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Our ref: PP\_2013\_BLACK\_001\_00 (13/02135)  
Your ref:

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

Dear Mr Moore,

**Planning proposal to amend Blacktown Local Environmental Plan 1988**

I am writing in response to Council's letter dated 19 December 2012 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 (LEP) 1988 to facilitate an amendment to State Environmental Planning Policy (SEPP) - Sydney Region Growth Centres to rezone land at Bridge Street and Grange Avenue, Schofields Precinct to R2 Low Density Residential and amend the zone boundaries for land within the Precinct.

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

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 as soon as possible. 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 NSW 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 regional office of the department on 02 9860 1560.

Yours sincerely,

  
5, 3, 13  
**Neil McGaffin**  
**A/Deputy Director General**  
**Planning Operations & Regional Delivery**

## Gateway Determination

**Planning proposal (Department Ref: PP\_2013\_BLACK\_001\_00):** to rezone land within the Schofields Precinct and amend the zone boundaries for certain land within the Precinct.

I, the Acting Deputy Director General of Planning Operations and Regional Delivery, Department of Planning and Infrastructure 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 (LEP) 1988 to facilitate an amendment to State Environmental Planning Policy (SEPP) - Sydney Region Growth Centres to rezone land at Bridge Street and Grange Avenue, Schofields Precinct to R2 Low Density Residential and amend the zone boundaries for land within the Precinct should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to amend the 'statement of objectives' within the planning proposals to include a concise statement outlining the intended outcome of the proposal.
2. Prior to undertaking public exhibition, Council is to amend the planning proposal to include sufficient additional information to adequately demonstrate consistency or justify any inconsistency with S117 Direction 2.1 Environmental Protection Zones, including addressing the impacts of reducing land zoned E2 Environmental Conservation and identifying whether areas of existing native vegetation will be cleared as a result of future development. Council is to consult with the Strategies and Land Release Team of the Department of Planning and Infrastructure regarding the above matter. If required, the Office of Environment and Heritage and Commonwealth Department of Sustainability, Environment, Water, Population and Communities should be consulted.
3. To sufficiently demonstrate consistency with S117 Direction 4.3 Flood Prone Land, Council is to consult with the Office of Environment and Heritage and, if required, is to prepare a floodplain risk management plan and amend the planning proposal to include an amendment to the North West Growth Centre Development Control Plan Map Sheet DVC\_005.
4. Council is to amend the planning proposal to include an overlay map of the proposed and existing land zonings. All maps should be at an appropriate scale and clearly identify the subject site. Council is to place relevant SEPP (Sydney Region Growth Centres) maps, which relate to the Schofields Precinct, on public exhibition.
5. 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 5.5.2 of *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012)*.
6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
  - Hawkesbury – Nepean Catchment Management Authority
  - Office of Environment and Heritage
  - Transport for NSW – Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

7. 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).
8. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated *5th* day of *March* 2013.



**Neil McGaffin**  
**A/Deputy Director General**  
**Planning Operations & Regional Delivery**  
**Delegate of the Minister for Planning and**  
**Infrastructure**