



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

Dear Mr Robinson

Planning proposal PP-2023-2699 to amend Blacktown Local Environmental Plan 2015 and the Precincts (Central River City) SEPP 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 6 December 2023 in respect of the planning proposal to rezone surplus drainage land for open space and housing and make related amendments

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.

In relation to Direction 5.2 Reserving Land for Public Purposes, I have agreed to the changes to land for public purposes on the basis that the proposals make more efficient use of land for infrastructure.

No further approval is required in relation to the Directions.

Council may still 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 – Direction 4.1 Flooding. Council should ensure this occurs prior to the LEP being made.

I have determined not to authorise Council to be the local plan-making authority for the following reason(s):

- The Council is the landowner in respect of some land forming part of the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 20 December 2024. 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, Housing and Infrastructure.

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 9860 1510.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Casey Joshua', written in a cursive style.

Casey Joshua
Director Central (Western)
Metro West

Encl: Gateway determination