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Our ref: PP\_2012\_BLACK\_001\_00 (11/21993)  
Your ref: RZ-11-1997

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

Dear Mr Moore,

**Re: Planning Proposal to rezone Lot 5003 DP 1158929 Schofields Road, Rouse Hill from 2(a) Residential to 5(a) Special Uses - Cemetery and Crematorium**

I am writing in response to your Council's letter dated 22 December 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 to rezone Lot 5003 DP 1158929 Schofields Road, Rouse Hill from 2(a) Residential to 5(a) Special Uses - Cemetery and Crematorium.

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.

It is noted that the planning proposal does not include a draft proposed zoning map. Council is to prepare and include a zoning map with the planning proposal, and refer to the map in Part 2 Explanation of Provisions of the planning proposal. The zoning map and updated planning proposal should be provided to the Department's Regional Planning Team as soon as possible following receipt of the Determination Notice to ensure drafting of the instrument proceeds in a timely manner.

It is noted that the site falls within proximity to the planning work being undertaken for the proposed North West Rail Link. In this regard, Council is encouraged to consult Transport for NSW on this matter for comment.


The Director General's delegate has also agreed that the planning proposal's inconsistencies with S117 Direction 3.1 Residential Zones are of minor significance. No further approval is required in relation to this Direction.

The amending Local Environmental Plan (LEP) is to be finalised within 3 months of the week following the date of the Gateway Determination. As it has been determined that this is a minor amendment, the Department will commence drafting the instrument immediately upon receipt of the draft zoning map and updated planning proposal. The Regional Planning Team will remain your principal contact on this matter and will be able to advise on the progress of the draft LEP.

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 Stephen Gardiner of the Regional Office of the Department on 02 9873 8522.

Yours sincerely,



3/2/12

**Tom Gellibrand**  
**Deputy Director General**  
**Plan Making & Urban Renewal**

## Gateway Determination

**Planning Proposal (Department Ref: PP\_2012\_BLACK\_001\_00):** to rezone Lot 5003 DP 1158929 Schofields Road, Rouse Hill from 2(a) Residential to 5(a) Special Uses - Cemetery and Crematorium.

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 rezone Lot 5003 DP 1158929 Schofields Road, Rouse Hill from 2(a) Residential to 5(a) Special Uses - Cemetery and Crematorium should proceed subject to the following conditions:

1. Council is to prepare a zoning map for the planning proposal, and update the planning proposal to refer to the map in Part 2 Explanation of Provisions. The zoning map and updated planning proposal are to be placed on public exhibition.
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 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)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
  - Transport for NSW – Roads and Maritime Authority

This 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.

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 **3 months** from the week following the date of the Gateway determination.

Dated 3rd day of February 2012.



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