



Planning & Environment

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

Our ref: PP_2015_BLACK_001_00
(15/01818)
Your ref: 145-558-1/17

Attention: Wint Khin Zaw

Dear Mr Robinson

Planning proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Marsden Park Industrial Precinct

I am writing in response to your Council's letter dated 5 January 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), concerning amending Clause 5.4(7) of Appendix 5 – Marsden Park Industrial Precinct of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

As delegate of the Minister for Planning, I note Council has not requested delegation for the making of this plan and have determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

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 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.

If you have any queries in regard to this matter, please contact Amar Saini of the Metropolitan Region (Parramatta) office on 02 9860 1130.

Yours sincerely,

Simon Manoski
Acting General Manager
Metropolitan Delivery
Planning Services

7.2.15

Gateway Determination

Planning proposal (Department Ref: PP_2015_BLACK_001_00): to amend Clause 5.4(7) of Appendix 5 – Marsden Park Industrial Precinct of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP).

I, the Acting General Manager, Metropolitan Delivery, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), that an amendment to Clause 5.4(7) of Appendix 5 – Marsden Park Industrial Precinct of the Growth Centres SEPP, should proceed subject to the following conditions:

1. Community consultation is required under Section 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **14 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 the planning proposal as identified in section 5.5.2 of *A Guide to preparing local environmental plans* (Department of Planning and Environment 2013).
2. Consultation is required with the following public authority under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - The Hills Shire Council

The Council 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.
3. A public hearing is not required to be held in relation to this matter by any person or body under section 52(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).
4. The timeframe for completing the local environmental plan is to be 6 months from the week following the date of the Gateway determination.

Dated this 7th day of February 2015.



Simon Manoski
Acting General Manager
Metropolitan Delivery
Planning Services

Delegate of the Minister for Planning