



Planning & Infrastructure

Office of the Director General

Mr Greg Wright
General Manager
Camden Council
PO Box 183
CAMDEN NSW 2570

12/14348
Your reference: 11/18328

Attention: Mr M Loader

Dear Mr Wright

I refer to Council's letter of 30 July 2012 in which advice has been provided for the Landturn Planning Proposal in accordance with the Gateway Determination issued on 3 February 2012.

I thank you for providing the additional material to the Department's Regional Office, as requested by the Gateway, and note that Council is not seeking a formal amendment to the Planning Proposal.

While this is the case, in view of the work undertaken by Council to satisfy the relevant condition of the Determination, it would be prudent for a formal revised determination to be issued. I note that Council has particularly amended height of building controls and their extent and introduced an additional floor space ratio.

Accordingly, as a delegate of the Minister for Planning and Infrastructure, I have agreed to the proposed modifications and I have revised the determination dated 3 February 2012 for PP_2012_CAMDE_001_00, attached.

Should you have any further enquiries about this matter, I have arranged for Terry Doran, Plan Making and Urban Renewal - Sydney West Planning Teams, of the Department of Planning and Infrastructure to assist you. Mr Doran can be contacted on telephone number 02 9860 1149.

Yours sincerely

Richard Pearson
A/Director General



Gateway Determination

Planning Proposal (Department Ref: PP_2012_CAMDE_001_00): to rezone the Narellan 'Triangle' Site at 339 Camden Valley Way, Narellan, to enable expansion of the Narellan Town Shopping Centre.

I, the Director General, Department of Planning and Infrastructure, as delegate of the Minister for Planning and Infrastructure, have now revised the determination dated 3 February 2012 for planning proposal (PP_2012_CAMDE_005_00), to rezone the Landturn 'Triangle' Site at 339 Camden Valley Way, Narellan, to enable expansion of the Narellan Town Shopping Centre, subject to the following conditions:

1. The revised planning proposal, dated 10 July 2012 (Amendment 1 with minor revisions on 7 September 2011), may proceed.
2. Community consultation is required under section 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for **28 days**; and
 - (b) the relevant planning authority must comply with the notice of requirements for public exhibition of planning proposals and the specifications for material that must be made available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs* (Department of Planning 2009).
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Mine Subsidence Board
 - Transport for NSW – Roads and Maritime Services
 - Department of Transport – State Transit Authority
 - Sydney Water
 - NSW Police Force
 - Adjoining LGAs
 - Telstra
 - Department of Family and Community Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional time

to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated

4

day of

October

2012


A / Director General
Department of Planning and Infrastructure