



File no: LEP-20-0003

2 November 2021

Ms Jane Grose
Director, Central (Western)
Central River City and Western Parkland City
NSW Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms Grose

Request for Gateway Determination – Planning Proposal for realignment of zoning and heritage boundary and rezoning at Clydesdale Estate, Marsden Park

We are seeking a Gateway Determination for a Planning Proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and Blacktown Growth Centres Precinct Plan under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

The Planning Proposal is for realignment of zoning and heritage boundary and rezoning at Clydesdale Estate, Marsden Park. The proposed amendments are necessary to ensure that the Growth Centre SEPP reflects the realignment and relocation of road and drainage infrastructure approved by Council as part of several Development Applications at former Lot 2 DP 260476, No. 1270 Richmond Road, Marsden Park.

To reflect the proposed realignments and changes to the zoning map, corresponding maps including Lot Size, Height of Building, Land Reservation Acquisition and Residential Density are to be updated. These amendments affect State Environmental Planning Policy (Sydney Region Growth Centres) 2006 Map Sheets 001, 002 and 005.

Following the proposed amendments to Heritage maps, the Schedule 5 Environmental Heritage of Appendix 12 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006 is to be updated to include the correct property description of the heritage item known as Clydesdale House - Farmers' cottages and barn.

A corresponding amendment is also proposed to Figure 3.6 European cultural heritage of Marsden Park Precinct Development Control Plan according to the proposed changes to heritage boundary.

It is also noted that subject to the proposed amendments being approved and finalised, the State Heritage Register Map should be updated to reflect the proposed changes to heritage boundary.

The Planning Proposal was prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning, Industry and Environment guidelines.

The following documents are provided in support of the submission:

- Council report and resolution dated 20 October 2021

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Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: 02 9839 6000 - DX 8117 Blacktown

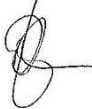
Email: council@blacktown.nsw.gov.au - Website: www.blacktown.nsw.gov.au

All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

- Planning Proposal for realignment of zoning and heritage boundary and rezoning at Clydesdale Estate, Marsden Park
- Advice of Blacktown Local Planning Panel dated 22 September 2021

If you would like to discuss this matter further, please contact Assistant Team Leader, Anita Riazifar on 9839 6387 or by email at anita.riazifar@blacktown.nsw.gov.au.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'T. Taylor', with a stylized flourish at the end.

Trevor Taylor
Manager Development Policy and Regulation