

Rezoning of Landturn 'Triangle' Site at Narellan

Proposal Title : Rezoning of Landturn 'Triangle' Site at Narellan

Proposal Summary : To rezone the Landturn 'Triangle' Site at 339 Camden Valley Way, Narellan, to enable expansion of the Narellan Town Shopping Centre.

PP Number : PP_2012_CAMDE_001_00

Dop File No : 11/18328

Planning Team Recommendation

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

S.117 directions :
 1.1 Business and Industrial Zones
 3.4 Integrating Land Use and Transport
 4.2 Mine Subsidence and Unstable Land
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the Planning Proposal proceed subject to the following conditions:

1) Studies into the following matters are to be undertaken prior to agency and community consultation on the Planning Proposal:

- traffic, access and parking;
- economic impact assessment;
- noise;
- stormwater and drainage; and
- urban design principles;

2) The economic impact assessment should, as a minimum, address the recommendations of the Independent Peer Review prepared by Hill PDA. The assessment should also include consideration of the potential economic impacts on the planned Major Centre at Leppington and all of the proposed town centres within the South West Growth centre;

3) Consideration should be given to the likely additional demand for community (and recreational) uses and commercial development (e.g. business and other professional services, etc) at Narellan to support the expanded future town centre. This exercise should include consideration of appropriate locations for such land uses, whether there will be sufficient land and whether the rezoning of other land is required. This should be combined with Council's proposed review of relevant planning controls for all land at Narellan in Zone B2 Local Centre. Council should also give consideration to whether Zone B3 Commercial Core is more appropriate than Zone B2 Local Centre for all land within the Narellan centre;

4) Consultation with the public authorities identified in this report should occur prior to exhibition. The consultation should include Campbelltown and Liverpool Councils and the relevant energy utility. The Mine Subsidence Board should be consulted with regarding the appropriate scale of development on the site of the existing Narellan Town Shopping Centre given the site's location in a proclaimed Mine Subsidence District;

5) Following the completion of the above steps, the Proposal should be revised, if necessary, and forwarded to the Department's Sydney West Regional Branch for endorsement prior to community consultation. Following such endorsement, the revised Planning Proposal may proceed subject to the conditions below;

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6) The rezoning of Camden Valley Way for the purposes of a pedestrian bridge does not appear to be necessary as such development is already permissible with consent. Therefore, the rezoning of the road should be excluded from the Planning Proposal;

7) A consistent approach should be applied to zoning and development controls for all land bounded by Camden Valley Way, Somerset Avenue, Elyard Street and Queen Street;

8) Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979 for a period of 28 days. Council is requested to include better maps in the exhibition material during community consultation; and

9) The timeframe for completing the local environmental plan is to be 12 months from the week following the date of the Gateway Determination.

Supporting Reasons : The Proposal responds to a growing demand for higher order retail services in the area.

Panel Recommendation

Recommendation Date : 25-Jan-2012

Gateway Recommendation : Passed with Conditions

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

1. Council is required to give consideration to and provide further justification for the proposed expansion of the town centre in the context of the retail hierarchy of the Camden LGA and the broader South West Growth Centre. This consideration shall form part of the material to be placed on public exhibition and should consider the following:
 - a. An assessment of the potential impacts on the existing centres in the Camden LGA; and
 - b. An assessment of the long term economic impacts on future planned centres within the South West Growth Centre, in particular the planned major centre at Leppington.
2. Council is required to give additional consideration to urban design and identify appropriate maximum FSR and building height controls for the site in the context of the future role and function of the Narellan Town Centre. The urban design work is also required to consider traffic, parking and access; noise impacts; and, stormwater and drainage. These considerations must form part of the material to be placed on public exhibition.
3. Council should review the zoning for the subject site in the context of the broader Narellan Town Centre and determine whether the proposed B2 Local Centre zoning is an appropriate zone following the completion of the additional economic analysis.
4. The proposed rezoning of the Camden Valley Way for the purposes of a pedestrian bridge may not be necessary as it may be permissible with consent under the provisions of State Environmental Planning Policy (Infrastructure) 2007 if it is considered ancillary development under the definition of 'road corridor'. Council should consider this matter further in consultation with the Department's Regional Planning Team and if considered appropriate, should remove this component of the planning proposal prior to exhibition.
5. Community consultation is required under sections 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 requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).
6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Mine Subsidence Board

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- 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 information or additional matters to be addressed in the planning proposal.

7. 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).

8. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____

Neil McCaffin

Date: _____

3.2.12