

Planning Services

Gateway Determination Report

LGA	Blacktown City
PPA	Blacktown City Council
NAME	Riverstone Town Centre
NUMBER	PP 2018 BLACK 004 00
LEP TO BE AMENDED	Blacktown LEP 2015
ADDRESS	Land bound by King, Piccadilly and Elizabeth Streets and Riverstone Parade, Riverstone
DESCRIPTION	Riverstone Town Centre
RECEIVED	23 March 2018
FILE NO.	IRF18/1998
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

INTRODUCTION

Description of planning proposal

The planning proposal (**Attachment A**) seeks to amend Blacktown Local Environmental Plan 2015 to shape and manage the retail, commercial and residential land uses within the Riverstone Town Centre over the next 20 years. It is intended that the planning proposal will put in place a planning framework that will enable the development of approximately 3800-4000 dwelling units, 11,000-12,000sqm Retail Gross Floor Area (GFA) and 8,500 – 9,000sqm Commercial GFA.

The planning proposal is supported by Riverstone Town Centre Masterplan (Elton Consulting, February 2018), Transportation Assessment (Arup, January 2018), Economic and Feasibility Analysis (AEC Group, February 2018) and Urban Design Analysis (GSA Group, June 2016) (**Attachments I-K**).

Riverstone Town Centre (**Figure 1**) is bound by King, Piccadilly and Elizabeth Streets and Riverstone Parade. The Riverstone Town Centre Masterplan was adopted by Council on 22 November 2017, following extensive stakeholder and community consultation.

The need for a town centre Masterplan has arisen as Roads and Maritime Services (RMS) is finalising plans for a grade separated railway crossing at Garfield Road, which will effectively end the viability of Garfield Road East as the retail and commercial focus of the Riverstone Town Centre. The planning proposal seeks to implement planning controls that will shift the retail core of the town centre to Market Street. The subject planning proposal represents the first stage in the implementation of the Masterplan, which focusses on the core retail/commercial and higher density residential precincts.

Site description

The planning proposal will apply to Riverstone Town Centre, a 49.8ha area bound by King, Piccadilly and Elizabeth Streets and Riverstone Parade, Riverstone.

The subject land is largely within 400m of Riverstone Railway Station. It adjoins the railway line to the west, and R2 Low Density Residential zoned land to the north, south and east. A location map is provided at **Attachment E**.

The land is within the North West Priority Growth Area, but due to the existing and historical urban land uses associated with the Riverstone town centre and surrounding residential area, it did not form part of the precincts released under SEPP (Sydney Region Growth Centres) 2006 (**Figures 2 and 3**). The Riverstone and Riverstone West Precincts have been rezoned for urban purposes and the rezoning of West Schofields is currently being considered. An extract of the zoning map under the Growth Centres SEPP, along with the status of each of the precincts, is provided at **Attachment G**.

The majority of the land within the Town Centre is considered flood prone, with land between Church Street and King Street of highest risk and therefore considered unsuitable for further development.



Figure 1 - Riverstone Town Centre



Figure 2 - North West Growth Centre Precincts

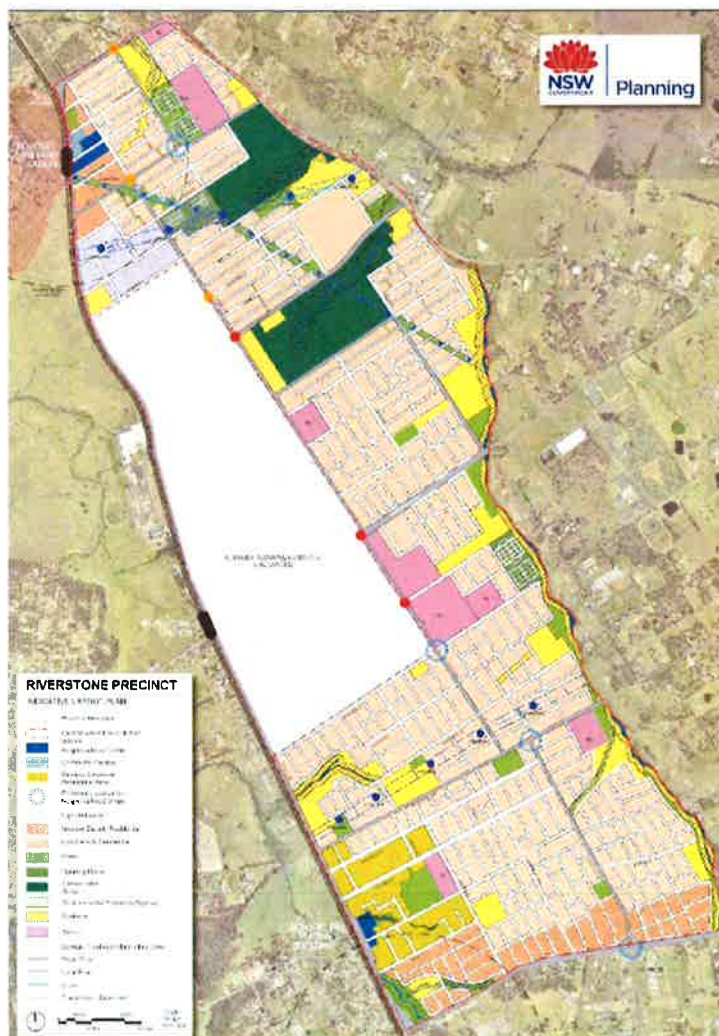


Figure 3 – Riverstone Precinct Indicative Layout Plan, demonstrating the existing Riverstone town centre and residential area was excluded from the Growth Centres SEPP.

Existing planning controls

The majority of land within the site is currently zoned R2 Low Density Residential (**Figure 4**). The existing town centre is zoned B2 local centre and primarily consists of a retail precinct along Riverstone Parade and Garfield Road East and the existing Markettown Shopping Centre. Two portions of land within the site are zoned RE1 Public Recreation and a former bowling club on Mill St is zoned RE2 Private Recreation.

There is no minimum lot size control for the land zoned B2 local centre and the minimum lot size control for the R2 Low Density Residential is 450sqm. The maximum permissible building height for land within both zones is 9 metres (**Attachment H**).



Figure 4 - Existing Town Centre zoning (Blacktown LEP 2015).

As previously discussed, Blacktown Council notes that the future Garfield Road East overpass, a long-term commitment by RMS, will make the town centre at this location unviable. Garfield Road East is identified in the North West Growth Centre Precincts Structure Plan connecting Windsor Road and Richmond Road (**Figure 5**). In the Structure Plan, the Riverstone Town Centre is shown south of Garfield Road East. Following the finalisation of the future alignment of Garfield Road, the Riverstone Town Centre will be located north of this road corridor.



Figure 5 - North West Growth Centre Precincts Structure Plan. The town centre is proposed to be located north of Garfield Road, not to the south as depicted in the Structure Plan.

Summary of recommendation

It is recommended that the planning proposal proceed with conditions. The planning proposal has the potential to deliver an additional 3,800 – 4,000 dwellings, up to 12,000sqm of retail floor space and up to 9,000sqm of commercial floor space within a new land use strategy for the Riverstone town centre. It will also provide a 4,500sqm – 5,500sqm community hub. The planning proposal will facilitate the revitalisation of Riverstone Town Centre giving the community certainty for the strategic direction of the centre and support businesses, landowners and the local community.

PROPOSAL

Objectives or intended outcomes

The planning proposal (**Attachment A**) seeks to amend Blacktown LEP 2015 to revitalise the Riverstone Town Centre in accordance with the strategies and recommendations in the Council's adopted Masterplan for the Riverstone Town Centre (**Attachment I** and **Figure 6**).



Figure 6 - Proposed Town Centre Landuse (extract from Masterplan)

Explanation of provisions

The planning proposal will rezone land within Riverstone Town Centre (**Figure 7**). The proposed changes to the land zoning are appropriately explained in the planning proposal (**Attachment A**) and describe the nature and extent of the rezoning. Key changes to the zoning include:

- rezone land bound by Park Street, Piccadilly Street, Market Street and Pitt Street to B4 Mixed Use. This will support the existing B2 Local Centre zoning to the south of Market Street, between Market Street and Garfield Road east and enable the town centre to be realigned;
- rezone land bound by Church Street, Piccadilly Street, Park Street, Riverstone Parade and the Mill Street Park to be rezoned to R4 High Density Residential. This land is currently zoned primarily R2 Low Density Residential

and will provide additional density in close proximity to the expanded and relocated local centre, focused on Market Street;

- rezone land bound by Garfield Road East, Railway Terrace, Castlereagh Street and the existing school to R4 High Density Residential. The current zoning of this land is part B2 Local Centre and part R2 Low Density Residential. Rezoning this land will refocus the town centre north of Garfield Road east, while providing sufficient density outcomes to enable the redevelopment of the land zoned B2 Local Centre to residential and will also promote an appropriate density outcome adjoining the town centre and key rail and road infrastructure.

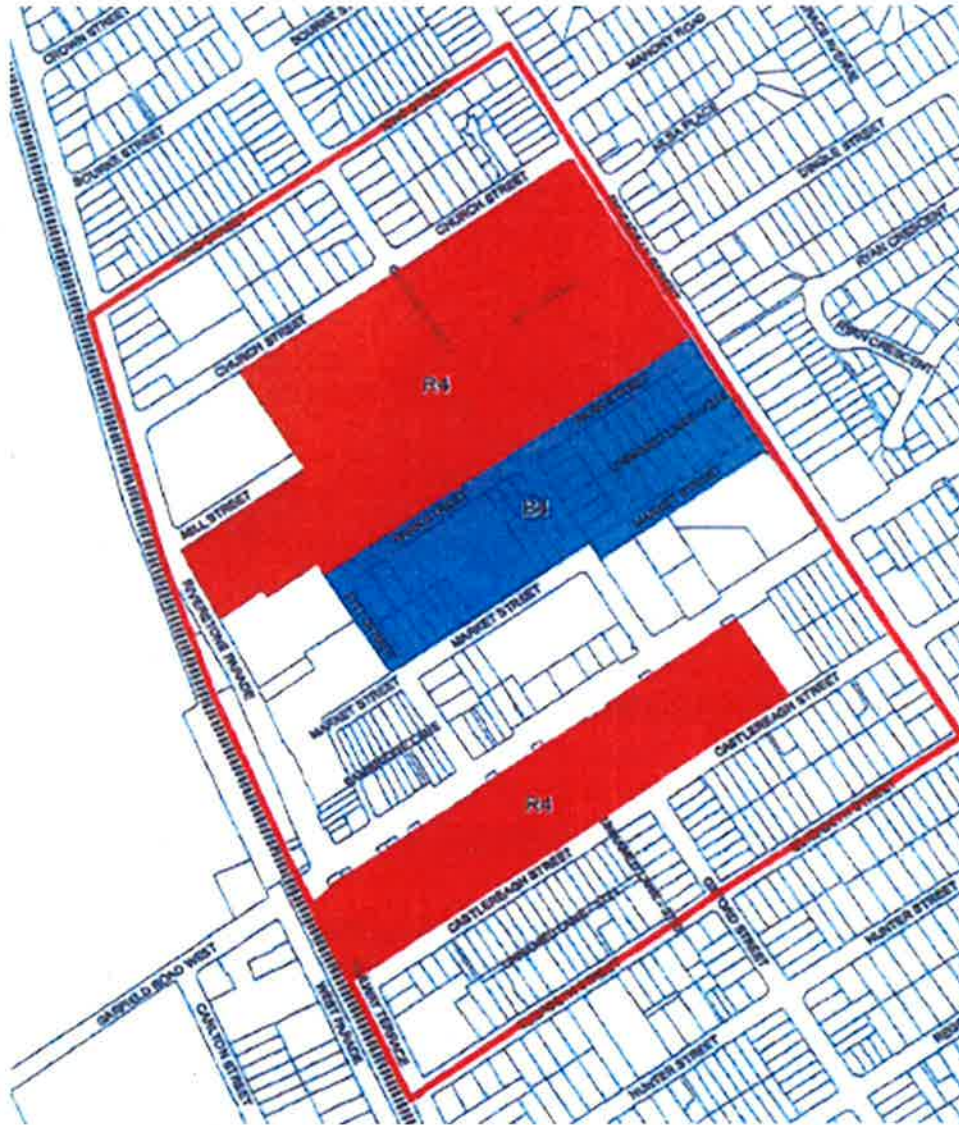


Figure 7 - Proposed amendments to the town centre. Where not shown coloured, the existing zoning under BLEP 2015 is retained.

The planning proposal also includes an increase to the maximum height of buildings (Figure 8) from the existing height of 9m to:

- 32 metres for the town centre,
- 20 metres to the north and east of the town centre, and
- 16 metres south of Garfield Road.

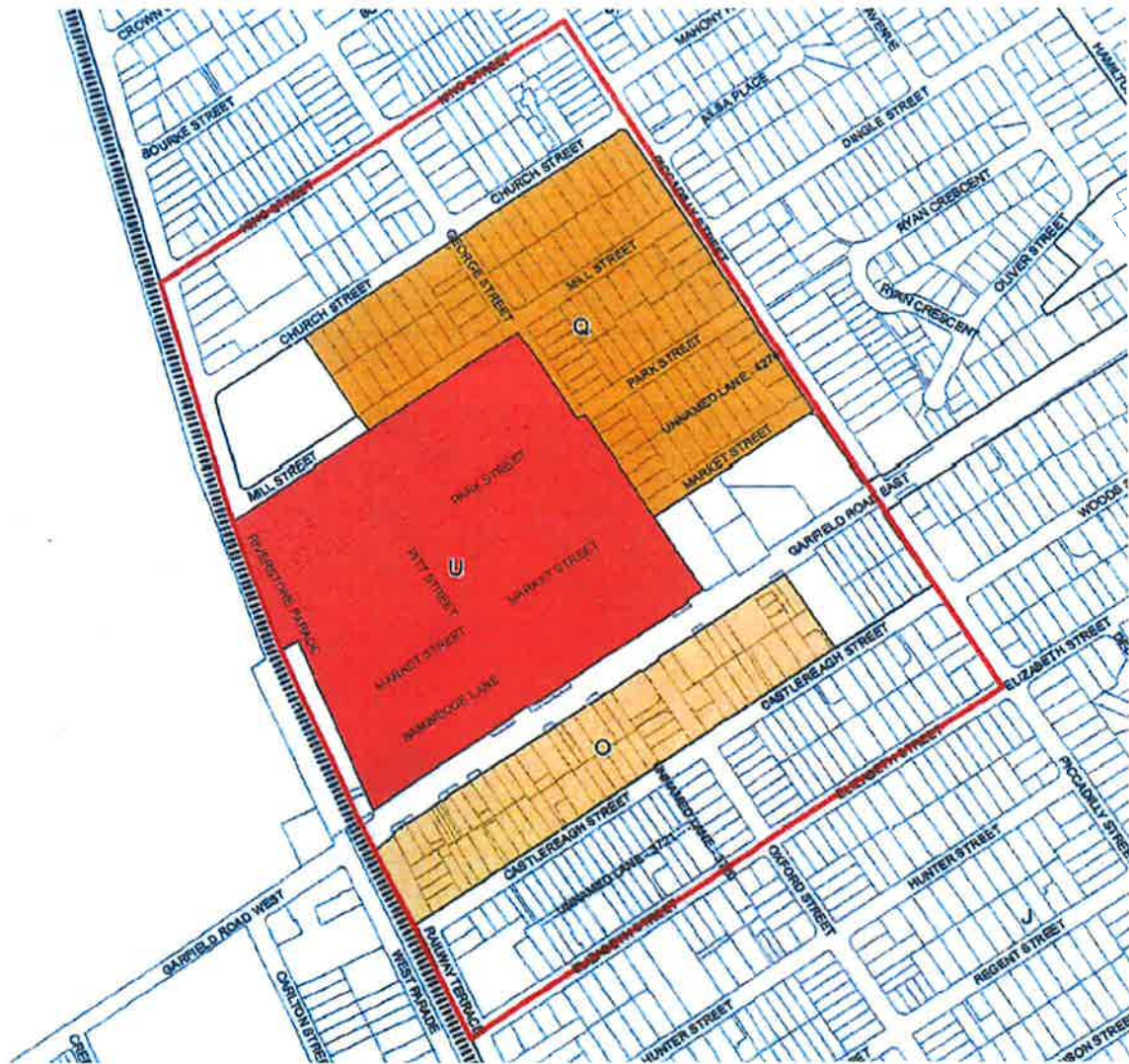


Figure 8 – Proposed maximum building heights where O equates to 16m, Q equates to 20m and U equates to 32m.

The planning proposal intends to remove minimum lot size controls applying to the proposed R4 and B4 land.

The planning proposal also proposes that the whole of the Riverstone Town Centre be identified as a 'design excellence site' and the provisions of Clause 7.7 - Design Excellence will apply. This will ensure that future development delivers a high standard of architectural and urban design outcomes.

A new draft incentive provision is proposed to apply to an identified key site (Riverstone Market Town) (**Figure 9**) to encourage high quality design. A bonus building height of 50m (15 storeys) will be allowed subject to the completion of an architectural design competition that is consistent with the Design Excellence Guidelines being prepared by Council.

Council also proposes to acquire 8 sites within the town centre for community purposes (child care, library, community resources and village green). These sites have been identified for acquisition on the Land Reservation Acquisition Map.

The planning proposal will also be supported by a development control plan and a section 7.11 contributions plans.

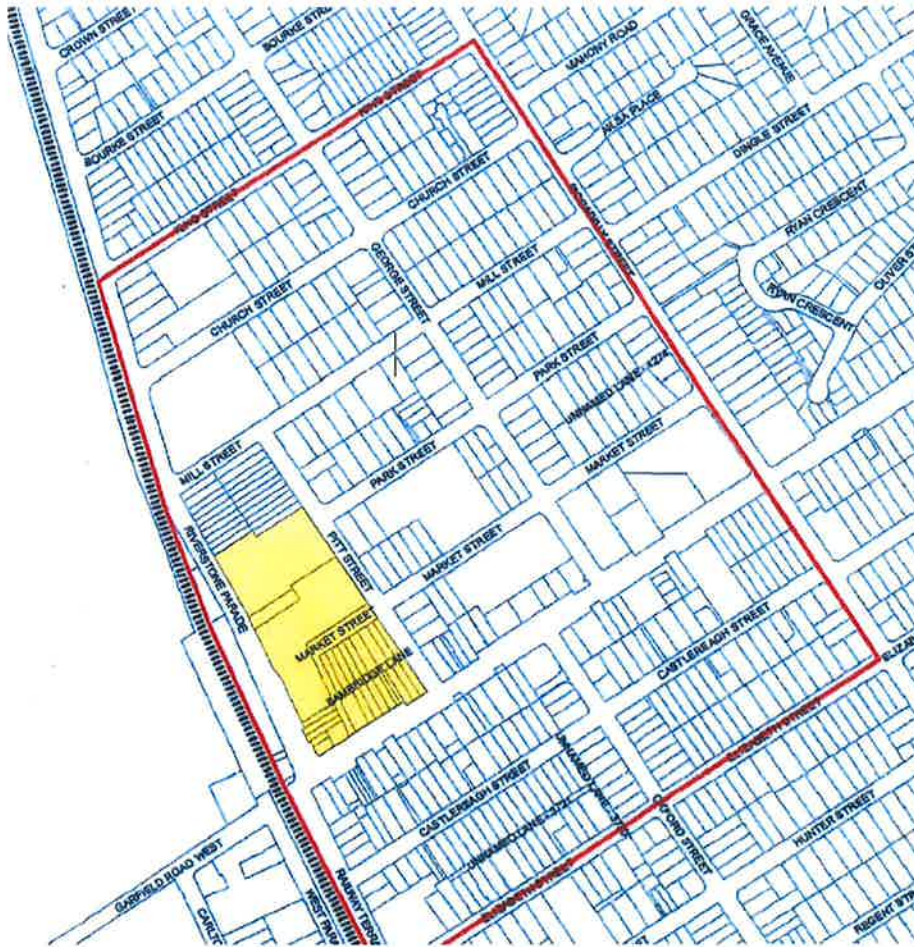


Figure 9 – Proposed key site.

Mapping

The planning proposal is to make changes to Blacktown LEP 2015 maps as follows:

- Land Zoning Map (LZN_006 and LZN_007) to rezone land to R4 and B4;
- Height of Buildings Map (HOB_006 and HOB_007) to allow increased building heights of 16m, 20m and 32m in the town centre;
- Key Sites Map (KYS_006) to identify the local centre zoned B2 to which a new incentive clause is to apply which will allow a building height of up to 50m through an architectural design competition;
- Design Excellence Map (DEX_006 and DEX_007) to identify the entire Riverstone Town Centre; and
- Land Reservation Acquisition Map (LRA_006) to identify 8 sites to be acquired by Council for community purpose.

NEED FOR THE PLANNING PROPOSAL

Council advises the planning proposal will facilitate the implementation of the strategies and recommendations in the Riverstone Town Centre Masterplan. It is considered the proposed changes to the statutory framework can only be achieved through a planning proposal.

STRATEGIC ASSESSMENT

Region

The planning proposal is consistent with the Greater Sydney Region Plan's directions and objectives as follows:

Direction 4 Liveability

A city for People - Objective 6 Services and infrastructure meet communities changing needs and Objective 7 Communities are healthy, resilient and socially connected

The existing town centre consists of strip along Riverstone Parade and Garfield Road East and Marketown. It is intended to rezone land to the north of the existing town centre to facilitate the development of a retail precinct that responds to community needs, will have improved pedestrian accessibility and retain access to the railway station. The future upgrade to Garfield Road East will make the existing town centre unviable. As such, the implementation of the Masterplan through rezoning and increases to development standards, will ensure the town centre is appropriately located and connected to the community.

Housing the city – Objective 10 Greater housing supply and Objective 13 Housing is more diverse and Affordable

The proposal is intended to deliver 3,800 – 4,000 dwellings units near a transport node. The additional dwellings will contribute to greater housing supply, more diverse housing and provide greater opportunities for housing affordability housing in the area.

A city of great places – Objective 12 Great places that bring people together

The proposal will enable the development of well-designed public places and spaces with high levels of amenity, functionality and built form in the new town centre in accordance with design excellence guidelines and Masterplan. It is intended to activate and connect retail, commercial, community, residential, schools and recreational uses and will aid in providing a community focal point.

Direction 5 Productivity

Jobs and skills for the city - Objective 22 Investment and business activity in centres

The proposal will revitalise the town centre and continue to ensure good access to public transport. It will give certainty to the community and support businesses, landowners and the local community for future investment and business activities in the centre.

District

The planning proposal is consistent with the Central City District Plan's Planning Priorities as follows:

Direction 3 Liveability - Riverstone is an established centre with access to public transport. The proposal will revitalise the town centre with high levels of amenity and functionality, and built form that will activate and create a socially connected community. The rezoning will increase housing choice and supply, and improve housing affordability. The proposed DCP that is intended to accompany the rezoning and further enforce the principles in the adopted masterplan will provide built form controls to guide outcomes.

Direction 4 Productivity – The proposal is consistent with the direction. It will contribute to the planning priorities to achieve a 30-minute city and will give certainty to the community and support businesses, landowners and the local community for future investment and business activities in the centre.

Local

Blacktown Planning Strategy 2036

Blacktown Council has advised that the planning proposal is consistent with strategic directions in the Blacktown Planning Strategy 2036. The strategy is the key strategic land use planning document to facilitate and manage future growth and development within the City of Blacktown to 2036. The planning proposal will facilitate implementation of the adopted Riverstone Town Centre Masterplan and contribute to 180,000 dwellings by 2036 predicted by the strategy.

Riverstone Town Centre Masterplan/Urban Design Analysis (GSA Group, June 2016)

Riverstone Town Centre Masterplan (Elton Consulting, February 2018) concept seeks to create a 'thriving, economically viable, well designed and safer town centre.'

It focuses on transforming the Market Street corridor, the railway station and Marketown. The Masterplan provides for a new community hub and village green within a network of public open spaces and urban design elements, through public domain improvements and redevelopment opportunities. The Riverstone Town Centre Masterplan and Urban Design Analysis is provided at **Attachment I**.

The Masterplan's yield analysis identifies the development potential that may be generated (**Table 1**). The development yield has been provided as a range, as the final yield will be subject to potential changes to the development standards through the plan making process.

The Masterplan acknowledges that the land along Riverstone Parade, between King and Church Streets is flood prone land, being 2.5m below the 1-in-100 year flood level. No re-development is recommended on this part of the town centre and no increase in density or rezoning is proposed through this planning proposal.

Master Plan - Summary of Estimated Yield Data (Post-overpass)

Measure	Estimated Yield*
Total Gross Floor Area	490,000 – 495,000sqm
Residential GFA	460,000 – 465,000sqm
Estimated residential units	3,800 – 4,000 units
Retail GFA	11,000 – 12,000sqm
Supermarket GFA	3,000 – 4,000sqm
Commercial GFA	8,500 – 9,000sqm
Community Hub	4,500 – 5,500sqm

TABLE 1 - POTENTIAL DEVELOPMENT YIELDS

Transport Assessment

The planning proposal and masterplan is supported by a Transport Assessment (Arup, January 2018), **Attachment J**. The RMS road network strategy has identified Garfield Road as a future Sub-Arterial Road, east-west corridor link between Richmond Road and Windsor Road, to be delivered by the time the North West Growth Areas reaches 75% of its population and employment development. Construction of a grade separated crossing at Garfield Road, replacing the existing level crossing, is to be delivered by 2031 – 2036.

The assessment notes that the increase in population facilitated by the planning proposal results in an additional 2,700 vehicle trips in the PM peak. The assessment also notes a significant majority of journeys to work are made by private vehicle. Improvements to both the road network and public transport network are noted in the report. The opening of the Sydney Metro Northwest is anticipated to generate an increase in journeys to work via rail.

The assessment recommended local measures for Riverstone town centre such as installation of traffic lights, speed restrictions, pedestrian crossing, improved access to train station, increase bus services, parking, pedestrian linkages and cycle ways to accommodate the proposed land use planning outcomes. Additional traffic modelling is also recommended to be carried out as redevelopment occurs.

Economic and Feasibility Analysis

The Economic and Feasibility Analysis (AEC Group, February 2018), at **Attachment K**, made observation that the current controls (height up to 9m) do not facilitate feasible redevelopment due to higher cost for development of fragmented lot and ownership patterns and increased land values. The economic analysis stated that the town centre contains many attributes that contribute to a successful centre such as being accessible by public transport, contains parking and has exposure to passing vehicular traffic.

Unlocking development opportunities will assist in growing the local resident catchment which will contribute to increasing demand for local retail facilities and enable the capture of local expenditure. The economic analysis further stated that Council's investment into civic and community facilities as well as improvements to the public domain will cumulatively contribute to the ability of the town centre to attract and sustain visitation and patronage from beyond the local catchment.

The Economic and Feasibility Analysis has also informed the required built form outcomes to ensure an economically feasible land use outcome is delivered within the town centre. There is a clear need to increase density and enable increased building height in order to provide sufficient market incentive to ensure that the redevelopment of the town centre occurs.

It is recognised that the analysis takes into account the payment of Section 7.11 Contributions towards local infrastructure, but does not account for any payment of Special Infrastructure Contributions (SIC) towards State and Regional Infrastructure. While a SIC does not currently apply to the Riverstone town centre, it does apply to the surrounding Growth Centre precincts that have been released for urban development.

The planning proposal is within the North West Growth Centre and will give rise to additional demands on State and Regional Infrastructure. It is acknowledged that there is a requirement for sensitivity testing with regard to the capacity to pay for State and Regional Infrastructure, particularly when the current funding regime under the SIC applies to greenfield development. However, it is recommended that the Department work with Council to investigate the ability to extend the SIC to the Riverstone town centre to ensure a fair and equal contribution towards State and Regional infrastructure, while maintaining economic feasibility.

Section 9.1 Ministerial Directions

It is considered that the planning proposal is consistent with all relevant Section 9.1 Ministerial Directions, with the exception of the following which warrant further consideration:

Direction 1.1 Business and Industrial Zones

This direction applies because the planning proposal affects land within an existing or proposed business zone. The proposal may be inconsistent with the terms of this direction only if the relevant authority can satisfy the Secretary that the provisions of the planning proposal that are inconsistent are justified either by a strategy approved by the Secretary; a study in support of the proposal; are in accordance with a strategy prepared by the Department; or if the inconsistency is of a minor significance.

The planning proposal will remove 1.2ha of business zoned land on the south of Garfield Road East through the rezoning of land zoned B2 Local Centre to R4 High Density Residential. To compensate this loss, and realign the town centre, the proposal intends to rezone 4.2ha of existing R2 Low Density zoned land to B4 Mixed Use.

Overall, the changes are considered to increase business/commercial zoned land within the town centre, providing for up to 12,000sqm of retail floor space and up to 9,000sqm of commercial floor space within the centre. It will also have 4,500sqm – 5,500sqm community hub.

It is considered the reduction of 1.2ha of business zoned land is of minor significance and there is sufficient justification for the removal of this zone given that there is a net increase in business zoned land overall.

Direction 4.3 Flood Prone Land

The direction applies as the planning proposal involves flood prone land. Council's flood map (**Figure 10**) shows that the majority of land within the town centre is flood prone with the most intense area being land along Riverstone Parade, between Church Street and King Street, with at or below 2.5m of 1:100-year flood level. The Masterplan identified this land to be unsuitable for redevelopment and the planning

proposal retains the existing zoning in this area as R2 Low Density Residential. Council's advice and flood map is at **Attachment F**.

Council further advises that it has strong flood risk management tools and provisions in the LEP to ensure development is carried out in accordance with the principles and guidelines of the Floodplain Management Manual at the development application stage. Council acknowledges some areas in the town centre will not be suitable for development due to flood risk. Council did not consider the level of flood affectation warrants precluding the opportunity for development in appropriate locations within the study area which demonstrates to be capable of satisfying safety requirements. Council considers the proposal is justifiably inconsistent.

The Department notes that there was no flood study or detailed flood assessment submitted with the planning proposal. Council's flood affectation map shows that most of the town centre is affected by low flood risk. Some of the areas along Riverstone Parade are identified as high and medium risk flood zone, varying at or below 1-in-100-year flood. It should be noted that part of these areas with high flood risk are proposed to be rezoned to R4 and B4 (**Attachment F**).

In the absence of a study and the fact that the land is constrained by flood, the Department consulted NSW State Emergency Service (SES) on 24 April 2018. SES advised that it is crucial that it be consulted together with Infrastructure NSW (Flood Risk Directorate) on the planning proposal, prior to public exhibition. SES also advised that the RMS should be consulted on the need for access roads for evacuation purpose.

There is insufficient information in the planning proposal addressing the impact of flood affectation on the site and the suitability of the proposed zoning. It is recommended that Council prepare a flood study in consultation with SES, Infrastructure NSW and RMS prior to community consultation and, if required by the agencies consulted, the proposal is to be amended accordingly.

An assessment of the proposal against this Direction cannot be completed at this stage, and the Gateway determination requires Council to provide further information prior to public exhibition of the proposal.



Figure 10 - Flood affectation map

Medium risk flood zone (blue) – at (or) below 1:100 year flood

High risk flood zone (dark blue) – high flood hazard area by means of velocity and depth

6.2 Reserving land for public purpose

The direction requires that the amendment should not create, alter or reduce existing zonings or reservations of land for public without the approval of the relevant authority and the Secretary of the Department. The direction applies as the proposal seeks to identify 8 sites (4695.8ha) for future acquisition by Council.

Council advises these sites have been identified for future community facilities to service the North West Growth Centre since 2010, when section 7.11 Contributions Plan No 20 Riverstone and Alex Avenue Precincts were finalised. Council also advised that these sites have been identified in the Masterplan for community purposes (child care, library, community resources hub and village green) servicing Riverstone, Alex Avenue, Riverstone East and the Area 20 Precinct.

The proposal is consistent with the objectives of the direction.

State environmental planning policies

The planning proposal is consistent with all relevant SEPPs and SREPs including SEPP No 55 – Remediation of Land and SREP No 20 – Hawkesbury – Nepean River (No 2 – 1997). The land is not identified as contaminated land. Any future development applications on the site will be assessed in accordance with the provisions in the Hawkesbury – Nepean River SREP and other relevant policies.

SITE-SPECIFIC ASSESSMENT

Social

The town centre revitalisation proposal will increase social infrastructure for future population in the area. The Masterplan advises that the proposed community hub, existing and future open spaces at Mills Park, redevelopment of Riverstone Swimming Centre and Council depot will create sufficient additional open spaces to

accommodate future additional population in the town centre as well as the surrounding NWGC precincts.

Environmental

The land is clear of vegetation and has been previously developed for urban purposes.

Council's flood map at **Attachment L** shows locality is affected by flood risk. As discussed under Section 9.1 Directions, it is recommended that Council prepare a flood study in consultation with SES, Infrastructure NSW and the RMS, prior to community consultation and, if required, the proposal will need to be amended.

Economic

The planning proposal will have a positive social and economic impact on the local community and provide the much-needed local services and employment opportunities in the area.

The Economic and Feasibility Analysis (**Attachment K**) concurred with the Masterplan that the proposal will have potential development yield for 12,373sqm of retail floor space (and 4,000sqm supermarket), 9,373sqm of commercial floor space and 3,800 residential units. The analysis tested the feasibility of the proposed Masterplan which was found to be broadly positive.

Infrastructure Provision and Funding

The potential uplift for 4,000 dwellings in the town centre highlights the importance of ensuring infrastructure provision and funding meets the demands of the future population.

While urban revitalisation will provide a range of new facilities to serve the needs of the additional population, future residents will require access to existing and new state and regional level infrastructure. The Department considers it imperative that future infrastructure provision within the wider precinct aligns with growth demands generated by new development in the town centre.

Given current work underway to investigate opportunities to deliver improved public open space, transport, infrastructure and other services as part of the town centre, a consistent and coordinated approach will be required towards infrastructure provision and funding in the wider precinct.

The Gateway determination has been drafted to require Council to work with the Department in determining how the proposal may contribute towards state public infrastructure. As part of this process it is expected that local and state infrastructure requirements will be identified and funding provisions confirmed.

CONSULTATION

Community

Community consultation as proposed by Council is 28 days. This is considered reasonable for a complex planning proposal.

Agencies

Council proposes consultation with Transport for NSW, Roads and Maritime Services, Office of Environment and Heritage, Sydney Water and Endeavour Energy. In addition, it is considered that SES and Infrastructure of NSW (Flood Risk Management Directorate) should also be consulted, as discussed previously.

Government Architect NSW (GANSW)

The Government Architect NSW (GANSW) was consulted regarding the proposed design competition provision. The proposal seeks to apply an incentive provision to an identified key site (Riverstone Marketown) to encourage high quality design. A bonus building height of up to 50m (15 storeys) will be allowed subject to an architectural design competition that is consistent with the Design Excellence Guidelines.

The GANSW has advised that a draft Design Excellence Competition Guidelines is being prepared and would support Council being required to consult with the GANSW for endorsement of the design competition process. The GANSW noted that Blacktown Council has been previously advised of GANSW's in principle support of the design competition process (**Attachment M**).

It should be noted that Council's proposed design competition provision has not been endorsed by the GANSW. A condition to obtain the endorsement of the Secretary (or delegate) for the proposed Design Excellence Guidelines (through consultation with the GANSW) has been included in the Gateway determination. The GANSW agrees with the proposed Gateway condition (**Attachment M**).

TIME FRAME

Council has proposed 14 months timeframe for completing the LEP. It is considered 18 months should be appropriate because the proposal will involve extensive consultation with RMS, SES and Infrastructure NSW on flood issues.

LOCAL PLAN-MAKING AUTHORITY

Council has not requested to be the local plan-making authority. Considering the scale and nature of the planning proposal and the need to satisfactorily resolve issues relating to flooding and infrastructure funding, it is considered appropriate that the Department retain plan-making functions.

CONCLUSION

The planning proposal is supported to proceed with conditions.

The planning proposal will have a positive social and economic impact on the local community and provide the much-needed local services and employment opportunities to revitalise the town centre. It will give the community certainty on the future of the town centre and support businesses, landowners and the local community.

RECOMMENDATION

It is recommended that the delegate of the Secretary:

1. agree that any inconsistencies with section 9.1 Directions 1.1 Business and Industrial Zones are of minor significance; and
2. note that the consistency with section 9.1 Directions 4.3 Flood Prone Lands is unresolved and will require further consideration and justification.

It is recommended that the delegate of the Greater Sydney Commission, determine that the planning proposal should proceed subject to the following conditions:

1. Prior to public exhibition, Council is required to:
 - (a) prepare a flood study in consultation with the NSW SES, Infrastructure NSW (Flood Risk Directorate) and the RMS;
 - (b) consult with the Government Architect of NSW and obtain the endorsement of the Secretary (or delegate) for the proposed Design Excellence Guidelines;
 - (c) work with the Department to refine infrastructure funding, undertake sensitivity testing and consider if contributions towards State and Regional Infrastructure should be captured;
 - (d) clarify that the proposed new incentive clause, to be inserted into Part 7 of the Blacktown LEP 2015 is only a draft clause to state Council's intent and is subject to changes when the LEP is finalised by Parliamentary Counsel; and
 - (e) submit a revised proposal to the Department for endorsement.
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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities and organisations under section 3.34(2)(d) of the Act and to comply with the requirements of relevant section 9.1 Directions:
 - Sydney Water
 - Office of Environment and Heritage
 - Transport for NSW
 - Transport for NSW – Roads and Maritime Services
 - Relevant electricity providers;
 - NSW SES;
 - Infrastructure NSW (Flood Risk Directorate); and
 - Government Architect of NSW.

Each public 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.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(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).

5. The time frame for completing the LEP is to be **18 months** following the date of the Gateway determination.



13/7/18
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6/08/2018
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