

24 October 2016

Mrs Catherine Van Laeren
Director, Sydney Region West
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mrs Van Laeren,

**Request for Gateway Determination Advice (Referral to Planning Assessment Commission)
10 Orange Grove Road, Warwick Farm (PP_2016_LPOOL_002_00)**

I refer to correspondence dated 29 September 2016 from Mr Marcus Ray, Deputy Secretary requesting the Planning Assessment Commission's advice on a Gateway determination for 10 Orange Grove Road, Warwick Farm. Ms Lynelle Briggs, Chair of the Commission, appointed Mr Geoff Carmody and myself to constitute the Commission for this matter, and I am nominated as chair.

On the 19 October 2016, the Commission met with the Department to hear their views on the Planning Proposal to allow additional retail space at 10 Orange Grove Road, Warwick Farm. The Commission has reviewed the Department's report, the associated supporting documentation and makes the following comments:

1. There is support for the proposal, as it makes commercial sense to permit the shopping public access to such a development which provides for a range of retail opportunities;
2. It is acknowledged that the development will have some impact on other regional, and sub-regional centres;
3. There are no matters of consequence raised pursuant to relevant Section 117 Directions; and
4. Future traffic impacts should be addressed by way of a Voluntary Planning Agreement, or at Development Application stage as may be appropriate.

Notwithstanding, the Commission makes the following recommendations:

1. The Planning Proposal should be sent to Gateway for the reasons of transparency;
2. In accordance with the Department's recommendation, delegation not be given to Council to finalise the plan; and
3. The full impacts on other regional and sub-regional retail locations be fully quantified at Gateway.

Accordingly, the Commission's advice is for the review of the Planning Proposal in its current form (subject to the Department's recommended amendments), to proceed to Gateway.

In the event that any clarification is required, please contact David Koppers (Team Leader) of the Commission Secretariat in the first instance.

Yours sincerely,

Handwritten signature of Garry West in blue ink.

Mr Garry West
Commission Member
Chair

Handwritten signature of Geoff Carmody in blue ink.

Geoff Carmody
Commission Member

CC: Mr Marcus Ray
Deputy Secretary
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001