



Department of Planning and Environment

PP-2021-3861/ IRF21/4852

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

Dear Mr Robinson

Planning proposal PP-2021-3861 to amend Blacktown Local Environmental Plan 2015 – Blacktown Health and Education Precinct

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 the Blacktown LEP 2015 to support the Blacktown Health and Education Precinct.

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

I have conditioned that consultation is required with NSW State Emergency Service and NSW Environment, Energy and Science to consider the flooding issues within the site, and to further assess Council's mitigation measures.

I have also recommended several updates to the proposal prior to exhibition, as detailed in the Gateway determination.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

I understand that Council is seeking to develop a new contributions plan to support the planning proposal. It is recommended that Council progress the contributions plan in a

timely manner to ensure that infrastructure provision is aligned, and this process does not prevent the planning proposal from progressing in accordance with the gateway conditions.

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 Michael Cividin to assist you. Mr Cividin can be contacted on 9860 1554.

Yours sincerely



2/3/2022

**Christine Gough
Director Central (Western)
Western Parkland City**

Encl: Gateway determination