

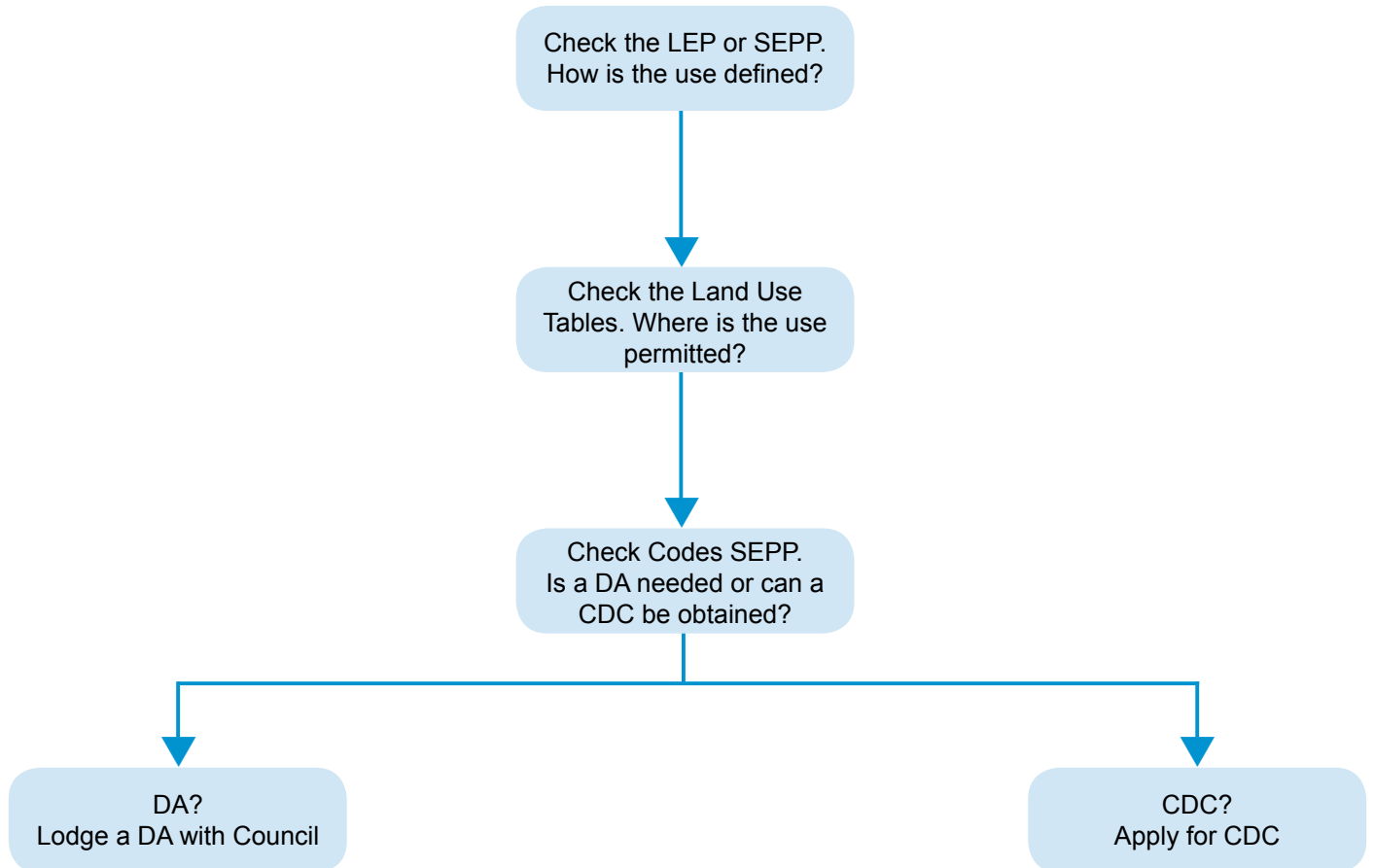


Case Study 2

Finding a Site for a New Business (Panel Beating)

Mary owns a panel beating business in an adjoining Local Government Area (LGA) and wants to open new premises in Camden.

She has decided she wants to find a site where this kind of business will be permitted and then understand the requirements for approval.



CDC	Complying Development Certificate
Codes SEPP	State Environmental Planning Policy
DA	Development Application
LEP	Local Environment Plan



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How is the use defined under the planning controls?

Mary has looked up the dictionary of the Camden Local Environment Plan (LEP) and the Growth Centres State Environmental Planning Policy (SEPP) to find that a panel beating business is defined as a 'vehicle body repair workshop', which means:

"a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration".

Where is the use 'vehicle body repair workshop' permitted?

Mary has checked the land use tables for each zone under the Camden LEP to find out where her business would be permitted:

Under the Camden LEP the use is permitted with consent in the following zones:

- Zone B4 Mixed Use
- Zone B5 Business Development
- Zone IN1 General Industrial
- Zone IN2 Light Industrial

If Mary wants to consider sites within the South West Growth Centre precincts she will also need to review the land use tables in the relevant Appendices in the Growth Centres SEPP.

Can a vehicle body repair station be categorised as exempt or complying development?

For Mary to determine if she needs to go through a development application process, Mary will need to review the Codes SEPP requirements. She can find out how to do this on the Camden Council website.

If the Codes SEPP requirements cannot be met, Mary will need to lodge a DA. She may need to employ the services of a qualified town planner to assist her.