

Our ref: 16/13523  
Your ref: MA2016/0006

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

Attention: Sue Galt

Dear Mr Robinson

**Planning proposal to amend Blacktown LEP 2015 (Amendment No 6) –  
Transport Workers Union of NSW Head Quarter 22 and 24 (Lots 1 and 2 in DP  
1193931) John Hines Avenue, Minchinbury**

I am writing in response to your Council's request of 7 September 2016 for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), to amend *Blacktown Local Environmental Plan 2015* to insert 'industrial training facilities' as a land use in B5 Business Development zone land use table, and insert 'office premises' as an additional permitted use in Schedule 1 *Additional Permitted Uses* at 22 and 24 John Hines Avenue, Minchinbury.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have agreed the planning proposal is consistent with all relevant Section 117(2) Directions except for Direction 3.4 Integrating Land use and Transport. Council is to update the planning proposal to demonstrate consistency (or justify any inconsistency) of the planning proposal with this Direction prior to community consultation.

The Minister delegated his plan making powers to councils in October 2012. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 12 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.

If you have any queries in regard to this matter, please contact Cho Cho Myint of the Sydney Region West office on (02) 9860 1507.

Yours sincerely,



24/10/16

**Catherine Van Laeren**  
**Director**  
**Sydney Region West**  
**Planning Services**  
**Delegate of the Greater Sydney Commission**

## Gateway Determination

**Planning proposal (Department Ref: PP\_2016\_BLACK\_007\_00):** to amend *Blacktown Local Environmental Plan 2015* to insert 'industrial training facilities' as a land use in B5 Business Development zone land use table and insert 'office premises' as an additional permitted use in Schedule 1 *Additional Permitted Uses* on land at 22 and 24 John Hines Avenue, Minchinbury.

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 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), that the proposal should proceed subject to the following conditions:

1. Prior to community consultation, Council is to update the planning proposal to establish consistency (or justify any inconsistency) of the planning proposal with Section 117 Direction 3.4 Integrating Land use and Transport.
2. Community consultation is required under Section 56(2)(c) and 57 of the EP&A Act as follows:
  - (a) the planning proposal must be publicly exhibited 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 the planning proposal as identified in section 5.5.2 of A Guide to preparing local environmental plans (Department of Planning and Environment, as updated in 2016).
3. Consultation is required with the following public authorities 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  
Endeavour Energy  
Jemena Gas West  
Sydney Water  
Telstra

Each 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.

4. A public hearing is not required to be held in relation to this matter by any person or body under section 52(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 local environmental plan is to be 12 months from the week following the date of the Gateway determination.

Dated 24<sup>th</sup> day of October 2016.

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren', with a stylized flourish at the end.

**Catherine Van Laeren**  
**Director**  
**Sydney Region West**  
**Planning Services**  
**Delegate of the Greater Sydney Commission**



**WRITTEN AUTHORISATION TO EXERCISE DELEGATION**

Blacktown City Council is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

| Number               | Name                                                                                                                                                                                                                                                                                                                                              |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PP_2016_BLACK_007_00 | Planning proposal to amend <i>Blacktown Local Environmental Plan 2015</i> to insert 'industrial training facilities' as a land use in B5 Business Development zone land use table and insert 'office premises' as an additional permitted use in Schedule 1 <i>Additional Permitted Uses</i> on land at 22 and 24 John Hines Avenue, Minchinbury. |

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 24 October 2016

**Catherine Van Laeren**  
**Director**  
**Sydney Region West**  
**Planning Services**

**Delegate of the Greater Sydney Commission**

# Delegated plan making reporting template

## Notes:

- Planning proposal number will be provided by the Department of Planning and Environment following receipt of the planning proposal
- The Department of Planning and Environment will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the Department of Planning and Environment with the RPA's request to have the LEP notified

**Table 1 – To be completed by Department of Planning and Environment**

| Stage                                               | Date/Details         |
|-----------------------------------------------------|----------------------|
| Planning Proposal Number                            | PP_2016_BLACK_007_00 |
| Date Sent to DP&E under s56                         | 7 September 2016     |
| Date considered at LEP Review Panel (if applicable) | N/A                  |
| Gateway determination date                          |                      |

**Table 2 – To be completed by the RPA**

| Stage                                           | Date/Details | Notified Reg Off |
|-------------------------------------------------|--------------|------------------|
| Dates draft LEP exhibited                       |              |                  |
| Date of public hearing (if held)                |              |                  |
| Date sent to PCO seeking Opinion                |              |                  |
| Date Opinion received                           |              |                  |
| Date Council Resolved to Adopt LEP              |              |                  |
| Date LEP made by GM (or other) under delegation |              |                  |
| Date sent to DP&E requesting notification       |              |                  |

**Table 3 – To be completed by Department of Planning and Environment**

| Stage                         | Date/Details |
|-------------------------------|--------------|
| Notification Date and details |              |

## Additional relevant information: