



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

Attention: Anita Riazifar, Strategic Policy Planner

Dear Mr Robinson

**Planning proposal to amend *Blacktown Local Environmental Plan 2015* –
Rezoning and Reclassification of 23 Council owned public reserves**

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) regarding a planning proposal to amend *Blacktown Local Environmental Plan 2015* to rezone and reclassify 23 Council owned public reserves within Blacktown Local Government Area.

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. 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.

Prior to finalisation, the planning proposal is to be updated to incorporate the findings of any specialist studies undertaken, address issues raised through consultation with public authorities, and any submissions made during the public exhibition period.

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 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

20/12/16

Catherine Van Laeren
Director Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission

Gateway Determination

Planning proposal (Department Ref: PP_2016_BLACK_008_00): to rezone and reclassify 23 Council owned public reserves within Blacktown Local Government Area.

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. Community consultation is required under Section 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be publicly exhibited 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 the planning proposal as identified in section 5.5.2 of the Department's 'A Guide to Preparing Local Environmental Plans'.
2. The Secretary's delegate, pursuant to Section 117 Direction 6.2 Reserving Land for Public Purposes endorses that the planning proposal's inconsistency with the direction is of a minor significance.
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
 - Transport for NSW – Roads and Maritime Services;
 - Endeavour Energy; and
 - Sydney 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.

4. A public hearing is required to be held in relation to this matter to meet Council obligations under the Local Government Act.
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 20th day of December 2016.



Catherine Van Laeren
Director, Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission