



Reclassification of Public Land St Marys Town Centre

4 The Gateway Process

Background

It's an exciting time for St Marys Town...

For many years the community and Penrith City Council have recognised its potential to become a vibrant, vital and sustainable city and invested appropriately to make this happen. But the Town Centre's viability has been limited by the growth of nearby centres and the range of shops and services they provide.

Between 2002 and 2006, Council conducted the *Our City Centres – Vitality and Viability Review* to ask the St Marys community what it wanted for the Town Centre in the future. The community's vision was captured in the adopted *St Marys Town Centre Strategy*. This Strategy outlines how to create attractive public places, encourage new investment, deliver new infrastructure, and generate jobs.

In 2007, Council created the *St Marys Town Centre Masterplan* to show how these things could be achieved. Actions included a new town square, residential development near the train station, a new east-west street and the expansion of Station Plaza and St Marys Village Shopping Centres towards Queen Street.

The next step for Council is to reclassify parts of the land near existing shopping centres, so we can consider opportunities and start realising the vision. This Planning Proposal does not propose the sale, lease or development of the land – these matters will be considered by Council in the future and will include community consultation. It also does not prevent the current use of the land from continuing.

The Gateway Process

The reclassification of the land will be delivered via an amendment of the City-wide Local Environmental Plan, known as *Penrith Local Environmental Plan 2010* (LEP 2010). Council needs to use the Department of Planning and Environment's *Gateway Process* to make this amendment, a process that requires Council to prepare, publicly exhibit and adopt a Planning Proposal.

The Planning Proposal on public exhibition explains what the proposed amendment to LEP 2010 will do, namely, that the identified land is inserted in *Schedule 4 Classification and reclassification of public land* of LEP 2010. The Planning Proposal does not recommend any changes to the maps.

The Gateway Process has the following steps:

1. Preparation of the Planning Proposal
2. NSW Minister for Planning determines whether the Planning Proposal should proceed.
3. Public exhibition
4. An independently chaired public hearing
5. Council's consideration of submissions and report from hearing.
6. Resubmission to NSW Minister for Planning
7. Drafting of amendment to LEP 2010.
8. Publication of amendment to LEP 2010.

Further Information

If you have any questions, please visit one of the exhibition venues or contact the City Planning Team on (02) 4732 7703 or at cityplanningteam@penrithcity.nsw.gov.au.