**Gateway Determination**

***Planning Proposal (Department Ref: PP\_2017\_BLACK\_004\_00)****:* to rezone a drainage corridor to facilitate residential development within Schofields Precinct of the North West Growth Centre under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

I, the Director, Sydney Region West at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under Section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Blacktown Local Environmental Plan (LEP) 2015 to facilitate rezoning of an SP2 Infrastructure (Drainage) to part R2 Low Density and part R3 Medium Density Residential zones at Part Lot 164 DP 1218925, Veron Road, Schofields within the Schofields Precinct of the North West Growth Centre under State Environmental Planning Policy (Sydney Region Growth Centres) 2006, should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is updated to:
* address the need for open space for the proposed additional residential dwellings;
* justify the loss of vegetated drainage corridor and linkages that provide aesthetic and ecological values in the area; and
* address the Department’s Land Use Infrastructure and Implementation Plan (LUIIP) and associated SEPP amendments for Schofield Town Centre Priority Precinct.

The updated planning proposal is to be referred to the Department of Planning and Environment for endorsement prior to community consultation.

1. Prior to finalisation, the planning proposal is to update the planning proposal to address Section 117 Direction 4.3 Flood Prone Land.

1. Community consultation is required under Sections 56(2)(c) and 57 of the Act as follows:
2. the planning proposal must be made publicly available for a minimum of **28 days**; and
3. the relevant planning 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 Section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
4. Consultation is required with the following public authorities and organisations under Section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
* Transport for NSW - Roads and Maritime Services
* NSW Office of Environment and Heritage – Heritage
* Sydney Water
* Department of Primary Industries – Water

Each public authority/organisation is to be provided with a copy of the Planning

Proposal and any relevant supporting material, and given at least 21 days to

comment on the proposal.

1. A public hearing is not required to be held into the matter by any person or body under Section 56(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).
2. The timeframe for completing the LEP is to be **9 months** following the date of the Gateway determination.
3. Given the nature of the planning proposal, Council should not be authorised to exercise delegation to make this plan.

 Dated 7th day of August 2017.

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|  | **Catherine Van Laeren****Director, Sydney Region West****Department of Planning and Environment** **Delegate of the Greater Sydney Commission**  |