

Gateway Determination

Planning Proposal (Department Ref: PP_2017_BLACK_006_00): to reclassify Lot 3 DP 226547, Park Rd, Seven Hills from 'community land' to 'operational land'.

I, the Acting Director, Sydney Region West, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Blacktown Local Environmental Plan 2015 to reclassify Lot 3 DP 226547, Park Rd, Seven Hills from 'community land' to 'operational land' should proceed subject to the following conditions:

1. Prior to community consultation the proposal is to update references to the Towards Our Greater Sydney 2056 and Draft West Central District Plan to the Draft Greater Sydney Region Plan and the Revised Draft Central City District Plan.
2. Community consultation is required under Section 56(2)(c) of the Act as follows:
 - (a) the planning proposal must be publicly exhibited 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 the planning proposal as identified in section 5.5.2 of the Department's '*A Guide to Preparing Local Environmental Plans*'.
3. No consultation is required with public authorities/organisations under section 56(2)(d) of the Act or to comply with the requirements of relevant Section 117 Directions:
4. A public hearing is not required to be held into the matter under section 56(2)(e) of the Act, however a public hearing is required to be held in relation to this matter to meet Council's obligations under the *Local Government Act 1993*.
5. The timeframe for completing the LEP is to be **9 months** from the date of the Gateway determination.

Dated day of 2017.



1/11/17

Craig Diss
Acting Director, Sydney Region West
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission



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