



Mr Kerry Robinson
General Manager
Blacktown City Council
GPO Box 63
Blacktown NSW 2148

Dear Mr Robinson

Planning Proposal PP_2017_BLACK_004_00 to amend Blacktown Local Environmental Plan 2015

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal 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 Growth Centre Precinct under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the Planning Proposal's inconsistency with Section 117 Direction 2.3 Heritage Conservation is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

As you may be aware, the site is within Schofields Town Centre Priority Precinct within the North West Priority Growth Area which is being investigated by the Department. This investigation will consider the need to retain the natural landscape of existing vegetated drainage corridors in the area that provide aesthetic and ecological values for future planning of the area. The planning proposal has not addressed the impact of the planning proposal on the existing drainage corridors in the area. Prior to community consultation, Council is to update the planning proposal to justify the removal of the drainage corridor and linkages and the impacts on the existing drainage corridors.

It is also noted that the planning proposal has not addressed the Department's Land Use Infrastructure and Implementation Plan (LUIIP) and associated SEPP amendments outlined in the North West Priority Growth Centres – Key Actions such as the density cap and open space needs. This document can be accessed on the Department's website on <http://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/North-West-Priority-Growth-Area/Key-actions-and-documents>. Prior to community consultation, Council is to update the planning proposal to address the relevant key actions and the likely impacts, if any, on the future planning of the area.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Cho Cho Myint to assist you. Ms Myint can be contacted on (02) 9860 1507.

Yours sincerely



07/08/17

Catherine Van Laeren
Director, Sydney Region West
Department of Planning and Environment

Delegate of the Greater Sydney Commission

Encl: Gateway Determination

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.
2. Prior to finalisation, the planning proposal is to update the planning proposal to address Section 117 Direction 4.3 Flood Prone Land.
3. Community consultation is required under Sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) 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.

5. 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).
6. The timeframe for completing the LEP is to be **9 months** following the date of the Gateway determination.
7. 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.



Catherine Van Laeren
Director, Sydney Region West
Department of Planning and Environment

Delegate of the Greater Sydney Commission