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Our ref: PP_2014_BLACK_001_00 (14/06725)
Your ref: RZ-13-008

Mr Kerry Robinson
General Manager
Blacktown City Council
PO Box 63
BLACKTOWN NSW 2148

Dear Mr Robinson,

Planning proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006

I am writing in response to your Council's letter dated 4 April 2014 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 State Environmental Planning Policy (SEPP) Sydney Region Growth Centres 2006 to permit 'vehicle repair stations' and 'retail premises' as additional permitted uses on land at Hollinsworth Road, Marsden Park and insert a clause to restrict retail premises to a minimum gross floor area of 13,000sqm, which is operated by one tenant/retailer and located on land with a minimum site area of 20,000sqm.

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

I have also agreed the planning proposal's inconsistency with S117 Direction 6.3 Site Specific Provisions is of minor significance. No further approval is required in relation to this Direction.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 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 section 54(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, I have arranged for Ms Tessa Parmeter of the Department's regional office to assist you. Ms Parmeter can be contacted on (02) 9860 1555.

Yours sincerely,



Richard Pearson
Deputy Director General
Growth Planning and Delivery

13/5/14

Encl: Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2014_BLACK_001_00): to permit 'vehicle repair stations' and 'retail premises' as additional permitted uses at Marsden Park.

I, the Deputy Director General, Growth Planning and Delivery at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to State Environmental Planning Policy (SEPP) Sydney Region Growth Centres 2006 to permit 'vehicle repair stations' and 'retail premises' as additional permitted uses on land at Hollinsworth Road, Marsden Park and insert a clause to restrict retail premises to a minimum gross floor area of 13,000sqm, which is operated by one tenant/retailer and located on land with a minimum site area of 20,000sqm should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the planning proposal to ensure it correctly references the property description of the subject land, including references in the proposed clause.
2. Prior to undertaking public exhibition, Council is to update the planning proposal to adequately demonstrate consistency or justify any inconsistency with S117 Directions 1.1 Business and Industrial Zones, 3.4 Integrating Land Use and Transport, 4.4 Planning for Bushfire Protection and 6.1 Approval and Referral Requirements.
3. 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 a minimum of **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 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning and Environment 2013).
4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - Transport for NSW
 - Roads and Maritime Services
 - NSW Rural Fire Service (S117 Direction 4.4 Planning For Bushfire Protection)

Each public 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.

5. 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).



Planning & Environment

6. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated

13

day of

May

2014.



Richard Pearson
Deputy Director General
Growth Planning and Delivery
Department of Planning and Environment

Delegate of the Minister for Planning