



Mr Kerry Robinson
Chief Executive Officer
Blacktown City Council
PO Box 63
BLACKTOWN NSW 2148

Dear Mr Robinson

Planning proposal PP_2020_BLACK_005_00 to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 27 October 2020 in respect of the planning proposal to rezone Lots 215-220, 231-235 and 279 on DP1250840 Goshawk Avenue, Marsden Park from RE1 Public Recreation to R2 Low Density Residential to align the RE1 and R2 boundary zones with the newly registered lot boundaries.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 6.2 Reserving Land for Public Purposes is justified in accordance with the terms of the Direction. In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes on the basis that it is required to resolve a misalignment with the zones and the newly registered lots and will not impact the intent for the site, as shown in the Marsden Park Industrial Precinct Indicative Layout Plan. No further approval is required in relation to this Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Direction 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to public exhibition.

I have determined not to condition the Gateway for Council to be the local plan-making authority as the planning proposal seeks to amend a *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

The amending local environmental plan (LEP) is to be finalised within six months of 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, Industry and Environment to draft and finalise the LEP should be made eight 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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Ryan Klingberg to assist you. Mr Klingberg can be contacted on 9860 1561.

Yours sincerely



24 November 2020

Jane Grose
Director Central (Western)
Central River City and Western Parkland City

Encl: Gateway determination