



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

Attention: Trevor Taylor

Dear Mr Robinson

Planning proposal PP_2018_BLACK_003_00 to amend Blacktown Local Environmental Plan 2015 to rezone land at Denis Winston Drive, Doonside.

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 land at Lot 1268 DP803528 Denis Winston Drive, Doonside, from R2 Low Density Residential to E2 Environmental Conservation.

I am aware that this area was deferred from a previous planning proposal finalised in June 2017 (Department's reference: PP_2015_BLACK_003_00), which sought to rezone the entire site to E2 Environmental Conservation. This site was excluded from the previous proposal due to a Development Application (DA) for residential development (Council reference: DA-16-03483) on the site being under consideration at the time. I understand that Council refused the DA on 28 February 2018, and as a result, Council is now seeking to rezone the remainder of the site to E2.

As delegate of the Greater Sydney Commission, I have now determined under Section 3.34(2)(b) of the Act that the planning proposal will need to be resubmitted. I have made this decision as there is insufficient information to demonstrate the strategic merit of the proposal.

I am advised that the applicant of the refused DA has registered an appeal of Council's decision with the Land and Environmental Court on 20 April 2018. Once the outcome of any appeal of the DA is known, Council is invited to advise the Department of its position regarding the planning proposal, and assessment for a Gateway determination will then commence. Council's proposal, and a copy of this letter will remain publicly available on the Department's LEP website.

Should you have any further enquiries about this matter, I have arranged for Mr Adrian Hohenzollern to assist you. Mr Hohenzollern can be contacted on 9860 1505.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'AM Carruthers', written in dark ink.

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

17/5/18