

Camden Amendment 24 - Additional permitted uses in 'Struggletown' precinct, Harrington Park

Proposal Title : **Camden Amendment 24 - Additional permitted uses in 'Struggletown' precinct, Harrington Park**

Proposal Summary : **To permit additional uses of business premises, office premises and takeaway food and drink premises for three lots in the 'Struggletown' precinct, Harrington Park.**

PP Number : **PP_2013_CAMDE_015_00** Dop File No : **13/11910**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **2.3 Heritage Conservation
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **Gateway Determination**

The proposal is to allow additional commercial uses on a site where other various commercial activities are already permitted, and which adjoins Narellan Town Centre.

The proposal is of minor significance and it is recommended that the determination function of the Gateway be exercised the Regional Director, Sydney West Region.

Delegation to Council

The matter is of local significance, and it is recommended that the making of the LEP be delegated to Council, as requested.

Section 117 direction

it is recommended that the delegate agree that any inconsistency with s.117 direction 6.3 Site Specific Provisions is of minor significance.

Recommended Gateway Conditions

It is recommended that the planning proposal proceed, subject to the following:

Conditions

- 1. Prior to exhibition Figure 3 of the planning proposal is amended to show the correct zone for certain land adjacent to the subject site.**
- 2. Community consultation is required under section 56(2)(c) and 57 of the EP&A Act 1979 for a period of 28 days.**
- 3. Consultation is required with the Office of Environment and Heritage and Transport for NSW - Roads and Maritime Services.**

Camden Amendment 24 - Additional permitted uses in 'Struggletown' precinct, Harrington Park

Supporting Reasons :	3. The timeframe for completing the local environmental plan is to be nine months from the week following the date of the Gateway determination. The planning proposal proposes to permit a small range of additional uses on the site, subject to consent. The site is adjacent to Narellan Town Centre. The additional uses will assist in maintaining the viability of the existing businesses on the site, and help to maintain the heritage item and the heritage character of the area.
----------------------	---

Panel Recommendation	
Recommendation Date :	Gateway Recommendation :
Panel Recommendation :	This planning proposal is considered to be minor and the Gateway determination is to be issued under delegation by the Regional Director. Therefore the planning proposal will not be considered by the panel.

Signature:			
Printed Name:		Date:	