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Department Generated Correspondence (Y)

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Our ref: PP_2011_BLACK_005_00 (11/15217)
Your ref: RZ-10-2299

Mr Ron Moore
General Manager
Blacktown City Council
PO Box 63
BLACKTOWN NSW 2148

Dear Mr Moore

Re: Planning Proposal to amend Schedule 4 of the Blacktown Local Environmental Plan 1988 to reclassify the 'Woodstock Property' located at 6 Hobson Place and 3 Dexter Place (Lots 428 and 423 in DP 812674), Plumpton from "community land" to "operational land"

I am writing in response to your Council's letter dated 16 August 2011 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Blacktown Local Environmental Plan 1988 by amending Schedule 4 of the Blacktown Local Environmental Plan 1988 to reclassify the 'Woodstock Property' located at 6 Hobson Place and 3 Dexter Place (Lots 428 and 423 in DP 812674), Plumpton from "community land" to "operational land".

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

Prior to consultation, Council is to update the planning proposal to include a reference to whether interests will be discharged under Section 30 of the Local Government Act 1993 as part of the reclassification of the land to "operational land".

Council is reminded of its obligations for exhibiting and conducting a public hearing when reclassifying land from community to operational as per the Department's LEP Practice Note 09-003.

The Director General's delegate has determined that the planning proposal is consistent with S117 Directions 2.3 Heritage Conservation, 3.1 Residential Zones and 7.1 Implementation of the Metropolitan Plan for Sydney 2036. No further approval is required in relation to these Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) 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 s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Amar Saini of the Sydney Region West Office of the Department on 02 9873 8500.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Gellibrand', with a date '13/9/11' written below it.

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_BLACK_005_00) to amend Schedule 4 of the Blacktown Local Environmental Plan 1988 to reclassify the 'Woodstock Property' located at 6 Hobson Place and 3 Dexter Place (Lots 428 and 423 respectively in DP 812674), Plumpton from "community land" to "operational land".

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Blacktown Local Environmental Plan 1988 to amend Schedule 4 of the Blacktown Local Environmental Plan 1988 to reclassify the 'Woodstock Property' located at 6 Hobson Place and 3 Dexter Place (Lots 428 and 423 respectively in DP 812674), Plumpton from "community land" to "operational land" should proceed subject to the following conditions:

1. Prior to consultation, Council is to update the planning proposal to include a reference to whether interests will be discharged under Section 30 of the Local Government Act 1993 as part of the reclassification of the land to "operational land".
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for **28 days**; and
 - (b) the relevant planning 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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
3. Consultation is not required with public authorities under section 56(2)(d) of the EP&A Act.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
5. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 13th day of September 2011.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and
Infrastructure