

Gateway Determination

Planning proposal (Department Ref: PP_2019_BLACK_005_00): to rezone land at Lot 430 DP 812674, Dexter Place, Plumpton from B1 Neighbourhood Centre to R2 Low Density Residential and apply a minimum lot size to the site.

I, Director Central (Western) at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, 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 rezone land at Lot 430 DP 812674, Dexter Place, Plumpton from B1 Neighbourhood Centre to R2 Low Density Residential, and apply a minimum lot size to the site, should proceed subject to the following conditions:

1. Prior to exhibition, the proposal should be updated to:
 - (a) Justify the proposed minimum lot size for the site having regard to the minimum lot size for the adjoining R2 Low Density Residential zoned land; and
 - (b) Demonstrate consistency with objective C5 of the Central City District Plan.
2. Public exhibition is required under section 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, Industry and Environment 2016) and must be made publicly available for a minimum of **14 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment 2016).
3. Consultation is required with the following public authorities:
 - Sydney Water; and
 - The relevant gas and electricity companies for the area.
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 planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 30th day of August 2019.



Gina Metcalfe
Acting Director, Central
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces