

Ms Glennys James
Director Design and Development
Blacktown City Council
62 Flushcombe Road
Blacktown NSW 2148

Dear Ms James

Planning Proposal [PP_2017_BLACK_008_00] to amend Blacktown Local Environmental Plan to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006

I am writing in response to Council's request for a Gateway determination under Section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone part of 93 and 98 Hambledon Road, and part of Beauchamp Road, Schofields from SP2 (Infrastructure) zone to R2 Low Density Residential.

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 Section 9.1 Direction 4.3 Flood Prone Land and 6.2 Reserving Land for Public Purposes regarding loss of open space and public benefit are of a minor significance.

Council will need to update the planning proposal to address any need for open space for the proposed additional remifentanil yield and address the consistency of the proposal with Planning Priorities of the Draft Greater Sydney Region Plan and the revised Draft Central City District Plan regarding protection of waterways. The Gateway determination has been conditioned to ensure this occurs prior to community consultation.

I have also determined not to issue an authorisation to exercise delegation to finalise the plan as the planning proposal is to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of 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 8 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 Greater Sydney Commission may take action under Section 3.32(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 Ms Cho Cho Myint of Sydney Region West office of the Department to assist you. Ms Myint can be contacted on (02) 98601507.

Yours sincerely



Ann-Maree Carruthers
Director
Sydney Region West
Planning Services
Department of Planning and Environment

14/3/18

Delegate of the Greater Sydney Commission

Encl: Gateway Determination

Gateway Determination

Planning Proposal (Department Ref: PP_2017_BLACK_008_00): Draft Blacktown Local Environmental Plan to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone parts of land at 93 and 98 Hambledon Road, Schofields

I, the Director, Sydney Region West, Planning Services, 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 Blacktown Local Environmental Plan (LEP) to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone part of 93 and 98 Hambledon Road, and part of Beauchamp Road, Schofields, should proceed subject to the following conditions:

1. Prior to community consultation, Council is required to update the planning proposal to:
 - (a) address any need for open space for the proposed additional residential yield; and
 - (b) address the consistency, or justify any inconsistency of the planning proposal with the Planning Priorities of the Draft Greater Sydney Region Plan and the revised Draft Central City District Plan regarding protection of waterways.
2. Community consultation is required under sections 3.34(2)(c) and schedule 1, clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in A guide to preparing local environmental plans (Department of Planning and Environment 2016) and 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(d) of the Act and/or to comply with the requirements of relevant Section 9.1 Directions:
 - (a) Sydney Water;
 - (b) Office of Environment and Heritage; and
 - (c) Department of Industries (Water and WaterNSW).

Each 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 timeframe for completing the LEP is to be **12 months** following the date of the Gateway determination.
6. Given the nature of the planning proposal, Council should not be authorised to exercise delegation to make this plan.

Dated *14* day of *March* 2018.

Ann-Maree Carruthers
Director
Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission