

## Gateway Determination

**Planning proposal (Department Ref: PP\_2017\_BLACK\_002\_00):** to amend Blacktown Local Environmental Plan 2015 to rezone and increase the height of buildings of land within the subject site of Old Mount Druiitt Village.

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* (the Act), that the proposal should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal must be updated to address the Draft West Central District Plan.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of 28 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 the Department's 'A Guide to Preparing Local Environmental Plans'.
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act:
  - Transport for NSW – Roads and Maritime Services
  - Endeavour Energy
  - Sydney Water Office of Water

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 into the matter by any person or body under section 56(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 amending Local Environmental Plan is to be 6 months from the week following the date of the Gateway determination.

Dated 1<sup>st</sup> February 2017



**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 Greater Sydney Commission 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_2017_BLACK_002_00 | To amend Blacktown Local Environmental Plan 2015 to rezone and increase the height of buildings of land within the subject site of Old Mount Druitt Village. |

In exercising the Commission's functions under section 59, the Council must comply with the Department of Planning and Environment's 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

Dated 1<sup>st</sup> February 2017



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

**Delegate of the Greater Sydney Commission**

# Planning Proposal to amend *Blacktown Local Environmental Plan 2015* – To amend Blacktown Local Environmental Plan 2015 to rezone and increase the height of buildings of land within the subject site of Old Mount Druitt Village.

## Reporting template for delegated Local Environmental Plan amendments

### 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_2017_BLACK_002_00 |
| Date Sent to DP&E under s56                         | 25 January 2017      |
| Date considered at LEP Review Panel (if applicable) | N/A                  |
| Gateway determination date                          | 1 February 2016      |

**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: