

Kerry Robinson  
General Manager  
Blacktown City Council  
62 Flushcombe Road  
BLACKTOWN NSW 2148

Dear Mr Robinson

**Planning proposal PP\_2018\_BLACK\_007\_00 to amend Blacktown Local Environmental Plan 2015**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 27 September 2018 in respect of the planning proposal to reclassify land at 91 Main Street, Blacktown from community to operational land.

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


As the planning proposal affects Council owned land, I have determined not to condition the Gateway for Council to be the local plan-making authority.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of 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 of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

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 Greater Sydney Commission may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Rodger Roppolo to assist you. Mr Roppolo can be contacted on 8289 6876.

Yours sincerely



25/10/18

**Ann-Maree Carruthers**  
**Director, Sydney Region West**  
**Planning Services**

Encl: Gateway determination

## Gateway Determination

***Planning proposal (Department Ref: PP\_2018\_BLACK\_007\_00): to reclassify land at 91 Main Road, Bankstown from community to operational land.***

I, Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, 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 reclassify land at 91 Main Street, Blacktown from community to operational land should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of 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 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).
2. Consultation is required with the following public authorities/organisation under section 3.34(2)(d) of the Act:
  - Roads and Maritime Services
  - Relevant infrastructure providers for telephone, gas and electricity
3. 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).



## Planning & Environment

4. The time frame for completing the LEP is to be 9 months following the date of the Gateway determination.

Dated 25<sup>th</sup> day of October 2018.

**Ann-Maree Carruthers**  
**Director, Sydney Region West**  
**Planning Services**  
**Department of Planning and Environment**  
**Delegate of the Greater Sydney Commission**