

Kerry Robinson
General Manager
PO Box 63
Blacktown NSW 2148
Attention: Zara Tai

16/10991

Dear Mr Robinson

**Planning proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* – Adjustment of zone boundaries in Marsden Park
(PP_2016_BLACK_002_00)**

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) regarding the planning proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the SEPP) by adjusting zone boundaries in Marsden Park.

As delegate of the Greater Sydney Commission, I have determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination. I have also agreed, as delegate of the Secretary, that the planning proposal's inconsistency with S117 Direction 6.2 Reserving land for public purposes is minor in nature and no further approval is required in relation to S117 Directions. Because of the changes to drainage land in Sites 4 and 6, and to ensure consistency with S117 Direction 4.3 Flood Prone Land, Council will be required to consult the State Emergency Service and Sydney Water.

The amending Local Environmental Plan (LEP) is to be finalised within 9 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 to draft and finalise the plan 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 Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Chris Browne of the Department's Sydney Region West office on (02) 9860 1508.

Yours sincerely



18/08/16

Catherine Van Laeren
Director, Sydney Region West
Planning Services
Delegate of the Greater Sydney Commission