



Planning & Environment

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

Our ref: PP_2014_BLACK_003_00 (14/09739)
Your ref: RZ-11-1348/3

Attention: Sue Galt

Dear Mr Robinson,

Planning proposal to amend Draft Blacktown Liverpool Local Environmental Plan 2014 (Amendment No 1)

I am writing in response to your Council's letter dated 5th June 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 Lot 1 DP 1097685, on the corner of Vardys Road and Sunnyholt Road, Kings Langley.

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.

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,

7/8/14

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

Gateway Determination

Planning proposal (Department Ref: PP_2014_BLACK_003_00): to amend draft Blacktown Local Environmental Plan 2014 to rezone Lot 1 DP 1097685, on the corner of Vardys Road and Sunnyholt Road, Kings Langley from the current 2(a) Residential zoning under Blacktown Local Environmental Plan 1988 to R3 Medium Density and Residential R4 High Density Residential under the draft Blacktown Local Environmental Plan 2014.

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 (LEP) 2014 to rezone Lot 1 DP 1097685, on the corner of Vardys Road and Sunnyholt Road, Kings Langley from the current 2(a) Residential zoning under Blacktown Local Environmental Plan 1988 to R3 Medium Density and R4 High Density Residential under draft Blacktown Local Environmental Plan 2014, should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **14 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 LEPs (Department of Planning & Infrastructure 2013)*.
2. Consultation is required with the following public authority under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - Transport for NSW – Roads and Maritime Services

The 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.
3. To comply with S117 Direction 4.3 Flood Prone Land, consultation is required with NSW Office of Water (Department of Environment, Climate Change and Water) to ensure the proposed reconfiguration of the creek line on the site can contain the 100 year ARI storm event, prior to public exhibition.
4. 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).
5. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Dated 7th day of August 2014.



Rachel Cumming
Director, Metropolitan Delivery (Parramatta)
Housing, Growth and Economics
Department of Planning and Environment

As Delegate of the Minister for Planning