

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

Attention: Sue Galt

Dear Mr Robinson

Planning Proposal amend Blacktown Local Environmental Plan 2015

I am writing in response to your Council's letter received on 21 September 2017 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 (the Act) in respect of the planning proposal to reclassify Lot 3 DP 226547, Park Rd, Seven Hills from 'community land' to 'operational land'.

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 S117 Direction 6.2 Reserving Land for Public Purposes is of minor significance. In relation to S117 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes on the basis that the site does not provide or have any realistic opportunity in the future to serve as active or passive recreational open space for the community. 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 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 for the Department of Planning and Environment 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 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 Mr Christopher Ross to assist you. Mr Ross can be contacted on 02 9274 6478.

Yours sincerely



1/11/17

Craig Diss
Acting Director Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

Encl:
Gateway Determination