

## Gateway Determination

**Planning proposal (Department Ref: PP-2025-1289):** The planning proposal seeks to permit additional uses on land zoned SP2 Infrastructure (Drainage) and RE1 Public Recreation.

I, the Director, Local Planning & Council Support 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 and an amendment to State Environmental Planning Policy (Precincts – Central River City) 2021, by the preparation of an amending local environmental plan, for the purpose of permitting additional uses on land zoned SP2 Infrastructure (Drainage) and RE1 Public Recreation should proceed subject to the following:

The LEP should be completed on or before 27 February 2026.

### Gateway Conditions

1. Prior to exhibition, the planning proposal is to be updated, and forwarded to the Minister under s 3.34(6) of the Act, to:
  - Be clear that it involves the preparation of an amending local environmental plan to amend State Environmental Planning Policy (Precincts – Central River City) 2021;
  - Delete the references to amending the Land Use Table of the SP2 Infrastructure (Drainage) zone and reflect a suitable mechanism to facilitate recreation areas as a permitted use of certain drainage land zoned SP2 Infrastructure; and
  - Revise the project timeline in accordance with this Gateway Determination.
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 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).
3. Consultation is required with NSW Rural Fire Service under section 3.34(2)(d) of the Act. The NSW Rural Fire Service is to be provided with a copy of the planning proposal and any relevant supporting material 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. Council is not authorised 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.

Dated 5 August 2025



**Tina Chapell**  
**Director Local Planning & Council**  
**Support**  
**Central, West and South**  
**Department of Planning, Housing and**  
**Infrastructure**

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