

Gateway Determination

Planning proposal (Department Ref: PP_2020_BLACK_005_00): to rezone lots 215-220, 231-235 and 279 in DP1250840, Goshawk Avenue, Marsden Park from RE1 Public Recreation to R2 Low Density Residential to align the RE1 and R2 boundary zones with the registered lot boundaries.

I, the Director Central (Western) at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) to rezone lots 215-220, 231-235 and 279 in DP1250840, Goshawk Avenue, Marsden Park from RE1 Public Recreation to R2 Low Density Residential to align the RE1 and R2 boundary zones with the registered lot boundaries should proceed subject to the following conditions:

1. Prior to public exhibition Council is to:
 - (a) amend *Attachment 3 – Consistency with relevant Section 9.1 Directions by the Minister* to correctly number the list of 9.1 Directions; and
 - (b) consult with the NSW Rural Fire Service in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection and address any comments of this agency.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and to be made publicly available for a minimum of **14 days**; and
 - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Transport for NSW
 - TransGrid

Each public authority/organisation 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.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).
5. As the planning proposal seeks to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Council should not be authorised to be the local plan-making authority to make this plan.
6. The time frame for completing the LEP is to be **6 months** following the date of the Gateway determination.

Dated: 24th day of November 2020



Jane Grose
Director Central (Western)
Central River City and Western
Parkland City
Department of Planning, Industry
and Environment

Delegate of the Minister for Planning
and Public Spaces