



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

Dear Mr Robinson

Planning Proposal PP-2021-2559 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 amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) to remove the local open space acquisition requirements that apply to part Conferta Avenue and 2-12 Conferta Avenue, Rouse Hill (part Conferta Avenue and Lot 294 DP 1213279).

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

Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 'Direction 4.4 - Planning for Bushfire Protection'. Council should ensure this occurs prior to public exhibition.

I have determined not to condition the Gateway for Council to be the local plan-making authority as the planning proposal seeks to amend the Growth Centres SEPP.

The amending local environmental plan (LEP) is to be finalised within 6 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal by May 2021. 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', with a stylized, cursive script.

Jane Grose
Director Central (Western)
Greater Sydney Place and Infrastructure

Encl: Gateway determination

Gateway Determination

Planning proposal (Department Ref: PP-2021-2559): to remove the local open space acquisition requirements that apply to part Conferta Avenue and 2-12 Conferta Avenue, Rouse Hill (part Conferta Avenue and Lot 294 DP 1213279) under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*.

I, the Director Central (Western) at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act), that amendments to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to remove the local open space acquisition requirements that apply to part Conferta Avenue and 2-12 Conferta Avenue, Rouse Hill (part Conferta Avenue and Lot 294 DP 1213279), should proceed subject to the following conditions:

1. Prior to public exhibition Council is to:
 - (a) Amend Figure 1 of the planning proposal to include the portion of Conferta Avenue included in the site and the boundary of the Area 20 Precinct;
 - (b) Amend Section 1.3 of the planning proposal to include the date of the Blacktown Local Planning Panel meeting;
 - (c) Amend Part 2.1 of the planning proposal to describe the proposed amendments to the 'North West Growth Centre Land Reservation Acquisition Map – Sheet LRA_009';
 - (d) Amend the proposed 'North West Growth Centre Land Reservation Acquisition Map – Sheet LRA_009' to reinstate the acquisition labels for each of the surrounding sites marked for acquisition, as currently exists;
 - (e) Amend Attachment 2 and Attachment 3 of the planning proposal to address the relevant 'Central City District Plan' planning priorities, 'Blacktown Local Strategic Planning Statement' local planning priorities, section 9.1 Directions and State Environmental Planning Policies;
 - (f) Consult with the NSW Rural Fire Service in accordance with section 9.1 'Direction 4.4 Planning for Bushfire Protection'; and
 - (g) Address any comments provided by NSW Rural Fire Service on the planning proposal
2. 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).

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).
4. As the planning proposal seeks to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, Council is not authorised to be the local plan-making authority to make this plan.
5. The time frame for completing the Local Environmental Plan is to be 6 months following the date of the Gateway determination. To ensure this time frame can be met, public exhibition is to commence in May 2021 and the planning proposal is to be reported to Council in August 2021.

Dated 14 day of April 2021



Jane Grose
Director Central (Western)
Central River City and Western
Parkland City
Greater Sydney Place and
Infrastructure

Delegate of the Minister for Planning
and Public Spaces