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Our ref: PP_2012_BLACK_005_00 (12/15002)
 Your ref: RZ-10-10/3
 RZ-11-1524

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

Dear Mr Moore,

Planning proposal for Blacktown Local Environmental Plan (Former Ashlar Golf Course) 2013

I am writing in response to your Council's letter dated 10 September 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 for the Blacktown Local Environmental Plan (former Ashlar Golf Course) 2013 to rezone the former Ashlar Golf Course at Springfield Avenue, for residential development.

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.

I have also agreed that the planning proposal's inconsistency with S117 Direction 1.1 Business and Industrial Zones are of minor significance. I have also agreed to the reduction of land used for public purposes in relation to Direction 6.2 Reserving Land for Public Purposes. 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 as soon as possible following agency consultation. 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,


 Richard Pearson
 A/Director-General

8/10/2012

Gateway Determination

Planning proposal (Department Ref: PP_2012_BLACK_005_00): *Blacktown Local Environmental Plan (Former Ashlar Golf Course) 2013 to rezone the former Ashlar Golf Course at Springfield Avenue, for residential development*

I, the Acting Director-General, 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 a planning proposal for Blacktown Local Environmental Plan (Former Ashlar Golf Course) 2013 to rezone Lot 1, DP222469, Lot 1, DP785936, Springfield Avenue, Blacktown from 6(b) Private Recreation and 2(a) Residential and to rezone Lots 17 and 18, DP29519 Richmond Road, Blacktown from 3(a) General Business to R1 General Residential and RE1 Public Recreation and adopt planning provisions for Land Use Tables, Height of Buildings, Land Reservation and Acquisition and Local Clauses should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to amend the planning proposal to:
 - (a) clearly indicate that Blacktown City Council is the acquisition authority for the proposed RE1 Public Recreation zoned land,
 - (b) include a clear statement on the minimum lot size, or range of lot sizes to be provided, and
 - (c) include a proposed minimum lot size map.
2. Council is to identify the land as an urban release area and ensure that satisfactory arrangements for the provision of state public infrastructure are met prior to the development of the site. The planning proposal is to be amended to reflect this requirement prior to the commencement of public exhibition.
3. 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)*.
4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Department of Education and Communities
 - Office of Environment and Heritage
 - Integral Energy
 - Transport for NSW
 - Fire and Rescue NSW
 - NSW Police Force
 - Transport for NSW – RailCorp
 - Transport for NSW – Roads and Maritime Services
 - Sydney Water
 - Telstra

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.

5. Further to Condition 4 above, Council is to consult with the Office of Environment and Heritage in regards to the removal of remnant Cumberland Plain Woodland from the site. Council is to amend the planning proposal accordingly to reflect the outcome of the consultation.
6. 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).
7. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 8th day of October 2012.

PP SHaddad
Richard Pearson
A/Director-General
Delegate of the Minister for Planning and
Infrastructure