

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

Dear Mr Robinson

Reassessment of Planning Proposal to amend Blacktown Local Environmental Plan 2015 (PP_2018_BLACK_004_00)

Thank you for your letter and supporting information dated 7 June 2019 concerning the reassessment and endorsement of the above planning proposal.

I note Council has now amended the planning proposal and supporting documentation in accordance with conditions 1(a) – (e) of the Gateway determination issued on 6 August 2018.

The amended planning proposal has been further reviewed by the Department and I have concluded that the planning proposal provides sufficient detail for the community to have their say on the proposal through the community consultation process. The planning proposal can proceed to exhibition.

While the planning proposal can proceed to community consultation, the proposal should be amended to clarify in the proposal that Council's response to the Flood Hazard Mapping Report is relying on the 1 in 100 mapping, and not the Probable Maximum Flood (PMF) mapping. The Department does not support the statement on Page 20 that 'a small part of the RTC is identified as 'flood prone land', being land susceptible to flooding by the probable maximum flood (PMF) event'. This statement is inaccurate, as the mapping shows that almost the entire Town Centre study area would be inundated if a PMF event were to occur. Further discussion of this, and any subsequent evacuation details are to be incorporated into the planning proposal.

Council does not require endorsement from the Department for this amendment.

The Department also identifies unresolved issues regarding conditions 1 (a) – (c) of the altered Gateway Determination which require further consideration. To allow the planning proposal to proceed to community consultation, an alteration to the Gateway Determination is provided which requires these conditions to be met prior to finalisation. The Department is satisfied that conditions 1 (d) – (e) have been met from the original Gateway determination.

The Department also appreciates that there are unresolved issues regarding the impact of the planned widening and upgrade of Garfield Road within the Town Centre. The Department would be pleased to collaborate with Council, Transport for NSW and Roads and Maritime Services (RMS) on the implementation of the plan to ensure it achieves the Council's goals for the Riverstone town centre and does not hinder the future design of grade separation of Garfield Road and the rail corridor.

The Department will also collaborate with you to ensure that you receive suitable advice from the SES, RMS and Infrastructure NSW (Flood Risk Directorate) on the Flood Hazard Mapping Report, and details within the planning proposal report to address any issues arising following public exhibition.

Should you have any further enquiries about this matter, I have arranged for Mark Yee of the Department of Planning, Industry and Environment's Central (Western) team to assist you who can be contacted on 9860 1535.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gina Metcalfe', with a large loop at the bottom left and a horizontal line extending to the right.

13 October 2019

Gina Metcalfe
Director, Central (Western)
Greater Sydney, Place and Infrastructure