



Planning & Environment

Contact: Amar Saini
Phone: (02) 9860 1130
Email: amar.saini@planning.nsw.gov.au
Postal: GPO Box 39 Sydney NSW 2001

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

Our ref: PP_2014_BLACK_005_00 (14/13131)
Your ref: F13.1344

Attention: Andrew Golden

Dear Mr Robinson,

Planning proposal to amend Draft Blacktown LEP 1988 (Amendment No 245)

I am writing in response to Council's letter dated 5th August 2014 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act"), in respect of the planning proposal to rezone parts of Lots 1 and 2 DP 170048 (No. 887-895 Richmond Road) from R3 Medium Density Residential zone to B5 – Business Development zone in Marsden Park.

As delegate of the Minister for Planning and Environment, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed the planning proposal's inconsistencies with Section 117 Directions 1.1 Business and Industrial Zones, 3.1 Residential Zones and 4.3 Flood Prone Land are of minor significance. No further approval is required in relation to these Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 6 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 to draft and finalise the LEP should be made 6 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 Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Amar Saini of the Metropolitan Delivery (Parramatta) office of the Department on 02 9860 1130.

Yours sincerely,

18/9/2014

Rachel Cumming
Director, Metropolitan Delivery (Parramatta)
Housing, Growth and Economics

Gateway Determination

Planning proposal (Department Ref: PP_2014_BLACK_005_00): to amend draft Blacktown Local Environmental Plan 1988 to rezone parts of Lots 1 and 2 DP 170048 (No. 887-895 Richmond Road) from R3 Medium Density Residential zone to B5 – Business Development zone in Marsden Park.

I, the Director, Metropolitan Delivery (Parramatta), at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act, that an amendment to the draft Blacktown Local Environmental Plan 1988 (Amendment No 245) for rezoning parts of Lots 1 and 2 DP 170048 (No. 887-895 Richmond Road, Marsden Park) should proceed subject to the following conditions:

1. Council is to consult with the NSW Office of Water and NSW Rural Fire Service and amend the planning proposal, if required prior to exhibition.
 2. The Secretary's delegate pursuant to:
 - item (5) (d) of section 117(2) Direction - 1.1 Business Zones agrees that the inconsistency in this instance is of minor nature;
 - item (6)(d) of section 117 (2) Direction – 3.1 Residential Zones agrees that reduction of dwelling density in this instance is of a minor nature;
 - item (9)(b) of section 117 (2) Direction – 4.3 Flood Prone Land agrees that the provisions of the planning proposal that are inconsistent are of minor significance; and
 3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant Section 117 Directions:
 - NSW Rural Fire Service
 - Transport for NSW – Road and Maritime Services
 - NSW Office of Water, Department of Primary Industries
- 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. The planning proposal is exhibited for 14 days.
 5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).



6. The timeframe for completing the Local Environmental Plan is to be 6 months from the week following the date of the Gateway determination.

Dated 18th day of September 2014.

R Cumming

Rachel Cumming
Director, Metropolitan Delivery (Parramatta)
Housing, Growth and Economics

Delegate of the Minister for Planning