



Planning

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Council ref: RZ-09-2603

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

Dear Mr Moore,

Re: Planning Proposal to rezone part of Lot 103 DP 1077484 from 5(a) Special Uses - Drainage to 3(a) General Business and part of Lot 102 DP 1077484 from 3(a) General Business to 5(a) Special Uses - Drainage under Blacktown LEP 1988

I am writing in response to your Council's letter dated 5 November 2009 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 Blacktown Local Environmental Plan 1988 to rezone part of Lot 103 DP 1077484 from 5(a) Special Uses - Drainage to 3(a) General Business and part of Lot 102 DP 1077484 from 3(a) General Business to 5(a) Special Uses - Drainage.

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

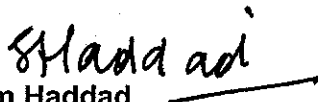
The Gateway Determination requires that the planning proposal be made publicly available for a period of 14 days. Under section 57(2) of the Act I am satisfied that the planning proposal is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 3 months of the week following the date of the Gateway Determination.

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 ChoCho Myint in the Department's regional office at Parramatta. Ms Myint can be contacted on telephone (02) 9873 8583.

Yours sincerely,


Sam Haddad
Director-General

27/11/2009

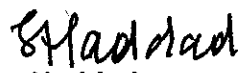
Gateway Determination

Planning Proposal (Council ref: RZ-09-2603): To rezone part of Lot 103 DP 1077484 from 5(a)Special Uses - Drainage to 3(a) General Business and part of Lot 102 DP 1077484 from 3(a) General Business to 5(a)Special Uses - Drainage.

I, the Director General as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment of the Blacktown Local Environmental Plan 1988 to rezone part of Lot 103 DP 1077484 from 5(a)Special Uses - Drainage to 3(a) General Business and part of Lot 102 DP 1077484 from 3(a) General Business to 5(a)Special Uses - Drainage should proceed subject to the following conditions:

1. 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 is classified as low impact as described in *A Guide to Preparing LEPs* (Department of Planning 2009) and must be made publicly available for **14 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).
2. No consultation is required with State or Commonwealth public authorities under section 56(2)(d) of the EP&A Act.
3. No public hearing is to be held into the matter under section 56(2)(e) of the EP&A Act.
4. The timeframe for completing the LEP is to be **3 months** from the week following the date of the Gateway determination.

Dated 27th day of November 2009.


Sam Haddad
Delegate for the Minister for Planning