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Our ref: PP_2014_BLACK_002_00 (14/07893)
Your ref: 145-569-1

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

Dear Mr Robinson,

Planning proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006

I am writing in response to your Council's letter dated 30 April 2014 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 in respect of the planning proposal to amend State Environmental Planning Policy Sydney Region Growth Centres 2006 to identify the Townson Road Precinct in the State Environmental Planning Policy; rezone the land to R2 Low Density Residential, E2 Environmental Conservation, RE1 Public Recreation and SP2 Infrastructure (Local Drainage) and (Classified Road); apply a maximum height limit of 9m, a minimum lot size of 225sqm and a residential density control of 15 dwellings/ha for land proposed to be zoned R2; apply a 4,000sqm minimum lot size for land proposed to be zoned E2 and amend various other applicable provisions.

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

As discussed with Council, while the proposal to rezone the Townson Road Precinct for residential, environmental and recreation purposes is supported, Council is to amend the planning proposal (the draft Lot Size Map) to remove the minimum lot size control of 225sqm for the land proposed to be zoned R2 and 4,000sqm for land proposed to be zoned E2 because minimum lot sizes for dwelling types are already addressed under clause 4.1A 'Minimum lot sizes for residential development' of Appendix 12 under the State Environmental Planning Policy. The Land Reservation Acquisition Map is also to be updated to identify land to be acquired, zoned SP2 and RE1.

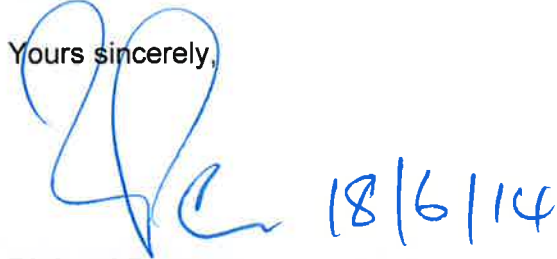
Council is to update the planning proposal to address the proposal's consistency with various S117 Directions, Growth Centres Biodiversity Certification and Blacktown Growth Centre Precinct Plan and Development Control Plan, following consultation with agencies. Council is to resubmit the planning proposal to the Department for further consideration and endorsement, prior to undertaking public exhibition.

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, once further information has been endorsed. Council's request for the Department of Planning and Environment to draft and finalise the Local Environmental Plan should be made 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 Minister may take action under section 54(2)(d) of the Environmental Planning and Assessment Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Ms Tessa Parmeter of the Department's regional office to assist you. Ms Parmeter can be contacted on (02) 9860 1560.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'R. Pearson', followed by the date '18/6/14' written in a similar style.

Richard Pearson
Deputy Secretary
Growth Planning

Encl: Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2014_BLACK_002_00): to include the Townson Road Precinct into State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

I, the Deputy Secretary, Growth Planning at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the Environmental Planning and Assessment Act that an amendment to State Environmental Planning Policy Sydney Region Growth Centres 2006 to identify the Townson Road Precinct in the State Environmental Planning Policy; rezone the land to R2 Low Density Residential, E2 Environmental Conservation, RE1 Public Recreation and SP2 Infrastructure (Local Drainage) and (Classified Road); apply a maximum height limit of 9m, a minimum lot size of 225sqm and a residential density control of 15 dwellings/ha for land proposed to be zoned R2; apply a 4,000sqm minimum lot size for land proposed to be zoned E2 and amend various other applicable provisions should proceed subject to the variations as outlined in the following conditions:

1. Council is not to commence public exhibition until amendments have been made to the planning proposal to reflect the requirements of this Gateway determination, and the revised planning proposal has been endorsed by the Director, Metropolitan Delivery (Parramatta). This is to be done prior to Council undertaking public exhibition.
2. Council is to amend the planning proposal (the draft Lot Size Map) to remove the minimum lot size control of 225sqm for the land proposed to be zoned R2 Low Density Residential and 4,000sqm for land proposed to be zoned E2 Environmental Conservation. The Land Reservation Acquisition Map is to be updated to identify land to be acquired, zoned SP2 Infrastructure and RE1 Public Recreation.
3. Following consultation with public authorities and prior to undertaking public exhibition, Council is to update the planning proposal to include sufficient information to demonstrate consistency, or justify any inconsistencies with the following S117 Directions and other policies and documents:
 - 1.2 Rural Zones
 - 2.1 Environmental Protection Zones
 - 2.3 Heritage Conservation
 - 3.1 Residential Zones
 - 3.4 Integrating Land Use and Transport
 - 4.1 Acid Sulfate Soils
 - 4.2 Mine Subsidence and Unstable Land
 - 4.3 Flood Prone Land (address flooding on and off the site)
 - 4.4 Planning for Bushfire Protection
 - 6.2 Reserving Land for Public Purposes
 - State Environmental Planning Policy (Sydney Region Growth Centres) 2006
 - Growth Centres Strategic Assessment Program
 - Blacktown Growth Centre Precinct Plan and Development Control Plan
 - Growth Centres Biodiversity Certification and threatened flora and fauna species in non-certified areas

This information will form part of the revised planning proposal which shall be submitted to, and endorsed by, the Director, Metropolitan Delivery (Parramatta) prior to Council undertaking public exhibition.

4. Prior to undertaking public exhibition, Council is to update the planning proposal to include existing and proposed land zoning, land reservation acquisition and other applicable maps, which are at an appropriate scale and clearly identify the subject site. All maps are to be appropriately identified as 'draft' maps.
5. Prior to undertaking public exhibition, Council is to update the planning proposal to clearly note that infrastructure requirements are to be delivered by the proponent at no additional cost to the Government, and if necessary, entering into a Voluntary Planning Agreement may be required.
6. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 as follows:
 - (a) the planning proposal 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 2013)*.
7. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning and Assessment Act and agencies and/or to comply with the requirements of or demonstrate consistency with relevant S117 Directions and identify the need for State infrastructure contributions:
 - Roads and Maritime Services
 - Transport for NSW
 - Sydney Water
 - Jemena
 - Endeavour Energy
 - Hawkesbury Nepean Catchment Management Authority
 - Department of Education and Communities
 - NSW Health
 - Fire and Rescue NSW
 - NSW Police Force
 - State Emergency Services
 - Environment Protection Authority
 - Commonwealth Department of the Environment (S117 Direction 2.1 Environmental Protection Zones and Growth Centres Strategic Assessment Program)
 - Office of Environment and Heritage (S117 Directions 2.3 Heritage Conservation and 2.1 Environmental Protection Zones; Biodiversity, Riparian and Bushfire Assessment Study and Growth Centres Biodiversity Certification Assessment)
 - Local Aboriginal Land Council (S117 Direction 2.3 Heritage Conservation)
 - NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)

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.

8. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Environmental Planning and Assessment 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).



9. The timeframe for completing the Local Environmental Plan is to be **12 months** from the week following the date of the Gateway determination.

Dated

18

day of

June

2014.

**Richard Pearson
Deputy Secretary
Growth Planning**

Delegate of the Minister for Planning