

Gateway Determination

Planning proposal (Department Ref: PP-2021-191): to rezone Lots 2701-2705 on DP1230905 and Lot 2577 on DP1223745 Chambers Street, Marsden Park from SP2 Infrastructure to R2 Low Density Residential to align the SP2 and R2 boundary zones with the registered lot boundaries.

I, the 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) to rezone Lots 2701-2705 on DP1230905 and Lot 2577 on DP1223745 Chambers Street, Marsden Park from SP2 Infrastructure to R2 Low Density Residential to align the SP2 and R2 boundary zones with the registered lot boundaries should proceed subject to the following conditions:

1. Prior to public exhibition Council is to:
 - (a) consult with the NSW Rural Fire Service in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection and address any comments of this agency.
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 is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and to 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. 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.
5. The time frame for completing the LEP is to be **6 months** following the date of the Gateway determination. To ensure this timeframe can be met, public exhibition is to commence in April 2021, and the planning proposal is to be reported to Council in July 2021.

Dated: 15th day of February 2021

A handwritten signature in black ink, appearing to read 'Jane Grose', written in a cursive style.

Jane Grose
Director Central (Western)
Central River City and Western
Parkland City
Department of Planning, Industry
and Environment

Delegate of the Minister for Planning
and Public Spaces