

Mr Kerry Robinson  
General Manager  
Blacktown City Council  
PO Box 63  
BLACKTOWN NSW 2148

Dear Mr Robinson

**Planning proposal PP\_2018\_BLACK\_012\_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) in respect of the planning proposal to amend the Growth Centres SEPP for land at Sundew Parade and Elara Boulevard, Marsden Park.

As delegate of the Minister for Planning, 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 inconsistencies with section 9.1 Direction 2.3 Heritage Conservation 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 alteration of land reserved for public purposes on the basis that the rezoning reconciles the land to be acquired with the approved location of the raingarden. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 4.3 Flood Prone Land. Council should ensure this occurs prior to the plan being made.

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 Policy.

The amending local environmental plan (LEP) is to be finalised within nine 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 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 further enquiries about this matter, I have arranged for Mr Dimitri Gotsis to assist you. Mr Gotsis can be contacted on 8217 2053.

Yours sincerely



**Ann-Maree Carruthers**  
**Director, Sydney Region West**  
**Planning Services**

11/01/19

Encl: Gateway determination