Your ref: PP-2020-4030

File no: LEP-19-0003

16 February 2021

Transport for New South Wales

Dear Sir/Madam

### Public Authority Pre-exhibition Consultation - Planning Proposal for 45 Hollinsworth Road, Marsden Park

We are referring a Planning Proposal to seek your comments. The Planning Proposal seeks to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP).

The Planning Proposal applies to 45 Hollinsworth Road, Marsden Park, being Lot 1 DP 1176437 (subject land).

The purpose of this Planning Proposal is to rezone a SP2 Infrastructure (Local Road) zoned part of the lot to B5 Business Development and to include ‘hotel or motel accommodation’ as an additional permitted land use.

The rezoning will require corresponding alterations to relevant maps including the Land Zone, Height of Buildings and Floor Space Ratio maps under the Growth Centres SEPP.

The Department of Planning, Industry and Environment have issued a Gateway Determination for the Planning Proposal which requires Council to consult prior to public exhibition with Transport for NSW to confirm that the proposed SP2 Infrastructure (Local Road) is no longer required.

The land is privately owned and there is no acquisition authority in the Growth Centres SEPP to acquire the SP2 zoned access handle. It is also noted that it is not listed in Council’s Contributions Plan 21- Marsden Park for Council to collect contributions to acquire and construct as a public road.

Attached is a copy of the Gateway Determination, Planning Proposal and supporting documentation.

Please provide us with comments by 9 March 2021. If we do not receive comments by this date, we will proceed on the premise that you have no comments to the Planning Proposal.

You can also access the Planning Proposal at DPIE’s website:

<https://www.planningportal.nsw.gov.au/ppr/pre-exhibition/state-environmental-planning-policy-sydney-growth-centres-2006-amendment-45>

If you would like to discuss this matter further, please contact Strategic Planner, Agnes Brejzek on 9839 6512.

Yours faithfully

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| Rachel Agyare  Senior Coordinator Strategic Planning |  |