

File no: RZ-09-2603

5 November 2009

The Regional Director
Sydney Region West
Department of Planning
Locked Bag 5020
PARRAMATTA 2124

Attention: Derryn John

Dear Sir,

Planning Proposal to Adjust the Zonings of Part of Lots 102 and 103, DP 1077484 Hyatts Road, Plumpton

I wish to advise that Council is in receipt of its first Planning Proposal under the new provisions for plan making which commenced on 1 July 2009. The Planning Proposal has been prepared by Environment Resources Management Pty Ltd on behalf of Plumpton Park Developments Pty Ltd.

Council Officers have considered the Planning Proposal and are satisfied that the document meets the gateway determination criteria. On this basis and, as the relevant planning authority Council has resolved, on 27 October 2009, under the delegation of the General Manager to forward it to the Minister for the next step in the process being the gateway determination Pursuant to Section 56(1) of the Environmental Planning and Assessment Act 1979.

The Planning Proposal seeks an adjustment of the zonings of part of Lots 102 and 103, DP 1077484 Hyatts Roads, Plumpton to relocate part of a trunk drainage channel so as to permit commercial development on vacant land adjacent to the Plumpton Marketplace. Council has already approved a zone boundary variation to facilitate this (DA-05-2419) however the owner of the land at this stage is not prepared to construct the drainage swale in its new intended location.

There is currently a Development Application (DA) for the construction of a shopping centre on the subject land which is zoned 3(a) General Business and part 5(a) Special Uses – Drainage pursuant to Blacktown Local Environmental Plan (LEP) 1988. The proposed development is permissible with Council's consent in the 3(a) General Business zone. However, the development is not currently a permissible use in the 5(a) Special Uses – Drainage zone, hence the rezoning request.

A copy of the Planning Proposal, which contains justification and deals with the issues relating to this draft LEP, is attached.

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Also attached is a draft LEP map prepared by Council which shows the proposed new zoning configurations.

Should you require any further information regarding this matter, please contact Council's Team Leader Development Policy, Sue Galt, on 9839 6000.

Yours faithfully,
Ron Moore
GENERAL MANAGER

Per:

