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Our ref: PP_2012_CAMDE_001_00 (11/18328)
Your ref:

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

Dear Mr Wright,

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

I am writing in response to your Council's letter dated 19 December 2011 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Camden Local Environmental Plan 2010 to rezone the Landturn 'Triangle' Site at 339 Camden Valley Way, Narellan, to enable expansion of the Narellan Town Shopping Centre.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The Department has no objection to the general intent of this planning proposal and notes that Council is seeking a determination to allow further detailed planning for the Narellan Town Centre to proceed. In proceeding with the draft LEP therefore, Council should 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.

It is noted that an economic impact assessment has been prepared by Deep End Services in support of the proposal and that an independent peer review of that study was undertaken by HillPDA. A number of additional concerns were raised as a result of the peer review and it is considered essential that these issues are addressed prior to the planning proposal proceeding. In particular the following should be addressed:

- An assessment of the potential impacts on the existing centres in the Camden LGA;
- 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.

In addition, the peer review identified some planning and design based considerations which may impact on the future development of the site including how the site will integrate with the adjoining Narellan Town Centre and how development may span the Camden Valley Way. These aspects of the planning proposal need to also be considered further by Council prior to proceeding to exhibition.

It is noted that Council intends to proceed with a broader planning assessment of the Narellan Town Centre. The above considerations should form part of Council's further planning work. In addition, 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 considerations referred to above.

In addition to the further consideration of an appropriate zone for the site, further detailed urban design work should be undertaken to identify appropriate maximum FSR and building height controls. These controls should be developed having consideration to the further economic assessment work to be undertaken to ensure that appropriate controls are in place to achieve the desired amount of retail floorspace suitable for the Narellan Town Centre in the context of the South West Growth Centre. The urban design work should also consider traffic, parking and access; noise impacts; and, stormwater and drainage.

Following the completion of the above considerations, Council may need to prepare a revised planning proposal for the purposes of public exhibition. In the event that these amendments result in a significant variation to the current planning proposal, Council may wish to consider seeking a formal amendment to this planning proposal prior to commencing exhibition. This matter can be discussed further with the Department's Regional Planning Team as the draft plan is progressed. If this is necessary, Council is to undertake an assessment of the revised proposal against all relevant Section 117 Directions prior to exhibition and place that information on exhibition with the planning proposal.

It is noted that 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 (the Infrastructure SEPP), 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, remove this component of the planning proposal prior to exhibition.

Council is to provide a copy of all additional material prepared as a requirement of this Gateway Determination to the Department's Regional Planning Team prior to commencing exhibition.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway Determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Mato Prskalo of the Regional Office of the Department on 02 9873 8568.

Yours sincerely,



3/2/12

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

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

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Camden Local Environmental Plan 2010 to rezone the Landturn 'Triangle' Site at 339 Camden Valley Way, Narellan, to enable expansion of the Narellan Town Shopping Centre 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 considerations.
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
 - 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.

Dated 3rd day of February 2012.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and
Infrastructure