

Gateway Determination

Planning proposal (Department Ref: PP_2018_BLACK_011_00): to amend Blacktown Local Environmental Plan 2015 by increasing the height of building controls from 10m to part 18m and part 14m for land at 137-141 (Lots 1-6 DP 211530) Newton Road, Blacktown.

I, the Director, Sydney Region West, at the Department of Planning and Environment, as delegate of the Minister for Planning, 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 increase the maximum height of building control at 137-141 (Lots 1-6 DP 211530) Newton Road, Blacktown should proceed subject to the following conditions:

1. Prior to exhibition, Council is to:
 - a. give consideration to amending the relevant concept plans/elevations that support the planning proposal to show the proposed 18m and 14m height plane as it applies to the site; and
 - b. update the Project Timeline to reflect Council as the Planning Proposal Authority, and the 12 months given to finalise the proposal.
2. Community consultation is required under Sections 3.34(2)(c) and Schedule 1, Clause 4 of the *Environmental Planning and Assessment Act 1979* (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 of 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:
 - a. Sydney Water;
 - b. Relevant electricity providers;
 - c. NSW Roads and Maritime Services; and
 - d. NSW Department of Education.
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. Given the nature of the planning proposal, Council is to be the local plan-making authority.
6. The time frame for completing the LEP is to be **12 months** from the date of the Gateway determination.

Dated 15th day of January 2019.

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

Delegate of the Minister for Planning