

Gateway Determination

Planning Proposal (Department Ref: PP_2017_CAMDE_002_00): to allow a medical centre as an additional permitted use at 2 Ironbark Avenue, Camden.

I, the acting Director, Sydney Region West, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Camden Local Environmental Plan (LEP) 2010 to allow a medical centre as an additional permitted use at land located at 2 Ironbark Avenue, Camden, and currently zoned IN2 Light Industrial, should proceed subject to the following conditions:

1. Prior to community consultation, the following amendments to the planning proposal are to be made:
 - (a) fully address the proposal's consistency, or otherwise, with Productivity Priority 4: Protect and support employment and urban services land, of the Draft South West District Plan;
 - (b) address the proposal's consistency with the Draft Amendment of A Plan for Growing Sydney, titled 'Towards Our Greater Sydney 2056' in section 4.3.2 Relationship to strategic planning framework;
 - (c) address State Environmental Planning Policy No 55 - Remediation of Land, in section 4.3.2;
 - (d) include appropriate dates for completion for project milestones in the table in section 4.5 Project timeline; and,
 - (e) include potential employment numbers in the proposal.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **14 days**;
 - (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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016); and,
 - (c) community consultation is to include notice of the proposal being provided to local businesses in the surrounding IN2 light industrial area.
3. Consultation is required with Transport for NSW – Roads and Maritime Services.



Planning & Environment

The authority is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment on the 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 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).
5. The timeframe for completing the LEP is to be 6 months following the date of the Gateway determination.

Dated 3rd day of October 2017.

Malcolm McDonald
Acting Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Camden Council is authorised to exercise the functions of the Greater Sydney Commission under section 59 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2017_CAMDE_002_00	Planning proposal to allow a medical centre as an additional permitted use at 2 Ironbark Avenue, Camden.

In exercising the Greater Sydney Commission's functions under Section 59 of the EP&A Act, the Council must comply with the Department's "*A guide to preparing local environmental plans 2016*" and "*A guide to preparing planning proposals 2016*".

Dated 3rd of October 2017

**Malcolm McDonald
Acting Director
Sydney Region West
Planning Services
Department of Planning and Environment**

**Delegate of the Secretary
of the Greater Sydney Commission**

Your ref: [FILE NUMBER]

Mr Ron Moore
General Manager
Camden Council
70 Central Avenue
Oran Park NSW 2570

Dear Mr Moore

Planning Proposal PP_2017_CAMDE_002_00 to amend Camden Local Environmental Plan 2010

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to amend Camden LEP 2010 to allow a medical centre as an additional permitted use for land located at 2 Ironbark Avenue, Camden.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have taken this decision in light of the retention of the industrial zone and in view of the Camden Employment Lands Analysis which identified the Ironbark Avenue Precinct as an area that, given its proximity to residential land and the current dominance of service-oriented industries, can transit to a more complementary zoning regime such B1 or B2 centre zoning.

Further, I note that Council has proposed to review the zoning of the Ironbark Precinct as part of Phase 2 of the comprehensive review of the Camden Local Environment Plan 2010. I would encourage Council to undertake this work having regard to the draft South West District Plan.

I have also agreed, as delegate of the Secretary, the Planning Proposal's inconsistency with Section 117 Directions: 1.1 Business and Industrial Zones and 3.4 Integrating Land Use and Transport, are justified on the basis of minor significance. No further approval is required in relation to these directions.

Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have

decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

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 Greater Sydney Commission may take action under Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Philip Adams to assist you. Mr Adams can be contacted on (02) 82896224.

Yours sincerely



03.10.17

Malcolm McDonald
Acting Director – Sydney Region West
Planning Services

Encl: Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template