

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

Our ref: IRF24/2968

Dear Mr Robinson,

Planning proposal PP-2023-2219 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) in respect of the planning proposal to rezone SP2 Infrastructure (Local Drainage) land on Lot 313 DP 1213756, 25 Harris Avenue and Lot 3008 DP 1272401, Astoria Street, Marsden Park to IN1 General Industrial.

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.

Council will need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act, 4.3 Planning for Bushfire Protection. Council should ensure this occurs prior to the LEP being made.

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.

The proposed local environmental plan (LEP) is to be finalised on or before 30 August 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible.

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, Housing and Infrastructure 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, Housing and Infrastructure, August 2023) 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 02 9860 1510.

Yours sincerely

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

13 January 2025

Tina Chappell
Director, Local Planning (Metro Central, West and South)
Local Planning & Council Support

Encl: Gateway determination