

Gateway Determination

Planning proposal (Department Ref: PP_2018_BLACK_012_00): to amend the Growth Centres SEPP for land at Sundew Parade and Elara Boulevard, Marsden Park.

I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* for land at Sundew Parade and Elara Boulevard, Marsden Park should proceed subject to the following conditions:

1. Prior to community consultation Council is to amend the planning proposal to identify that the planning proposal is capable of complying with section 9.1 Direction 4.3 Flood Prone Land.
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 must be made publicly available for a minimum of 28 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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2013).
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:
 - NSW Department of Education;
 - Roads and Maritime Services;
 - Transport for NSW;
 - State Emergency Services;
 - Office of Environment and Heritage – Heritage Division; and
 - Office of Environment and Heritage.

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. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.
6. Given the nature of the planning proposal, Council should not be authorised to be the local plan-making authority to make this plan.

Dated 11th day of January 2019.



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning