



Gateway Determination

Planning Proposal (Department Ref: PP_2017_BLACK_005_00): *Blacktown Local Environmental Plan 2015 – Amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone and reconfigure two sites located within Precinct 3 Elara Estate, Richmond Road, Marsden Park, North West Priority Growth Area*

I, the Director, Sydney Region West, Planning Services, 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 the Blacktown Local Environmental Plan 2015 (LEP) to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone and reconfigure two sites located within Precinct 3 Elara Estate, Richmond Road, Marsden Park, North West Priority Growth Area should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment 2016) and 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 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).
2. Consultation is required with the following public authorities and / organisations under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
 - (a) Sydney Water.

Each authority/organisation 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.

3. 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 or if reclassifying land).

4. The timeframe for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 5th day of October 2017.

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren', with a small dot at the end.

Catherine Van Laeren
Director, Sydney Region West

Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission