



Department of Planning, Housing and Infrastructure

Our ref: IRF24/1800

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

Dear Mr Robinson

Planning proposal (PP-2023-2396) to amend Blacktown Local Environmental Plan 2015

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) received on 23 August 2024 in respect to rezoning of a portion of road reserve at Hobart Street, Riverstone from R2 Low Density Residential to E4 General Industrial under Blacktown LEP 2015.

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.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act, 6.1 Residential zone is justified in accordance with the terms of the Direction.

I have determined not to authorise Council to be the local plan-making authority as the planning proposal relates to land which is subject to road closure process by Council.

The amending local environmental plan (LEP) is to be finalised on or before 27 June 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'Rukshan De Silva'.

Rukshan De Silva
A/Director, Metro Central, West and South
Local Planning and Council Support

Encl: Gateway determination