



PP\_2020\_BLACK\_004\_00/IRF20/4639

Mr Kerry Robinson  
Chief Executive Officer  
Blacktown City Council  
PO Box 63  
BLACKTOWN NSW 2148

Dear Mr Robinson

**Planning proposal PP\_2020\_BLACK\_004\_00 to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006**

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) in respect of the planning proposal to rezone Lot 17 Section 26 DP 1459, 115 Crown Street, Riverstone from SP2 Infrastructure (Educational Establishment) and R2 Low Density Residential to RE1 Public Recreation.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Directions 3.1 Residential Zones is justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 2.6 Remediation of Contaminated Land, 4.3 Flood Prone Land and 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to public exhibition or prior to the plan being made as appropriate.

I have determined not to condition the Gateway for Council to be the local plan-making authority as the planning proposal seeks to amend a State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

The amending local environmental plan (LEP) is to be finalised within eight 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, Industry and Environment to draft and finalise the LEP should be made eight 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 Minister 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 enquiries about this matter, I have arranged for Mr Ryan Klingberg to assist you. Mr Klingberg can be contacted on 9860 1561.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jane Grose', written in a cursive style.

**Jane Grose**  
**Director Central (Western)**  
**Central River City and Western Parkland City**

Encl: Gateway determination