

**Planning Proposal - Rezoning Blacktown and Mount Druitt CBDs (4000 dwellings)**

Proposal Title : **Planning Proposal - Rezoning Blacktown and Mount Druitt CBDs (4000 dwellings)**

Proposal Summary : **The planning proposal seeks to rezone land in the Blacktown and Mount Druitt CBDs to B4 Mixed Use and B3 Commercial Core, increase building heights, remove floor space ratio controls and introduce incentive building heights for key and gateway sites in both CBDs that achieves design excellence through an architectural design competition.**

PP Number : **PP\_2017\_BLACK\_001\_00**      Dop File No : **17/01243**

**Proposal Details**

Date Planning Proposal Received : **17-Mar-2017**      LGA covered : **Blacktown**

Region : **Metro(Parra)**      RPA : **Blacktown City Council**

State Electorate : **BLACKTOWN MOUNT DRUITT**      Section of the Act : **55 - Planning Proposal**

LEP Type : **Precinct**

**Location Details**

Street :

Suburb :      City :      Postcode :

Land Parcel : **Various sites in Blacktown and Mount Druitt CBDs**

**DoP Planning Officer Contact Details**

Contact Name : **Stuart McIntosh**

Contact Number : **0298601551**

Contact Email : **Stuart.McIntosh@planning.nsw.gov.au**

**RPA Contact Details**

Contact Name : **Glen Weekly**

Contact Number : **0298396229**

Contact Email : **glen.weekley@blacktown.nsw.gov.au**

**DoP Project Manager Contact Details**

Contact Name : **Adrian Hohenzollern**

Contact Number : **0298601505**

Contact Email : **Adrian.Hohenzollern@planning.nsw.gov.au**

**Land Release Data**

Growth Centre : **N/A**      Release Area Name : **N/A**

Regional / Sub Regional Strategy :      Consistent with Strategy :

## Planning Proposal - Rezoning Blacktown and Mount Druitt CBDs (4000 dwellings)

MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	<b>Both</b>
No. of Lots :	<b>0</b>	No. of Dwellings (where relevant) :	<b>4,000</b>
Gross Floor Area :	<b>0</b>	No of Jobs Created :	<b>0</b>

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **POLITICAL DONATIONS DISCLOSURE STATEMENT**

**Political donations disclosure laws commenced on 1 October 2008. The legislation requires the public disclosure of donations or gifts for certain circumstances relating to the Planning system.**

**"The disclosure requirements under the new legislation are triggered by the making of relevant planning applications and relevant public submissions on such applications.**

**The term relevant planning application means:**

**- A formal request to the Minister, a council or the Secretary to initiate the making of an environmental planning instrument..."**

**Planning Circular PS 08-009 specifies that a person who makes a public submission to the Minister or Secretary is required to disclose all reportable political donations (if any).**

**The Department has not received any disclosure statements for this Planning proposal.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

### Supporting notes

Internal Supporting Notes : **POLITICAL DONATIONS DISCLOSURE STATEMENT**

**Political donations disclosure laws commenced on 1 October 2008. The legislation requires the public disclosure of donations or gifts for certain circumstances relating to the Planning system.**

**"The disclosure requirements under the new legislation are triggered by the making of relevant planning applications and relevant public submissions on such applications.**

**The term relevant planning application means:**

**- A formal request to the Minister, a council or the Secretary to initiate the making of an environmental planning instrument..."**

**Planning Circular PS 08-009 specifies that a person who makes a public submission to the Minister or Secretary is required to disclose all reportable political donations (if any).**

**The Department has not received any disclosure statements for this Planning proposal.**

External Supporting Notes :

## **Adequacy Assessment**

### **Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? **Yes**

**Comment :** The planning proposal seeks to activate Blacktown and Mount Druitt CBDs by facilitating a mix of residential, commercial and retail developments. The proposed amendments will ensure the planning controls for both CBDs align with the current market expectations and support opportunities for growth.

The planning proposal aims to:

- reduce the B3 Commercial Core zone in the Blacktown CBD and remove the B3 Commercial Core zone in the Mount Druitt CBD;
- increase the B4 Mixed Use zone in the both CBDs to enable shop top housing and new residential, retail, office space as well as activate street frontages;
- remove floor space ratio (FSR) controls in both CBDs to alleviate conflict that arises with height of building controls;
- increase building heights in both CBDs to make future developments more viable; and
- introduce incentive building heights for key and gateway sites in both CBDs, only if an architectural design competition has been undertaken.

The planning proposal will enable the development of approximately 4,000 dwellings across both CBDs.

#### **DEPARTMENT COMMENT:**

It is recommended prior to community consultation, the proposal is amended to include the number of additional dwellings and jobs in each CBD facilitated by this proposal.

### **Explanation of provisions provided - s55(2)(b)**

Is an explanation of provisions provided? **Yes**

**Comment :** The planning proposal seeks amend Blacktown Local Environmental Plan (LEP) 2015 as follows:

1. amend the Land Zoning Maps (LZN\_008, LZN\_013 & LZN\_014) by:

- rezoning land within the Mount Druitt CBD from B3 Commercial Core to B4 Mixed Use;
- rezoning part of the Blacktown CBD from B3 Commercial Core to B4 Mixed Use; and
- rezoning land bounded by Kildare Road, Patrick Street, Balmoral Street and the Western Railway Line from B4 Mixed Use to B3 Commercial Core;

2. amend the Height of Buildings Maps (HOB\_008, HOB\_013 & HOB\_014) by increasing the building heights in both CBDs as shown on the proposed Height of Building Maps (Figure 10 & 15 of the proposal) and as detailed in Table 1 (page 13 of the proposal);

3. amend the Floor Space Ratio (FSR) Maps (FSR\_008, FSR\_013 & FSR\_014) by removing the FSR controls for both the Blacktown and Mount Druitt CBDs;

4. introduce new Incentive of Height of Building Maps (IHOP\_008, IHOP\_013 & IHOP\_014) that provide additional building height incentives for when design excellence is achieved through an Architectural Design Competition. The additional heights are as follows:

- an additional 20 metres for nominated Key Sites and Gateway Sites in the Blacktown CBD; and
- an additional 16 metres for nominated Key Sites and Gateway Sites in the Mount Druitt CBD;

5. introducing a new clause as follows:

**Clause 7.15 Incentive heights for Key Sites and Gateway Sites in the Blacktown and Mount Druitt Central Business Districts:**

- (1) This clause applies to land identified on the Blacktown Incentive Height of Buildings Map and the Mount Druitt Incentive Height of Buildings Map.
- (2) The objective of this clause is to encourage additional commercial and/or residential development in the Blacktown and Mount Druitt Central Business Districts that achieves design excellence through an architectural design competition.
- (3) The consent authority may approve development that achieves the maximum height of buildings nominated on the Blacktown Incentive Height of Buildings Map and the Mount Druitt Incentive Height of Buildings Map, if an architectural design competition has been held to the satisfaction of Council in relation to the proposed development.

**Note.** Council will prepare a Development Guideline to provide details on the architectural design competition requirements.

**DEPARTMENT COMMENT:**

It is recommended prior to community consultation, that Council prepare the Development Guideline and exhibit it with the planning proposal to provide transparency and certainty of the requirements.

**Justification - s55 (2)(c)**

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

- 1.1 Business and Industrial Zones**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 3.5 Development Near Licensed Aerodromes**
- 4.3 Flood Prone Land**

\* May need the Director General's agreement

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

- SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)**
- SEPP No 55—Remediation of Land**
- SEPP No 64—Advertising and Signage**
- SEPP (Infrastructure) 2007**

e) List any other matters that need to be considered :

**SECTION 117 DIRECTIONS**

The proposal is consistent with relevant section 117 Directions with the exception of S/117 Direction 4.3. Commentary is provided as follows:

**DIRECTION 1.1 BUSINESS AND INDUSTRIAL ZONES**

The proposal is consistent with this Direction as it will retain a business zone for the rezoned land (ie. B3 Commercial Core and B4 Mixed Use). In addition, the proposal notes that the potential floor space for employment uses will not be reduced.

**DIRECTION 3.5 DEVELOPMENT NEAR LICENSED AERODROMES**

The proposal is consistent with this Direction as both CBD's are not in the vicinity of a licensed Aerodrome or the proposed Obstacle Limitation Surface of the Western Sydney Airport.

**DIRECTION 4.3 FLOOD PRONE LAND**

The proposal notes that there is flood prone land in the Blacktown CBD, however none in the Mount Druitt CBD. Council note that the land have been a business land use since 1988 and will remain a business land use.

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**DEPARTMENT COMMENT:**

It is recommended that any inconsistency with this Direction is justified as being of minor significance as future flood risk mitigation is known and will be addressed during the development assessment stage.

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**STATE ENVIRONMENTAL PLANNING POLICIES**

The proposal is consistent with all relevant SEPPs.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

**Mapping Provided - s55(2)(d)**

Is mapping provided? **Yes**

Comment :

The planning proposal includes the current and proposed maps for the subject land. The proposal will amend the following maps:

- Land Zoning Maps (LZN\_008, LZN\_013 & LZN\_014);
- Height of Buildings Maps (HOB\_008, HOB\_013 & HOB\_014); and
- Floor Space Ratio Maps (FSR\_008, FSR\_013 & FSR\_014).

The proposal also includes the proposed new Incentive of Height of Building Maps (IHOB\_008, IHOB\_013 & IHOB\_014).

**DEPARTMENT COMMENT:**

It is recommended prior to community consultation, the references to Map 009 are removed (page 31-34 of the proposal).

**Community consultation - s55(2)(e)**

Has community consultation been proposed? **Yes**

Comment :

Part 5 of the proposal notes that the community consultation period will be identified in the Gateway determination.

**DEPARTMENT COMMENT**

A 28 day exhibition period is considered to be suitable and it is recommended that prior to community consultation the planning proposal is amended to include the 28 day period.

**Additional Director General's requirements**

Are there any additional Director General's requirements? **No**

If Yes, reasons :

**Overall adequacy of the proposal**

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

**DEPARTMENT COMMENT:**

It is noted that the planning proposal contains adequate information for a Gateway determination to be issued.

**Proposal Assessment**

**Principal LEP:**

Due Date : **May 2015**

Comments in relation to Principal LEP : **Blacktown LEP 2015 is a Standard Instrument LEP.**

**Assessment Criteria**

Need for planning proposal :

**The planning proposal seeks to promote mixed use development (in the form of commercial premises and shop top housing) within the Blacktown and Mount Druitt CBDs. This will provide additional housing and a mix of apartment types, new retail and support office space opportunities, and activate street frontages within both CBDs.**

**Council based the proposed amendments on the findings of two studies that were commissioned to review the existing land use zones, building heights and FSR controls to ensure they align with current market expectations and support opportunities for growth.**

**MARKET APPRAISAL AND ECONOMIC FEASIBILITY STUDY**

**JLL prepared a Market Appraisal and Economic Feasibility Study of both CBDs and identified the following:**

- **Historically there has been minimal uptake for B3 commercial centre:**
  - **very little opportunity for investment grade office development in the Mount Druitt CBD; and**
  - **Limited opportunity in the Blacktown CBD to facilitate urban renewal of the precincts.**
- **Demographics - Blacktown LGA has been the fastest growing LGA in New South Wales over the last decade and is expected to continue as one of the fastest growing LGAs. This significant population growth will have implications to growing demand for retail, support office and residential.**
- **Office Space - the opportunity for Blacktown and Mount Druitt CBDs generally falls within the support office category, with some potential for investment grade office in the Blacktown CBD. Concluding future demand will follow organic growth of support office space development in both CBDs, in line with population growth. No opportunity for investment grade office in the Mount Druitt CBD and limited opportunity in Blacktown CBD, at least in the medium term.**
- **Retail - Demand in both CBDs will be driven by above average population growth. Feasibility to rebuild new retail in Blacktown will be made possible with the introduction of shop top housing. However in Mount Druitt almost half of the CBD land is controlled by a single owner (Westfield), thus future supply will be dictated to a large extent by their plans.**
- **Mixed Use - Adding Residential into the CBD's will provide demand for existing retail and opportunity to stimulate development. High density housing will supply opportunity for additional retail and support office space.**
- **Commercial Core - A portion of the commercial core in the Blacktown CBD should be retained to provide for longer term commercial opportunities.**
- **Forecasts - to 2031 for the Blacktown CBD:**
  - **Dwelling uptake is 216 dwellings per annum.**
  - **Office (investment grade) development is 500 sqm per annum.**
  - **Retail growth is a Gross Lettable Area Retail of 3,178 sqm per annum.**
  - **There are significant medium to long term retail opportunities, driven by population growth.**
- **Forecasts - to 2031 for Mount Druitt:**
  - **Gross Lettable Area Retail is 1,760 sqm per annum.**
  - **Demand will increase as population increases.**

**URBAN DESIGN STUDY**

**Batesmart prepared an Urban Design Study of both CBDs and recommended the following:**

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- Provide new public space and nodes to suit the increase in population.
- Connect public space by adding to existing network of streets.
- Nominate key and gateway site;
  - Offer bonus heights through VPS, under DCP guidance at DA stage.
- Revise and increase S94 contributions.
- Reduce B3 zone.
- Remove FSR controls.
- Increases building heights in the Blacktown and Mount Druitt CBDs as delineated on the proposed height of building maps.
- Nominate a number of Key Sites and Gateway Sites, where additional heights of 20 metres in the Blacktown CBD and 16 metres in the Mount Druitt CBD will be considered if public domain improvements and linkages, design excellence and/or additional contributions to off-site public domain improvements are provided through redevelopment.
- In Blacktown, the Kmart block is nominated as a key site with additional height permitted if the developer proved a through site link and civic plaza.

### DEPARTMENT COMMENT:

It is recommended prior to community consultation, the proposal is amended to include the approximate maximum residential and commercial yield in both CBDs.

In addition, the Urban Design Study should be amended to only include the scenario generated by the proposed amendments for clarity. The other scenarios will create confusion in what Council is proposing.

Consistency with strategic planning framework :

**A PLAN FOR GROWING SYDNEY (2014)**

The planning proposal is consistent with the aims and actions contained within the A Plan for Growing Sydney, 2014.

**Direction 1.4 Transform the productivity of Western Sydney through growth and investment**

- Council's economic analysis provides evidence that this will contribute to economic employment and growth within the CBD's.

**Direction 1.7 Grow strategic centres – providing more jobs closer to home**

- This will facilitate mixed use development, allowing for a larger resident population in both CBDs, serviced by high frequency public transport.

**Direction 2.1: Accelerate housing supply across Sydney**

- The rezoning will release an additional 24 hectares of land within the Mount Druitt Town Centre and an additional 12 hectares in the Blacktown CBD for mixed use development which will permit the construction of shop top housing.

**Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs.**

- The rezoning will release an additional 24 hectares of land within the Mount Druitt Town Centre and an additional 12 hectares in the Blacktown CBD for mixed use development which will permit the construction of shop top housing.

**Direction 2.3: Improve housing choice to suit different needs and lifestyles**

- The rezoning will release land for mixed use development which will permit the development of shop top housing in a range of different forms.

**Priorities for Strategic Centres - Blacktown**

- Work with council to retain a commercial core in Blacktown as required, for long term employment growth.
  - Over 5 hectares of land will remain zoned B3 Commercial Core, with a Height of Building control of 80 metres to provide sufficient capacity for long term employment growth.
- Work with council to provide capacity for additional mixed use development in Blacktown including offices, retail, services and housing
  - The rezoning will release an additional 24 hectares of land within the Mount Druitt Town Centre and an additional 12 hectares in the Blacktown CBD for mixed use development, which will permit the construction of shop top housing.

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**DRAFT WEST CENTRAL DISTRICT PLAN (2016)**

The planning proposal is consistent with the aims and actions contained within the Draft West Central District Plan, published 2016.

**Productivity Priority 3 Manage growth and change in strategic and district centres and, as relevant local centres.**

- The Planning Proposal provides the capacity to achieve the job targets set for the Blacktown CBD by zoning land in the Blacktown CBD either B3 or B4 and applying generous height of building controls. These planning controls ensure there is sufficient floor space available to meet the future demand for retail services, health and medical services, support office accommodation, as well as, investment grade office development
- Whilst the Planning Proposal removes the B3 Commercial Core zone from Mount Druitt, the job target set for Mount Druitt can still be achieved within the B4 Mixed Use zone, as it is forecasted that most of the jobs growth in Mount Druitt will occur in retail services or support office services.

**Productivity Priority 6: Grow economic activities in Blacktown Strategic Centre**

- Whilst the Planning Proposal proposes to reduce the amount of land zoned B3 in the Blacktown CBD, over 5 hectares of land will remain zoned B3 Commercial Core. A Height of Building control of 80 metres provides sufficient capacity for long term



employment growth.

- The B4 Mixed Use Zone will provide sufficient capacity to grow economic activities in the Blacktown CBD by providing capacity for growth in retail floor space, support office development and residential development. It is important to note that Council is a key landowner in the Blacktown CBD. Council can grow economic activities within the Blacktown CBD and respond to any target set for either employment or housing through the redevelopment of its own land holdings.

**Livability Priority 1: Deliver West Central District's five-year housing supply target**

- The Planning proposal increases the capacity of residential development in the Blacktown and Mount Druitt CBDs.

**Livability Priority 2: Deliver housing diversity**

- Blacktown and Mount Druitt CBDs should promote greater housing diversity through the provision of an increased supply of apartments. Higher Height of Building controls should also promote greater housing diversity.

Environmental social  
economic impacts :

**ENVIRONMENTAL IMPACTS**

The proposal will have no adverse effects on the environment as Blacktown and Mount Druitt CBDs are currently built-up areas. In addition, the environmental impacts of any specific development facilitated by this proposal would be considered pursuant to a development application.

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**SOCIAL AND ECONOMIC IMPACTS**

The proposal will facilitate additional housing within both CBDs and in turn it will increase the demand for retail and office development therefore increasing employment opportunities as stated in the Market Appraisal and Economic Feasibility Study. Both CBDs will also be revitalized through the encouragement of mixed use developments.

Additional community infrastructure will be provided through the introduction of incentive building heights for Key and Gateway Sites in both CBDs.

**DEPARTMENT COMMENT:**

It is recommended prior to community consultation, the proposal is amended to provide additional information on the capacity of community infrastructure for the proposed growth including the impacts on the following:

- parks and public spaces;
- community buildings including local schools and child care;
- car parking, pedestrian links and cycleway; and
- local road networks and railways stations.

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**PUBLIC TRANSPORT INFRASTRUCTURE**

Blacktown CBD is serviced by existing public transport services in the form of Blacktown Railway Station and the adjacent bus interchange. Similarly, Mount Druitt is serviced by Mount Druitt Railway Station and buses.

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**TRAFFIC IMPACTS**

The proposal does not contain information on the potential traffic impacts from the proposed amendments.

**DEPARTMENT COMMENT:**

It is recommended prior to community consultation, the proposal is amended to include commentary on future traffic impacts, including capacity and identified impacts on local and regional roads/ planned infrastructure upgrades. In addition, Council should consult Roads and Maritime Services.

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**OVERSHADOWING IMPACTS**

The proposal does not provide information on overshadowing from the proposed height increases in both CBDs. However, shadow diagrams are provided in the Urban Design Study but it does not demonstrate the extent of the additional shadow impacts.

**DEPARTMENT COMMENT:**

It is recommended prior to community consultation, the proposal is amended to include information on the proposed overshadowing impacts. In addition, the shadow diagrams should be amended to identify the extent of overshadowing generated by the proposed height increases.

**Assessment Process**

Proposal type : **Precinct** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **Nil**

Public Authority Consultation - 56(2)(d) : **Energy Australia  
Transport for NSW  
Transport for NSW - Sydney Trains  
Transport for NSW - Roads and Maritime Services  
Sydney Water  
Telstra**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

**Other - provide details below**

If Other, provide reasons :

Identify any internal consultations, if required :

**No internal consultation required**

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

**Documents**

Document File Name	DocumentType Name	Is Public
Cover Letter - requesting gateway determination.pdf	Proposal Covering Letter	Yes
Map - Blacktown&Mt-Druitt_LAP.pdf	Map	Yes
Map - Blacktown_FSR_Proposed.pdf	Map	Yes
Map - Blacktown_HOB_Proposed.pdf	Map	Yes
Map - Blacktown_incentive_HOB_Proposed.pdf	Map	Yes
Map - Blacktown_LAP.pdf	Map	Yes
Map - Blacktown_LZN_Proposed.pdf	Map	Yes

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Map - Mt-Druitt_FSR_Proposed.pdf	Map	Yes
Map - Mt-Druitt_HOB_Proposed.pdf	Map	Yes
Map - Mt-Druitt_incentive_HOB_Proposed.pdf	Map	Yes
Map - Mt-Druitt_LAP.pdf	Map	Yes
Map - Mt-Druitt_LZN_Proposed.pdf	Map	Yes
CBDs Urban Design Report - Bates Smart_Part1.pdf	Study	Yes
CBDs Urban Design Report - Bates Smart_Part2.pdf	Study	Yes
CBDs Urban Design Report - Bates Smart_Part3.pdf	Study	Yes
CBDs Urban Design Report - Bates Smart_Part4.pdf	Study	Yes
CBDs Economic Feasibility Study - JLL.pdf	Study	Yes
Planning Proposal - Blacktown and Mount Druitt CBDs.pdf	Proposal	Yes

## Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 3.5 Development Near Licensed Aerodromes**
- 4.3 Flood Prone Land**

Additional Information : **DELEGATION OF PLAN MAKING FUNCTION**  
 Blacktown City Council has requested delegation for plan making functions to finalise the proposal, however it is recommended that delegation of plan making functions not be issued in this instance.

### SECTION 117 DIRECTION 4.3 FLOOD PRONE LAND

It is recommended that the Secretary's delegate agrees that any inconsistency with this direction is justified as being of minor significance, as future flood risk mitigation is known and will be addressed during the development assessment stage.

1. Prior to community consultation, Council is to amend the planning proposal, to:
  - (a) include an approximate maximum residential and commercial yield generated by the proposal in each CBD;
  - (b) remove references to Map 009 (page 31-34 of the proposal);
  - (c) include additional information on the capacity of community infrastructure for the proposed growth including the impacts on the following:
    - parks and public spaces;
    - community buildings including local schools and child care;
    - car parking, pedestrian links and cycleway; and
    - local road networks and railways stations;
  - (d) include shadow diagrams to identify the extent of overshadowing generated by the proposed height increases;
  - (e) include 3D massing models to demonstrate conceptual building envelopes generated by the proposal;
  - (f) identify a community consultation period of 28 days (Part 5 of the proposal); and
  - (g) include the Development Guideline for the Architectural Design Competition.

The amended proposal is to be submitted to the Department for information purposes.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of 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

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publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing Local Environmental Plans (Department of Planning and Environment 2016).

3. Consultation is required with the following public authorities under section 56(2)(d) of the Act:

- Transport for NSW - Sydney Trains;
- Transport for NSW - Roads and Maritime Services;
- Energy Australia;
- Sydney Water; and
- Telstra.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the 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 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).

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Supporting Reasons : **The planning proposal will facilitate additional housing and employment opportunities in the Blacktown and Mount Druitt CBD which are considered to be well suited areas.**

Signature: \_\_\_\_\_



Printed Name: \_\_\_\_\_

*Adrian Holzgoller*

Date: \_\_\_\_\_

*12 / 4 / 17*