

Gateway Determination

Planning proposal (Department Ref: PP-2021-3861): to amend the Blacktown Local Environmental Plan 2015 to support the Blacktown Health and Education Precinct.

I, the Director, Central (Western), Western Parkland City, 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 rezone, set maximum height of buildings and minimum site area controls, and to insert car parks as an additional permitted use across the precinct, should proceed subject to the following conditions:

- 1) Prior to public exhibition, Council is to:
 - a) update the planning proposal, as follows:
 - a. under *Part 1 – Objectives or intended outcomes*, include current and proposed maps which clearly identify the proposed changes to the planning controls, including the removal of the minimum lot size map for proposed RE1 zoned land;
 - b. Remove all references to the reclassification of land;
 - c. update all business zones to refer to current suite of employment zones (i.e. B4 – Mixed Use is now referred to as MU1 – Mixed Use);
 - d. Update the planning proposal to reflect the updated Ministerial Directions and Consolidated SEPPs published on 1 March 2022;
 - e. under *Part 2 – Explanation of Provisions*,
 - i. amend the title of 2.1 to refer to the Blacktown LEP 2015;
 - ii. include a map and identify the land proposed to be acquired;
- 2) Public exhibition is required **within three months** 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**;
 - (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 the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, December 2021).
- 3) Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Transport for NSW
 - NSW Environment, Energy and Science;

- NSW Department of Health;
- TAFE NSW;
- Department of Education and TAFE NSW;
- Sydney Water;
- NSW State Emergency Service; and
- Relevant infrastructure providers for telephone, gas and electricity.

Each public authority/organisation 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 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 must be reported to Council for a final recommendation **within ten months** from the date of the Gateway determination.
- 6) The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.
- 7) Council is authorised as the local plan making authority for this planning proposal.

Dated 2nd day of March 2022.



Christine Gough
Director, Central (Western)
Western Parkland City
Department of Planning and
Environment

Delegate of the Minister for Planning