



Contact: James Sellwood
Phone: (02) 9860 1559
Email: james.sellwood@planning.nsw.gov.au
Postal: GPO Box 39 Sydney NSW 2001

Our ref: PP_2016_BLACK_004_00 (16/11146)
Your ref: F15/2409

Mr Kerry Robinson
General Manager
Blacktown City Council
PO Box 63
Blacktown NSW 2148

Attention: Mr Wint KhinZaw, Strategic Planner

Dear Mr Robinson

Planning proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to rezone the southernmost part of the Nirimba Education Precinct for residential purposes

I am writing in response to Council's letter dated 25 July 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) for a planning proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to rezone the southernmost part of the Nirimba Education Precinct from SP2 Infrastructure (Education Establishment) to R2 Low Density Residential.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Plan making powers were delegated to councils in October 2012. It is noted that Council has not requested to be issued with delegation for this planning proposal, therefore I have decided not to issue an authorisation for Council to exercise delegation.

The amending Local Environmental Plan 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 of Planning and Environment to draft and finalise the Local Environmental Plan should be made at least 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete Local Environmental Plans 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 Greater Sydney Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Mr James Sellwood in the Department's Sydney Region West team on 9860 1559.

Yours sincerely



29/08/16

Catherine Van Laeren
Director Sydney Region West
Planning Services

Encl:
Gateway determination

Gateway Determination

Planning proposal (Department Ref: PP_2016_BLACK_004_00): to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to rezone the southernmost part of the Nirimba Education Precinct

I, the Director Sydney Region West at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, to rezone the southernmost part of the Nirimba Education Precinct from SP2 Infrastructure (Education Establishment) to R2 Low Density Residential, should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to update the planning proposal to exclude the Eastern Creek Riparian Corridor from the calculation of open space available, as this land is not identified for acquisition for public open space purposes.
2. Community consultation is required under sections 56(2) and 57 of the 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 the Department's 'A Guide to Preparing Local Environmental Plans'.
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act:
 - Department of Education
 - Transport for NSW – Roads and Maritime Services
 - Sydney Water
 - Endeavour Energy
 - Jemena Ltd

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.

If public authorities require any additional information, or specify any additional matters to be addressed, the planning proposal is to be updated to respond to any such submission, a copy of which is to be included with the updated 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 Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing.

5. The timeframe for completion of the amending Local Environmental Plan is 12 months from the week following the date of the Gateway determination.

Dated 29th day of August 2016



Catherine Van Laeren
Director Sydney Region West
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission