

## Gateway Determination

**Planning proposal (Department Ref: PP-2023-2699):** to rezone surplus drainage land for open space and housing and make related amendments.

I, the Director Central (Western) 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 Precincts – Central River City SEPP 2021 and the Blacktown Local Environmental Plan 2015 to rezone surplus drainage land for open space and housing and make related amendments should proceed subject to the following:

### Gateway Conditions

1. Revise the planning proposal documentation to:
  - Update the timeline and key stages to reflect this Gateway determination.
  - Ensure that all future residential development and sensitive development (as defined by Standard Instrument – Principal Local Environmental Plan Clause 5.22 Special flood considerations) will be on land that is above the 1% Annual Exceedance Probability (AEP) flood level. Refer also to the Clause 2.3.1.2 of the Blacktown Growth Centres Precincts DCP control.
  - Correct the Height of Buildings map for the Fermoy Road/Grange Avenue proposals to reflect the height change to the land in the Grange Avenue basin proposed to be rezoned to R3 Medium Density Residential.
  - Refer to the correct minimum lot size per dwelling in the RU6 Rural Transition zone (document attachment refers to 5 dwg/Ha)
2. 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 complex 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 30 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).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
  - NSW Reconstruction Authority
  - NSW State Emergency Service
  - Department of Climate Change, Environment, Energy and Water (DCCEEW)

- Endeavour Energy
- Sydney Water
- Transport for NSW
- School Infrastructure NSW

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. 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).
5. The LEP should be completed on or before 20 December 2024. Public exhibition is to commence by May 2024 and Council consideration post-exhibition is to occur by September 2024.

Dated 10 April 2024

A handwritten signature in blue ink, appearing to read 'Casey Joshua', is positioned to the left of the printed name and title.

**Casey Joshua**  
**Director Central (Western)**  
**Metro West**  
**Department of Planning, Housing and**  
**Infrastructure**

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