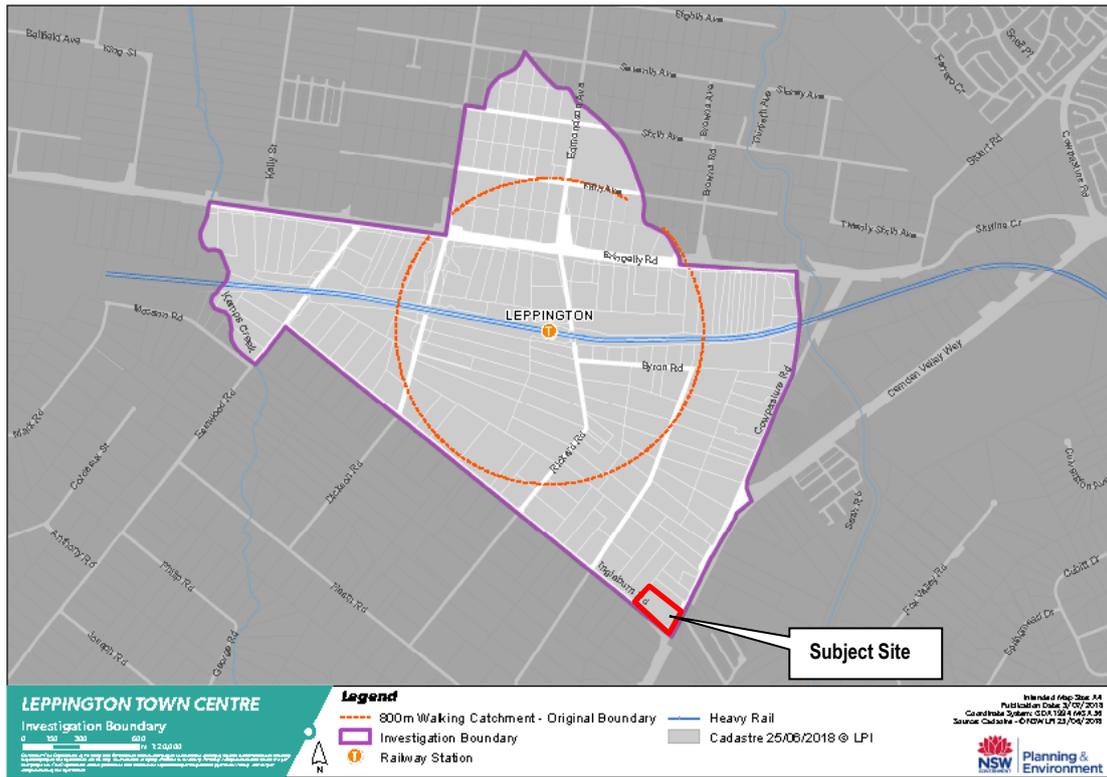


Figure 3: Leppington Town Centre Investigation Boundary
Source: NSW Department of Planning and Environment 2018

Western Sydney Airport located at Badgerys Creek is located approximately 15km north west from the subject site. The Western Sydney Airport is due to commence operation in the mid-2020s, and is expected to be a major generator of employment and economic activity in Western Sydney. The provision of an airport in Western Sydney will also increase the demand for tourism and accommodation services in the area.

The site is located on a prominent corner and enjoys accessibility to the arterial road network. Camden Valley Way is a major arterial road in the region, linking the Hume Highway, M7 and M5 interchange at Prestons, with Camden and Narellan in Sydney's south west.



Photo 1: The existing Lockies Hotel, view north west



Photo 2: The rear of the existing Lockies Hotel, view east



Photo 3: The existing BWS Liquor Retail outlet, view north east



Photo 4: The existing BWS Liquor Retail outlet and associated car park, view west

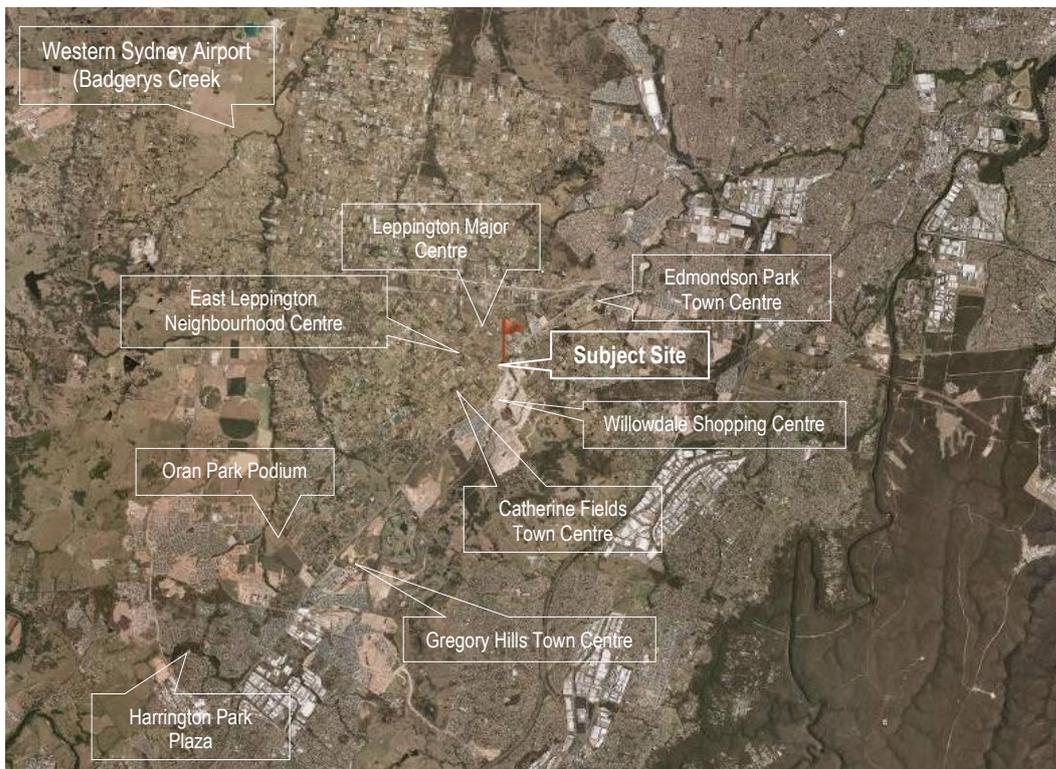


Figure 4: Existing Retail Context
Source: Six Maps 2016

3 THE OBJECTIVES OF THE PLANNING PROPOSAL AND SEPP 2006 AMENDMENT

The existing zoning of the site is R3 Medium Density Residential pursuant to SEPP 2006 as shown in **Figure 2**. The existing use of the site is a 'pub' known as "Lockies" and a BWS liquor store which are prohibited in the R3 Zone but benefit from existing use rights on the site.

The objective of this Planning Proposal is to retain the existing R3 Zoning of the site but to include additional permitted uses at Schedule 1 of Appendix 9 of SEPP 2006 to facilitate the proposed development of a new Tavern and associated facilities, a new Dan Murphy's Liquor Store, and a new motel consisting of approximately 80 rooms. The proposed uses are 'pub', 'motel accommodation' and 'retail premises' which are all prohibited in the R3 Medium Density Residential Zone.

The objectives of the R3 Zone are:

- *"To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*

- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment.”

The proposal will satisfy the relevant objectives of the R3 Zone by providing facilities and services that meet the day to day needs of residents including an improved pub, Dan Murphy’s liquor store and motel accommodation that will provide visitors with local accommodation and stimulate local businesses. The well-being of the community will be enhanced through the provision of a pub which functions as a community meeting place and services which are demanded by the local residents. The operation of the proposed development can be managed to ensure that it is compatible with the amenity of the surrounding medium density residential environment.

The objective of this Planning Proposal is to amend Schedule 1 of Appendix 9 of SEPP 2006 to include the existing pub and retail premises and proposed motel accommodation as permissible uses. This will require an amendment to the text within Schedule 1 of Appendix 9 Camden Growth Centres Precinct Plan held within SEPP 2006.

The site is currently restricted in height to 21m pursuant to SEPP 2006. There are no FSR controls allocated to the site under SEPP 2006. In this case it is considered that the permissible FSR will be determined in reference to the “Camden City Council Growth Centre Precinct Development Control Plan 2017” to specify desired bulk, form and density of new development through a range of building envelope and amenity controls such as open space, setbacks, solar access, landscaping, car parking etc.

4 THE PROPOSAL AND EXPLANATION OF PROVISIONS

4.1 Proposed Development

An amendment to SEPP 2006 is sought because the proposed development is prohibited in the R3 Medium Density Residential Zone. The existing Lockies Hotel and BWS outlet currently operate as an existing use.

The objective of the Planning Proposal is to facilitate the demolition of the existing Lockies Tavern and BWS outlet and development of a new Tavern, a Dan Murphy’s Liquor Store and a Motel (consisting of 80 rooms developed over two stages), and associated at-grade car parking and landscaping on the subject site. The proposed development will activate an important corner site which is currently underutilised, provide a better built form outcome for the site and contribute to the shortage of short term accommodation facilities in the Camden LGA. Specifically, the key development data includes:

Development Data

Site Area:	23,089m²
Existing GFA (Existing Tavern):	1,289m ²
Proposed GFA (as defined by the Camden LEP 2010):	
Dan Murphy’s Liquor Store:	1,570m ²
Tavern:	3,115m ²
Motel:	<u>2,790m²</u>
Total:	7,475m²
Floor Space Ratio: (as defined by the Camden LEP 2010)	0.323 : 1
Heights (Approximate):	
Existing Tavern:	6.5 metres
Proposed Tavern:	10 metres
Proposed Dan Murphy’s:	8.8 metres
Proposed Motel:	8.2 metres
Car Spaces	257

The proposed hours for the Tavern will reflect existing approved hours for the Lockies Hotel and will include:

10:00am – 1:00am (the following day) Mondays to Wednesday.

10:00am – 4:00am (the following day) Thursday to Saturday.

10:00am – 12:00am on Sundays.

The hours of operation for the proposed Dan Murphy's Liquor Store are as follows:

- 9:00am – 9:00pm Mondays to Saturdays.
- 10:00am – 8:00pm on Sundays.

The proposed loading dock operating hours associated with the new Tavern and the Dan Murphy's are as follows:

- 6:00am – 10:00pm, 7 days.

Further details of the proposed development are contained within the Development Plans (including indicative 3D mass modelling at **Appendix B** (prepared by Cayas Architects).

4.2 Existing Lockies Hotel and BWS Outlet

Existing Lockies Hotel

The existing hotel on the site (Lockies Hotel) is defined as a "pub" in SEPP 2006 as follows:

"Pub means licensed premises under the Liquor Act 2007 the principal purpose of which is the sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises."

Development for the purposes of "pub" is **prohibited** in the R3 – Medium Density Residential zone under SEPP 2006. The existing pub benefits from existing use rights which the proposal seeks to formalise.

Existing BWS Retail Outlet

The existing BWS retail outlet is defined as a "shop", being a type of "retail premises" as defined under SEPP 2006 as follows:

"Retail premises means a building or place used for the purpose of selling items by retail, or for hiring or displaying items for the purpose of selling them by retail or hiring them out, whether the items are goods or materials (or whether also sold by wholesale)."

Development for the purposes of a "shop" being a type of "retail premise" is **prohibited** in the R3 – Medium Density Residential zone under SEPP 2006. The existing retail premises benefits from existing use rights which the proposal seeks to formalise.

Motel accommodation

The proposal includes the construction of a new Motel which is defined in SEPP 2006 as follows:

"Hotel or motel accommodation means tourist and visitor accommodation (whether or not licensed premises under the Liquor Act 2007):

- (a) Comprising rooms or self-contained suites, and*
- (b) That may provide meals to guests or the general public and facilities for the parking of guests' vehicles, but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation."*

"Hotel or motel accommodation" falls within the parent definition of "tourist and visitor accommodation", defined under SEPP 2006 as follows:

"Tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes hotel or motel accommodation, serviced apartments, bed and breakfast accommodation and backpackers' accommodation."

Development for the purposes of "hotel and motel accommodation" being a type of "tourist and visitor accommodation" is **prohibited** in the R3 – Medium Density Residential zone under the SEPP 2006.

This Planning Proposal seeks to maintain the existing R3 Zoning and to amend Schedule 1 of Appendix 9 of SEPP 2006 to include the proposed uses, including a pub, retail premises and motel accommodation, to be developed on the site.

5 JUSTIFICATION OF THE PROPOSAL

5.1 Need for the Planning Proposal

5.1.1 *Is the Planning Proposal a result of any strategic study or report?*

The Planning Proposal is not the result of any strategic study or report. Notwithstanding, the proposal has been subject of pre-application consultation with Camden Council Officers held on 16 June 2017. The site was identified as being in close proximity to the following infrastructure and uses:

- Leppington Major Centre.
- Western Sydney Airport located at Badgery's Creek (due to commence operation in the mid-2020s).
- Approved Private Hospital in Gledswood Hills.
- Forest Lawn Memorial Park and Leppington Forest Lawn Cemetery.
- Leppington Railway Station.

The proposed motel accommodation and a new Tavern with function and dining facilities are considered desirable land uses in close proximity to support new housing, the private hospital, airport and funeral services. Detailed justification of the proposal is provided below.

5.1.2 *Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The Planning Proposal for additional permitted uses on the site is the preferred manner to achieve the intended outcome to permit the proposed development, including a Tavern, a Dan Murphy's Liquor Store and a Motel on the land. It is an opportunity to better utilise a currently underutilised site associated with an existing non-conforming land use (Lockies Hotel and BWS outlet). To enable the 'pub, shop and hotel and motel accommodation' to be included in Schedule 1 of Appendix 9 of SEPP 2006 as additional permitted uses, a Planning Proposal is required.

It is considered that the current site is well suited to continue the established tavern, retail premises and other business uses situated on a busy intersection. The use of the site as a new tavern, motel and retail premises does not inhibit the development or amenity of adjacent residential uses.

5.2 Relationship to Strategic Planning Framework

5.2.1 *Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?*

Greater Sydney Region Plan 2018

The Greater Sydney Commission leads metropolitan planning for the Greater Sydney region. The key strategic plans prepared by the Greater Sydney Commission are "A Metropolis of Three Cities - the Greater Sydney Region Plan" and five District Plans, all released in March 2018. A Metropolis of Three Cities - the Greater Sydney Region Plan is the 40-year vision underpinning each of the 20-year District Plans. The Plan envisages Sydney's economic and population growth being located in the following three cities within the Greater Sydney region:

- Western Parkland City;
- Central River City; and
- Eastern Harbour City.

The Plan outlines four goals for Sydney:

- "A competitive economy with world-class services and transport;
- A city of housing choice that meets our needs and lifestyles;
- A great place to live with communities that are strong, healthy and well connected; and

- *A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.”*

The site is located within the Western Parkland City identified within the Greater Sydney Region Plan 2018 (the Plan 2018) (refer to **Figure 5**). The Plan 2018 outlines the vision for Sydney which includes provision for increasing productivity and the economy, urban renewal, reducing kilometres travelled per person and investment in infrastructure (such as the South West Rail Link).

The Plan notes that the Western Parkland City is expected to double its population by 2056.

The suburb of Leppington is identified as a Strategic Centre with “significant opportunities to grow” within The Plan 2018. The expectations for Strategic Centres as follows:

- *“high levels of private sector investment*
- *flexibility, so that the private sector can choose where and when to invest*
- *co-location of a wide mix of land uses, including residential*
- *high levels of amenity and walkability and being cycle friendly*
- *areas identified for commercial uses, and where appropriate, commercial cores.”*

Specifically in relation to Leppington, The Plan 2018 includes the following objective:

- *“Providing an extension of the rail line from Leppington to the Badger’s Creek Aerotropolis and Western Sydney Airport.”*

The proposal will contribute to Leppington as a mixed use strategic centre, and will assist in the creation of long-term employment in retail, hospitality and tourism and accommodation services. The location of the site will also contribute to reducing kilometres travelled per person as the proposal will create approximately 94 additional direct employment jobs during the construction and approximately 95 ongoing direct employment jobs associated with the new Tavern, Dan Murphy’s Liquor Store and Motel on a site close to a large future residential area, which will be directly connected to Western Sydney Airport. By virtue of the proposal’s proximity to a large residential catchment and Western Sydney Airport, customers and employees are more likely to use active transport methods and public transport to access the site.

Table 1 considers the compliance of the proposal with the relevant objectives of The Plan 2018.

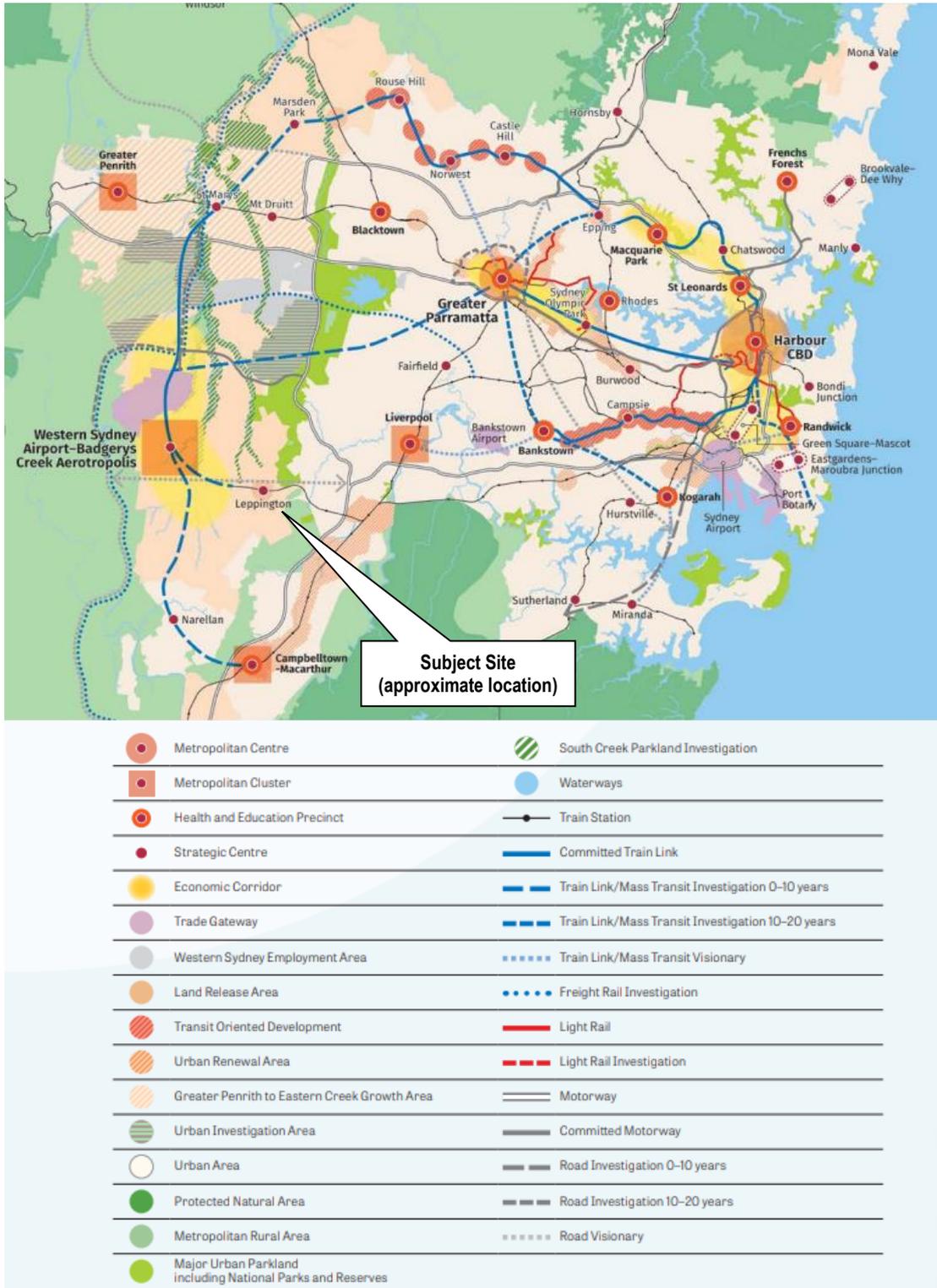


Figure 5: Approximate location of subject site within the Sydney Region
 Source: Greater Sydney Region Plan 2018

Table 1 – Compliance of the Proposal with the relevant Objectives of the Greater Sydney Region Plan

Objective	Response
Objective 6: Services and infrastructure meet communities' changing needs	The proposal will provide services in an accessible location to meet the needs of the community. The site is currently zoned R3 Medium Density Residential, however being located on a prominent corner site and considering the long standing existing use as Lockie's

	Hotel, the site is perfectly positioned for service provision for the surrounding residential properties.
Objective 7: Communities are healthy, resilient and socially connected	The proposal helps to promote a socially connected community by providing a safe meeting place for the young, old and families.
Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	The provision of an updated hotel and a motel and Dan Murphy's Liquor store contributes to the diversity of services within the Leppington neighbourhood.
Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	The connection of Leppington to Western Sydney Airport by rail presents the opportunity for Leppington to develop including the proposed use of the subject site.
Objective 22: Investment and business activity in centres	Leppington is identified as a Strategic Centre by The Plan 2018. The proposal will result in private investment and business activity in the Leppington centre.

Western City District Plan 2018

The Western City District Plan 2018 presents a vision for the local government areas of Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly. The Western City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. In this regard, the proposal (specifically the motel component) will contribute to the growth of the visitor economy in an area with limited accommodation options.

Table 2 considers the compliance of the proposal with the relevant Planning Priorities of the Western City District Plan 2018.

Table 2 – Compliance with the relevant Planning Priorities within the Western City District Plan 2018

Planning Priority	Response
Priority W1: Planning for a city supported by Infrastructure	Leppington will be connected by rail to the Western Sydney Airport. The proposal will result in a site that utilises existing road infrastructure and planned rail infrastructure for access. There is also a large residential catchment surrounding the site.
Priority W2: Working through collaboration	The proposal does not directly result in the collaboration of government, community and business, but does contribute to the achievement of the Western Sydney City Deal commitments including jobs for the future and liveability of Leppington.
Priority W3: Providing services and social infrastructure to meet people's changing needs	The proposal will provide services including motel accommodation and revitalise the existing Lockie's hotel which is part of the social infrastructure of Leppington.
Priority W4: Fostering healthy, creative, culturally rich and socially connected communities	Lockie's Hotel provides an opportunity for social connection in the community for the young, old and families.
Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage	The proposal will provide services in the Leppington local centre which will contribute to the creation of Leppington as a "great place" with access to services.

5.2.2 *Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

Camden Council Economic Development Strategy 2013

The Camden Council Economic Development Strategy (Camden Economic Strategy) is Council's long term strategy for growth and prosperity within the Camden LGA. The strategy aims to determine Council's role in economic development and outlines strategies to deliver the vision in Camden 2040. The Camden Economic Strategy states that:

"...employment prospects in the Camden LGA will need increase by tens of thousands of jobs in the coming three decades in response to the population growth. As plans continue to unfold for the growth of the South West, it will be important for Council and the business community to work together to identify local opportunities for employment and business against the range of targets being discussed. Maximising this growth and building on the definition of A Prosperous Economy, Camden 2040 outlines a clear economic vision for the LGA."

The Planning Proposal is consistent with the vision outlined in the definition for "A Prosperous Economy", being especially pertinent to the below visions:

- *"LGA is sustainable, diverse and flourishing.*
- *Diverse range of business and industry located and invested.*
- *Local employment, skills matching workforce."*

The above-mentioned visions would be achieved by the proposal through the creation of diverse employment opportunities in the hospitality, retail and tourism industries. The proposal will generate employment and provide roles which cater to a large sector of the workforce, including students, working mothers and others requiring flexible works schedules. The proposal will contribute to the *diverse range of business and industry* in the locality and to *local employment, skills matching workforce*, to help support the Camden LGA to become *sustainable, diverse and flourishing*.

5.2.3 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The State Environmental Planning Policies (SEPPs) that are relevant to the proposal are:

- SEPP 2006;
- SEPP (Infrastructure) 2007;
- SEPP 55 – Remediation of Land; and
- SEPP 64 – Advertising Signage.

Compliance with the relevant SEPPs is considered able to be achieved. The redevelopment of the site is in accordance with the aims of SEPP 2006, specifically *to enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity and to provide for the orderly and economic provision of infrastructure in and to growth centres*. The Planning Proposal involves an amendment to SEPP 2006 as outlined in this report.

The site is located adjacent to two classified roads (Camden Valley Way and Ingleburn Road), and pursuant to the SEPP (Infrastructure) 2007 the proposed development will be required to be referred to the Roads and Maritime Services (RMS) for concurrence. The proposed development is considered to be appropriate to achieve compliance with SEPP (Infrastructure) 2007 requirements.

The proposal is also able to achieve compliance with SEPP 55 (Remediation of Land) and SEPP 64 (Advertising Signage). These matters will be addressed during the Development Application process.

5.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions?

The Ministerial Directions, issued on 1 July 2009, to planning authorities under section 9.1 of the Act that are relevant to this Planning Proposal include Direction 1.1 Business and Industrial Zones and Direction 3.4 Integrating Land Use and Transport. Direction No. 7.1 issued on 1 February 2010 requires Planning Proposals to implement the vision, land use strategy, policies, outcomes and actions of the Plan 2014.

Direction 1.1

The Planning Proposal and proposed development are consistent with the intent and specific provisions of Direction 1.1 Business and Industrial Zones that seeks to:

- a) *“Encourage employment growth in suitable locations,*
- b) *Protect employment land in business and industrial zones, and*
- c) *Support the viability of identified strategic centres.”*

In this regard the proposal will contribute to the achievement of these objectives, as it provides further employment growth within an existing underutilised site and non-conforming land use. The additional employment opportunities provided by the proposal is in accordance with The Plan 2014, the draft Western Sydney District Plan and the Camden Council Economic Development Strategy 2013, and will contribute to growth in a suitable location that enjoys good accessibility and is close to a large future residential area.

Direction 2.1

The Planning Proposal and proposed development are consistent with the intent and specific provisions of Direction 2.1 Environmental Protection Zones that seeks to protect and conserve environmentally sensitive areas. The site is located within close proximity to an E2 Environmental Conservation Zone located to the east. The Section 10.7 Planning Certificate No. 20170673 (dated 14 February 2017) for the site does not identify land that comprises any critical habitat or land that is in a conservation area (however described). The site is not biodiversity certified within the meaning of Part 7AA of the Threatened Species Conservation Act 1995 or subject to any bio-banking agreements under Part 7A of the Threatened Species Conservation Act 1995.

Direction 3.4

The Planning Proposal and development proposal are consistent with the intent and specific provisions of Direction 3.4 Integrating Land Use and Transport that seeks to:

“Ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- a) *Improving access to housing, jobs and services by walking, cycling and public transport, and*
- b) *Increasing the choice of available transport and reducing dependence on cars, and*
- c) *Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
- d) *Supporting the efficient and viable operation of public transport services, and*
- e) *Providing for the efficient movement of freight.”*

The proposed development will provide a local, convenient pub and retail premise contributing to shorter associated vehicle trips and good accessibility to public transport services. The co-location of a Tavern, Dan Murphy’s Liquor Store with a Motel on site will also enhance the retail competitiveness within the area, which will provide an important synergy of use and will facilitate shared vehicle trips to the subject site.

The motel accommodation component of the proposed development will provide further short stay accommodation within the Camden LGA. As outlined within the Social Impact Assessment for the proposal prepared by Milestone, the Camden Destination Management Plan 2016 (DMP 2016) has identified the requirement for more accommodation options within the Camden LGA to support the tourism and visitor economy to become sustainable. The majority of visitors to the Camden LGA are domestic day visitors (87%). This indicates that visitors to the area generally do not stay overnight, due to the lack of accommodation options in the area. Domestic overnight visitors account for 13% of visitors to the LGA. The motel accommodation included in the proposed development will contribute to reducing travel demand in Camden LGA by providing more accommodation options for visitors to stay overnight.

Direction 4.4

The Planning Proposal and proposed development are consistent the intent and specific provisions of Direction 4.4 Planning for Bushfire Protection. The objectives of this direction include:

- (a) *to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and*
- (b) *to encourage sound management of bush fire prone areas.*

Pursuant to the Section 149 Planning Certificate No. 20170673 and according to Council’s Bushfire Map No 2 (Catherine Field, Gledswood Hills, Leppington, Oran Park, Rossmore) (refer to **Figure 6**) the land is considered

partially bushfire prone land. Satisfactory bush fire prone land protections and mitigation measures are able to be satisfied within a detailed Bush Fire Prone Land Report prepared at the Development Application stage which provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. The proposed development is not considered to be an inappropriate or hazardous development in relation to bush fire prone land.



Figure 6: Bush Fire Prone Land
Source: Camden Council Bush Fire Prone Land Map No. 2

Direction 7.1

The objective of this direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney. Refer Section 5.2.1 for further discussion on proposal in relation to A Plan for Growing Sydney.

5.3 Environmental, Social and Economic Impacts

5.3.1 *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The site has a long standing use as an established pub with an at-grade asphalt car park in that covers a large part of the site.

The Planning Proposal and proposed development is not likely to result in any adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats. The proposed development will result in the loss of approximately 35 palms and 100 other tree species currently existing on the site which may have a potential impact in terms of biodiversity loss within the area. In this regard, an Arborist Assessment and any other required flora analysis should accompany any future Development Application on this site. Trees will be retained on the site where possible.

5.3.2 *Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?*

Traffic and Transport

The Traffic & Transport Assessment prepared by Colston Budd Rogers & Kafes Pty Ltd (held at Appendix D), outlines car parking and traffic related impacts of the proposed development.

The analysis concludes that the proposed development will result in an increase in traffic activity to and from the site, especially during peak periods (by between 230 to 290 vehicles per hour two-way at peak times on Ingleburn Road, and some 70 to 100 vehicle movements on Denham Court Road) and identifies that:

"The analysis found that the intersection would operate with average delays of less than 26 seconds per vehicle during the Friday evening and Saturday peak periods. This represents level of service B, a good level of service. Therefore, the road network will be able to cater for the additional traffic from the proposed development, with spare capacity to cater for future development in the area."

The proposed 257 car parking spaces (as a result of the increased densification of the site) will comfortably accommodate the anticipated post development peak parking demand of 250 spaces. The additional traffic generated from the proposed development will not result in any adverse impacts at the intersection of Camden Valley Way, Ingleburn Road and Denham Road, in addition to any other roads surrounding the development.

Built Form

The proposed development will significantly improve the built form presentation within the site by inclusion of high quality urban design solutions and implementation of a streetscape that incorporates planting of native trees, shrubs and groundcover.

Physical changes to the area will result from the demolition of the existing Lockies Hotel and associated BWS liquor outlet, and the construction of a new Tavern (3,115m²), a Dan Murphy's liquor outlet (1,570m²) and a new motel (2,790m²) (for approximately 80 rooms in two stages of 40 rooms). The development will also include 257 car parking spaces. The existing Lockies Hotel and BWS outlet provides a built form that is in a state of disrepair, provides minimal interface with Camden Valley Way and Ingleburn Road and provides no positive visual attributes or activation to street frontages.

The proposed development of the Tavern, Dan Murphy's and the Motel will provide a better built form outcome for the site, and following the rezoning of the land will be required to be assessed via a Development Application process, which will ensure it has appropriate bulk and scale and an overall positive impact on the streetscape.

The proposed height of the development complies with the maximum height restriction of 21m outlined within SEPP 2006. Further, the Shadow Diagrams held at Appendix B indicate that the proposal will not result in any adverse overshadowing of any adjoining residential properties. The proposed siting of the buildings, bulk and scale of the proposal appropriately maintains human scale adjacent to residential zones.

Tree Removal

The proposal will require the removal of approximately 35 palms and 100 other tree species. An Arborist Report will be required at the Development Application stage to assess what species of trees will need to be removed, to understand if there are any alternatives to the removal of some trees and whether the trees belong to any significant ecosystems. Clause 23 (2) Consent for Clearing Native Vegetation within the Growth Centres SEPP states:

- (2) *Development consent under this clause is not to be granted unless the consent authority is satisfied of the following in relation to the disturbance of bushland caused by the clearing of the vegetation:*
- (a) *that there is no reasonable alternative available to the disturbance of the bushland,*
 - (b) *that as little bushland as possible will be disturbed,*
 - (c) *that the disturbance of the bushland will not increase salinity,*
 - (d) *that bushland disturbed for the purposes of construction will be re-instated where possible on completion of construction,*
 - (e) *that the loss of remnant bushland caused by the disturbance will be compensated by revegetation on or near the land to avoid any net loss of remnant bushland,*
 - (f) *that no more than 0.5 hectare of bushland will be cleared unless the clearing is essential for a previously permitted use of the land.*

Development approval will be requested for the removal of trees identified in an Arborist Report and any other supporting flora analysis in accordance with Clause 23 (2).

5.3.3 *How has the Planning Proposal adequately addressed any social and economic effects?*

Social Effects

The ALH Group and Dan Murphy's are established businesses with specific management policies in place for their stores and venues to ensure that alcohol is not sold to persons underage. Such management policies include the ID 25 and "Don't buy it for them", in addition to the legislative requirements prescribed from the Responsible Service

of Alcohol. The Planning Proposal will not result in an additional liquor retail premise for the area as the liquor licence is to be transferred from the existing Lockies Hotel and BWS outlet that will be demolished as part of the proposal to the proposed Tavern and Dan Murphy's Store.

The Social Impact Assessment notes that the proposed development will not pose any greater health or safety risks to the community, and outlines the proposed management procedures that will be in place for both the Tavern and Dan Murphy's Store. Surveillance and security measures including CCTV cameras, appropriate lighting, signage, maintenance and locking devices will also be provided within the Development Application.

The Social Impact Assessment states that the proposed development will have the following positive impacts:

- *“Convenience – The location of the proposed Tavern and Dan Murphy's Liquor Store increases choice within Leppington and the broader Camden LGA. The proposed motel accommodation will be situated within an area that currently requires more accommodation options, and where the demand for accommodation is set to increase. The site is located on a key arterial road (Camden Valley Way) which will provide access to the site for existing residents and the forecasted population increase associated with the SWPGA.*
- *Choice – Customers will have greater access to a wider selection of alcohol at competitive prices. There is an existing ability to purchase packaged liquor within the Camden LGA and the proposed premises will provide increased choice in the Leppington area. The Tavern will provide individuals and families with further choice in terms of an expanded facility with venue hire and restaurant options. Additionally, additional accommodation options will be enhanced from the development of a motel within the area.*
- *Economic Activity – The proposed development will generate employment directly and indirectly and contribute to the local economy as well as supporting the businesses supporting the proposed use including delivery, warehouse and supply-chain employees. The motel component of the development will contribute to the emerging tourism market within the area, in addition to current and future demand for accommodation options.*
- *Strengthening the Viability of Other Nearby Businesses – The proposed Tavern, Dan Murphy's Liquor Store and Motel will generate greater activity on the site and provide the opportunity for customers to undertake multi-purpose trips on the site itself and in nearby surrounding centres.*
- *Revitalisation and Aesthetic Improvements – The proposal will revitalise an underutilised site and the new building work will provide a positive visual impact along Camden Valley Way and Ingleburn Road. The proposed development will replace structures that are in a state of disrepair, and will improve quality of services and safety currently offered on the site.*

There are unlikely to be any significant material negative impacts as a result of the proposed development. Overall, the proposed development has been designed to optimise potential social benefits, including those related to access, security and safety and community structure.

As stated within the Social Impact Assessment there are likely to be short term adverse impacts from the demolition of the existing buildings and construction of the proposed Tavern, Dan Murphy's Store and Motel. Standard construction and environmental management practices will be followed and a Construction Management Plan will be prepared to ensure all construction impacts are reasonable and minimal. The construction of the project is expected to take approximately one year.

The proposed development will have no significant impact on vehicle movements or reduce the intersections below the existing 'B' Level of Service, and would operate with average delays of less than 26 seconds per vehicle during the Friday evening and Saturday peak periods as noted within the Traffic and Parking Report.

The detailed design of the project will incorporate appropriate consideration at the western and northern boundaries to ensure that amenity of any future neighbouring residential properties is reasonably preserved. It is considered that the proposed development will have predominantly a positive impact for the local area.

Economic Effects

The Economic Impact Report prepared by MacroPlan Dimasi outlines the various employment opportunities that the proposed development will provide. The report outlines that the proposed development will result in additional on-going supportable employment, in addition to jobs generated across the supply chain and across industries which will service the proposed development such as transport works, wholesalers and the like. The proposal will also contribute to significant site and streetscape improvements with flow on economic benefits related to the function and attractiveness of the site.

The overall cost of the redevelopment of the site is estimated to be \$22 Million. MacroPlan Dimasi estimates that *“employment resulting from the construction of the project to be about 245 jobs for that year, including around 94 created directly and a further 151 resulting from multiplier induced effects. ...direct net employment resulting from*

the proposed redevelopment is expected to be 76 jobs. Based upon ABS employment multipliers for the relevant industries we estimate this would also lead to an additional 30 multiplier induced jobs.”

The Economic Impact Assessment (held in **Appendix C**) concludes that the key economic benefits associated with the proposed development include:

- Increase in employment in the area through construction jobs, direct employment and multiplier induced effects;
- Increased choice, convenience and amenity for the local population for improved packaged liquor, accommodation and on-premises liquor choice;
- Savings on time and fuel for main trade area residents;
- New investment in the expansion of Lockies hotel to revitalise the site and provide enhanced event and dining facilities;
- Fill a short term stay accommodation market within the Camden LGA and more competitive pricing in short term accommodation; and
- A potential to serve passengers of the future Western Sydney Airport.

The proposed development will not have any significant impacts on the existing commercial and retail hierarchy of centres located within the Leppington Major Centre and surrounding local centres due to the comparatively small size of the site in relation to the nearby business zones (B4 Mixed Use Zone and B2 Local Centre Zone) located in the Leppington Major Centre (refer to **Figure 2**). The SWPGA is currently undergoing a significant transition, with greater demand expected across the main trade area due to a forecasted residential population of over 139,000 people by 2031.

The Economic Impact Assessment identifies the massive forecast growth of food catering and on premise liquor expenditure expected across the main trade area (expected to reach \$350 million in 2031). The redevelopment of the Tavern is expected to result in on premise liquor sales of around \$8 to \$10 Million, which is less than 4% of future demand growth. This indicates that 96% of future expenditure in this expenditure category could be captured by other on-premises facilities across the region, including the Leppington Major Centre.

As outlined within the Economic Impact Statement, the trading impact of the proposed Dan Murphy's Store on the surrounding retail network is considered to be acceptable. The closest large format packaged liquor retail outlets are located in Village Square (Edmondson Park), Carnes Hill Town Centre, Casula and Narellan Town Centre. The sales impacts on these large format packaged retail outlets will be evenly distributed broadly across the surrounding retail network, with the economic impact on nearby commercial and retail centres being negligible. There are currently no large format packaged liquor retail outlets within the Leppington Major Centre.

The proposed Motel component of the redevelopment will contribute to the growth of the visitor economy in an area. The Camden LGA currently has limited accommodation options for visitors to the locality. The proposed Motel will increase accommodation stock within the LGA and provide high quality short term accommodation options in close proximity to key infrastructure, including:

- Leppington Major Centre.
- Western Sydney Airport located at Badgerys's Creek (due to commence operation in the mid-2020s).
- Approved Private Hospital in Gledswood Hills.
- Forest Lawn Memorial Park and Leppington Forest Lawn Cemetery.
- Leppington Railway Station.

The Motel accommodation would contribute to filling an existing spatial gap of motel offerings in the surrounding area, and contribute to the existing and future demand of the visitor economy for short term accommodation.

5.3.4 *Other Environmental Effects*

Suitability of the Site for Retail Uses

It is considered that the site is ideally suited to a retail land use given the existing infrastructure and commercial investment already on the site. The site already contains a non-conforming land use which has been in operation for a significant time. The site is currently underutilised and the proposal will modernise and substantially revitalise it. It enjoys a high level of both local and regional road accessibility, and access to public transport is available within close proximity to the site. Further, given the location of the site along a main road (Camden Valley Way and

Ingleburn Road) and the adverse noise impacts associated with this proximity, the site offers less residential amenity than residential sites located further away and setback from arterial roads.

Due to the site's location in close proximity to the Forest Lawn Memorial Park and Leppington Forest Lawn Cemetery, the future Camden Private Hospital and Western Sydney Airport, it is anticipated that the demand for accommodation services will increase further. The site is in a good location to support the development of a Tavern, Dan Murphy's Liquor Outlet and a new Motel.

State Environmental Planning Policy (Sydney Region Growth Centres) 2006

In addition to the abovementioned environmental effects, the key development controls relating to the current R3 Medium Residential zoning of the site are outlined within the Table 3 below:

Table 3: Current and Draft LEP Compliance Table

Control	Comment	Compliance
Current State Environmental Planning Policy (Sydney Region Growth Centres) 2006		
Height 21 metres	The proposed height of the Tavern is 10 metres. The proposed height of the Dan Murphy's Liquor Store is 8.8 metres. The proposed height of the motel accommodation is 8.2 metres.	Yes

The proposed development complies with the existing height control under the current R3 Medium Density Residential zoning.

5.3.5 *Statement of Measures*

The following commitments are made by the proponent to maximise the positive benefits and manage and ensure minimal potential adverse impacts arise from the proposal during the detailed design of the development:

- Integrate the built form to provide a high quality architecturally designed economically viable development with no adverse overshadowing to surrounding residential properties, and improvements to the landscape amenity and presentation of the site.
- Undertake an Acoustic Assessment of the proposed operation of the proposal to ensure future residential amenity is reasonably preserved from operations and increased noise from patrons coming and going.
- Preparation of a Management Plan for the proposed new Tavern and Dan Murphy's Shop outlining security and safety measures, appropriate lighting, signage and maintenance.
- Preparation of a Stormwater Management Plan which considers the stormwater and drainage issues including water sensitive urban design and drainage infrastructure.
- Preparation of a Construction Management Plan including a notification system to ensure the amenity of the locality is minimally impacted during the construction phase of the development. Notification of the Construction Management Plan will ensure surrounding residents are aware of likely impacts.

5.4 State and Commonwealth Interests

5.4.1 *Is there adequate public infrastructure for the Planning Proposal?*

The existing public infrastructure is considered adequate for the Planning Proposal. As concluded within the submitted Traffic & Transport Assessment, the site has good accessibility to public transport. Bus services are provided along both Camden Valley Way and Ingleburn Road. These bus services provide connections between Bringelly and Liverpool, Narellan and Liverpool, and Oran Park. In addition the site is in relatively close proximity to the Leppington Railway Station approximately 1.5km north west of the site.

The site is located in an urban area undergoing transition and is already provided with adequate utility connections and sufficient infrastructure.

5.4.2 *What are the views of the State and Commonwealth public authorities consulted in accordance with the gateway determination?*

This section of the Planning Proposal will be completed following consultation with the State and/or Commonwealth Public Authorities identified in the Gateway determination and will detail any issues raised by public authorities and address those issues as appropriate. The future Development Application will be referred to the relevant authorities as required.

6 COMMUNITY CONSULTATION

Community and public authority consultation is to be undertaken in accordance with the statutory consultation provisions for rezoning and development applications. It is anticipated that a 14 day public exhibition period will be required and outlined in the Gateway Determination. Notification will include adjacent residential properties.

7 CONCLUSION

This Planning Proposal seeks to amend Schedule 1 (Additional Permitted Uses) of Appendix 9 (Camden Growth Centres Precinct Plan) of SEPP 2006 to include pub, retail premises and motel accommodation as additional permitted uses on the land known as 1423 Camden Valley Way, Leppington (Lot 81 DP 656790). The proposed uses are prohibited in the R3 Medium Density Residential Zone. There are no other amendments proposed to the text of SEPP 2006. No amendments to the SEPP 2006 maps are proposed.

This Planning Proposal has assessed the proposed development in light of the relevant State and local planning policy and statutory requirements. The proposal provides a suitable integration with existing land uses and will have minimal environmental impacts, including social and economic impacts as well as any adverse traffic impacts on the surrounding road network. This assessment demonstrates environmental planning merits in association with the proposed development of a new Tavern, a Dan Murphy's Liquor Store and a new Motel. The proposed development will result in a better utilisation of the currently underutilised site.

This Planning Proposal has also identified issues to be the subject of further investigations to inform the detailed design of the development.

This Planning Proposal and the accompanying documents demonstrate the need for the SEPP 2006 amendment and the justification for the proposed additional permitted uses. In this regard, the implications of not proceeding include the underutilisation of an existing site that already comprises commercial uses as well as not contributing to the potential employment opportunities on the site as identified in State and local strategic plans and enhanced choice and services. The subsequent proposed development makes good use of the existing infrastructure including public transport. It also improves the overall amenity of the site and streetscape presentation along Camden Valley Way and Ingleburn Road, which is in the public interest.

MILESTONE (AUST) PTY LIMITED