

Gateway Determination

Planning proposal (Department Ref: PP-2023-2396): to rezone a portion of road reserve at Hobart Street, Riverstone from R2 Low Density Residential to E4 General Industrial under Blacktown Local Environmental Plan 2015.

I, the A/Director at the Department of Planning, Housing and Infrastructure, 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 an amendment to the Blacktown Local Environmental Plan 2015 to rezone a portion of road reserve at Hobart Street, Riverstone from R2 Low Density Residential to E4 General Industrial under Blacktown Local Environmental Plan 2015 should proceed subject to the following

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
2. 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).
3. Given the nature of the proposal, Council is not authorised to be the local plan-making authority.
4. The LEP should be completed on or before 27 June 2025.

Dated 24 September 2024



Rukshan de Silva
A/Director Local Planning, Metro Central, West and South
Department of Planning Housing and Infrastructure

**As Delegate of the Minister for Planning and
Public Spaces**