

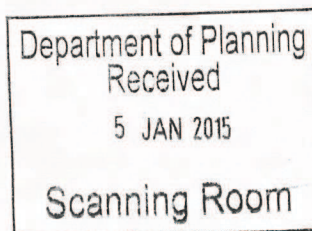


PCU057691

File No.: 145-558-1/17

19 December 2014

Rachel Cumming
Regional Director - Sydney West Region
Department of Planning and Environment
Locked Bag 39
Sydney NSW 2001



Dear Madam,

**Planning Proposal - Amendment to State Environmental Planning Proposal
(Sydney Region Growth Centres) 2006 - Marsden Park Industrial Precinct**

I am writing to request a Gateway Determination for a Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP). Council has initiated the Planning Proposal.

Council resolved at its Ordinary Meeting on 19 November 2014 to prepare the Planning Proposal to amend Clause 5.4(7) of Appendix 5 – Marsden Park Industrial Precinct (MPIP) of the Growth Centres SEPP. The proposal seeks to reduce the maximum gross floor area for neighbourhood shops to 80sqm.

The proposed amendment will align the development standard for neighbourhood shops with their intended function in the MPIP. It will also make the development standard consistent with similar provisions in other precinct plans under the Growth Centres SEPP.

The MPIP currently permits neighbourhood shops with a maximum gross floor area of 1,000sqm. This is 10 times larger than other Growth Centre precincts which are either 80sqm or 100sqm. We are concerned about the cumulative impact of a number of neighbourhood shops on the viability of existing and planned centres, particularly the future Marsden Park Town Centre.

If you would like to discuss this matter further, please contact Council's Strategic Planner,
Wint Khin Zaw on 9839 6424.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'CS', with a long horizontal flourish extending to the right.

Chris Shannon
Manager Strategic and Precinct Planning