

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

Via email: tiana.papagelou@blacktown.nsw.gov.au
council@blacktown.nsw.gov.au

5 August 2025

Subject: PP-2025-1289 to amend Blacktown Local Environmental Plan 2015 and State Environmental Planning Policy (Precincts – Central River City) 2021, by preparation of an amending Local Environmental Plan

Dear Mr Robinson

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 permit additional uses on land zoned SP2 Infrastructure (Drainage) and RE1 Public Recreation.

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 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, 4.3 Planning for Bush Fire Protection. 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 as the proposal involves an amendment to State Environmental Planning Policy (Precincts – Central River City) 2021, by preparation of an amending Local Environmental Plan.

The amending local environmental plan (LEP) is to be finalised on or before 27 February 2026. 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.

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 Chis Faley to assist you. Mr Faley can be contacted on (02) 5778 1404.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T Chappell', written in a cursive style.

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

Encl: Gateway determination