

## Gateway Determination

***Planning proposal (Department Ref: PP\_2018\_BLACK\_008\_00): to rezone land at Prospect South, Prospect.***

I, the Executive Director, Regions, at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Blacktown Local Environmental Plan (LEP) 2015 to rezone land in Prospect, south of the M4 motorway, from RU4 Primary Production Small Lots, to IN1 General Industrial, SP2 Infrastructure (Drainage) and SP2 Infrastructure (Local Road) and remove minimum lot size controls, should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be amended to include the additional land that is proposed to be zoned SP2 Infrastructure (Drainage) and SP2 Infrastructure (Local Road). This includes, but is not limited to, identifying the additional Lot and DPs to the east, updating the objectives of the proposal, explanation of provisions, justification and the proposed LEP maps.
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/organisations under section 3.34(2)(d) of the Act and to comply with the requirements of relevant section 9.1 Directions:
  - Transport for NSW;
  - Roads and Maritime Services;
  - Cumberland Council;
  - Office of Environment and Heritage including the Heritage Division.

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.



## Planning & Environment

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 nine months following the date of the Gateway determination.

Dated 22nd day of November 2018.



**Stephen Murray**  
Executive Director, Regions  
Planning Services  
Department of Planning and Environment

**Delegate of the Greater Sydney Commission**