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Our ref: PP_2016_BLACK_009_00 (16/15893)
Your ref: DCP-15-420

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

Attention: Fiona McDermott

Dear Mr Robinson

Planning proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* – Brighton and Bligh Street, Riverstone (PP_2016_BLACK_009_00)

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 *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* by rezoning land at Brighton Street and Bligh Street, Riverstone, from SP2 Infrastructure (Drainage) to R2 Low Density Residential and applying appropriate development controls to the site.

As delegate of the Greater Sydney Commission, I have determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

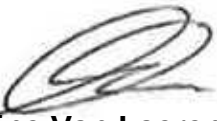
Further approval will be required in relation to section 117 Directions 4.3 Flood Prone Land and 6.2 Reserving Land for Public Purposes. This approval will be required prior to public exhibition of the proposal.

The amending Local Environmental Plan 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 for the Department to draft and finalise the plan should be made 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete Local Environmental Plans 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 Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Stuart McIntosh of the Department's Sydney Region West office to assist you. Mr McIntosh can be contacted on (02) 9860 1551.

Yours sincerely



*16/01/17

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission

Gateway Determination

Planning proposal (Department Ref: PP_2016_BLACK_009_00): to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to rezone land at Brighton Street and Bligh Street, Riverstone, from SP2 Infrastructure (Drainage) to R2 Low Density Residential and to apply appropriate development controls to the subject land.

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 an amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to rezone land at Brighton Street and Bligh Street, Riverstone, from SP2 Infrastructure (Drainage) to R2 Low Density Residential and apply appropriate development controls to the subject land, should proceed subject to the following conditions:

1. Prior to exhibition, Council must update the planning proposal to:
 - (a) update the Lot and Deposited Plan numbers for the site to correctly reflect the land subject of the planning proposal;
 - (b) provide further justification to demonstrate consistency, or justify any inconsistency with section 117 Directions, 4.3 Flood Prone Land, and 6.2 Reserving Land for Public Purposes; and
 - (c) provide an updated extract of the proposed Indicative Layout Plan, which clearly identifies the intended road layout, to the same extent as the ILP extract on page 3 of the proposal.

A copy of the amended planning proposal is to be forwarded to the Department for endorsement prior to commencing exhibition.

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:
 - Office of Water; and

- Department of Planning and Environment (Land Release Team – North West Growth Centre).

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 12 months from the week following the date of the Gateway determination.

Dated 16th January 2016



Catherine Van Laeren
Director, Sydney Region West
Planning Services

Delegate of the Greater Sydney
Commission