



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

Dear Mr Robinson

Planning Proposal (PP_2017_BLACK_005_00) to amend Blacktown Local Environmental Plan 2015 to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to rezone and reconfigure two land parcels within Stockland's Precinct 3 Elara Estate within Marsden Park Release Area, North West Priority Growth Area.

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.

I have also agreed, as delegate of the Secretary, the Planning Proposal's inconsistency with Section 117 Direction 6.2 Reserving Land for Public Purpose, is of minor significance. No further approval is required in relation to this Direction.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of 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 LEP should be made 8 weeks prior to the projected publication date.

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 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.

Should you have any further enquiries about this matter, I have arranged for Ms Cho Cho Myint to assist you. Ms Myint can be contacted on 02 98601507.

Yours sincerely



05/10/17

Catherine Van Laeren
Director
Sydney Region West
Planning Services

Encl: Gateway Determination