



Gateway Determination

Planning proposal (Department Ref: PP_2019_BLACK_006_00): to reclassify land at Dexter Place, Plumpton from 'community to 'operational'.

I, the Acting Director, Central (Western) at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Blacktown Local Environmental Plan (LEP) 2015 to reclassify land at Dexter Place, Plumpton should proceed subject to the following conditions:

1. Prior to community consultation, Council is to amend the planning proposal as follows;
 - a. *under Part 3 – Explanation of Possible Provisions*, clearly indicate which trusts are being discharged and what is to remain on the title;
 - b. *under Part 4 – Justification*, remove reference to the inconsistency with Section 9.1 Ministerial Direction 6.3 Site Specific Provisions;
 - c. *under Part 6 – Project Timeline*, update the project timeline to represent Gateway determination being issued within the first quarter of the 2019/2020 financial year.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - a. the planning proposal must be made publicly available for a minimum of 28 days; and
 - b. the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment, 2018).
3. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act.
4. A public hearing is required to be held into the matter by any person or body under section 3.34(2)(e) of the Environmental Planning and Assessment Act 1979 and Section 29 of the Local Government Act 1993. After the public exhibition period has ended, at least 21 days public notice is to be given before the hearing is held.
5. The time frame for completing the LEP is to be 9 months following the date of the Gateway determination.

Dated 2nd day of September 2019

A handwritten signature in black ink, consisting of a large, stylized loop on the left and a series of horizontal strokes extending to the right.

**Gina Metcalfe
Acting Director – Central (Western)
Greater Sydney, Place and Infrastructure
Department of Planning, Industry and
Environment**

**Delegate of the Minister for Planning and
Public Spaces**