

Mr Kerry Robinson
General Manager
Blacktown City Council
PO Box 63
BLACKTOWN NSW 2148

Our ref: PP-2021-3862 / IRF22/1687

21 June 2022

Dear Mr Robinson

Planning proposal PP-2021-3862 to amend *State Environmental Planning Policy (Precincts – Central River City) 2021*

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 16 May 2022 in respect of the planning proposal for rezoning and land acquisition amendment of former school site at 161 and 167 Riverstone Road, Riverstone.

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

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

However, I advise Council of the need to consider any relevant recommendations that may arise from the NSW Flood Inquiry, which is currently underway. This may include the need to address any relevant recommendations published prior to the finalisation of this proposal. The Department will also consider whether any relevant recommendations necessitate further review when the Inquiry's recommendations are published.

The proposed local environmental plan (LEP) is to be finalised on or before 23 December 2022. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au. The relevant Department of Planning and Environment team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Mr Ian Bignell to assist you. Mr Bignell can be contacted on 9860 1510.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Thomas Watt', with a stylized, flowing script.

Thomas Watt
A/Director Central (Western)
Metro West

Encl: Gateway determination