

## Gateway Determination

**Planning proposal (Department Ref: PP\_2019\_Black\_009\_00):** Make minor amendments to the Growth Centres SEPP to align the SP2 Infrastructure (Local Road) and SP2 Infrastructure (Local Drainage) zones with the redevelopment of Lots 23 & 24 DP262886 Hollinsworth Road, Marsden Park.

I, the Acting 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) 2006 to align the SP2 Infrastructure (Local Road) and SP2 Infrastructure (Local Drainage) zones with the redevelopment of Lots 23 & 24 DP262886 Hollinsworth Road, Marsden Park should proceed subject to the following conditions:

1. Prior to community consultation, Council is to amend the planning proposal as follows:
  - a) Under Part 6 – Timeline, Council is to update the table to reflect the commencement date from the date of the Gateway determination and to update the other stages in the timeline.
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 **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. 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).
4. Given the nature of the planning proposal, Council should not be authorised to be the local plan-making authority to make this plan.
5. 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
  - Sydney Water

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.

6. 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).
7. 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.
8. The time frame for completing the LEP is to be **6 months** following the date of the Gateway determination.

Dated 18<sup>th</sup> day of February 2020.

A handwritten signature in black ink, appearing to read 'Gina Metcalfe', with a large loop at the end.

**Gina Metcalfe  
Acting Director Central (Western)  
Greater Sydney Place and  
Infrastructure  
Department of Planning, Industry and  
Environment**

**Delegate of the Minister for Planning  
and Public Spaces**