

File No: RZ-11-1997

22 December 2011

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

Dear Peter,

**Revised Planning Proposal to Rezone Lot 5003, DP 1158929 Schofields Road, Rouse Hill from 2(a) Residential to 5(a) Special Uses – Cemetery and Crematorium (Amendment Number 237)**

In response to the initial review of the Planning Proposal to rezone Lot 5003, DP 1158929 Schofields Road, Rouse Hill, from 2(a) Residential to 5(a) Special Uses – Cemetery and Crematorium, an amended Planning Proposal is attached to this letter that responds to the following requirements that was requested by Department of Planning and Infrastructure on 6 December 2011:

1. The Introduction, Site Description and Background information are not to be provided in the Planning Proposal as per the requirements in the Guidelines. The relevant details can be incorporated into the relevant parts of the Planning Proposal - such as in Parts 1, 2 & 3 (and where relevant).
2. Part 1 does not adequately describe the intended outcomes for the Planning Proposal. The DP&I has advised that relevant information provided in the Introduction can be incorporated into Part 1.
3. References to directions received from Council and the DP&I (in part 2 of the Planning Proposal) should not be included in the Planning Proposal.
4. The Planning Proposal is inconsistent with S117 Ministerial Direction 2.3 Heritage Conservation. The site is listed as a Heritage Item under Schedule 2 of Blacktown Local Environmental Plan (BLEP) 1988. The Planning Proposal does not address this matter and contains a false indication of listing.
5. The Planning Proposal is required to address the fact that the site is located within Sydney Regional Environmental Plan (SREP) No. 19 - Rouse Hill.
6. The maps provided within the "Locality and Site Analysis" are required to be relocated elsewhere in the Planning Proposal, or attached with reference in an appropriate section of the Planning Proposal.

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On the basis of this initial review and in order to progress this matter to Gateway Determination Stage, Council is submitting a Revised Planning Proposal that removes references to directions received from Council and the DP&I, and is consistent with "A guide to preparing planning proposals", in particular, with parts 1, 2 and 3 and page 5 of "A guide to preparing local environmental plans". The Revised Planning Proposal provides relevant and adequate information for the first 2 parts of the Planning Proposal, the objectives and outcomes and the explanation of provisions. In addition the Revised Planning Proposal is assessed against SEPP No. 55 - Remediation of Land, and Ministerial Direction 2.3 Heritage and Conservation which identifies (in Part 3, Section B) that the site is located within the Sydney Regional Environmental Plan No. 19 - Rouse Hill.

Council Officers have considered the Revised Planning Proposal and are satisfied that the document meets the Gateway Determination criteria.

Attached for your reference and information is:

- A copy of the Revised Planning Proposal itself (dated 19 December 2011), which contains a detailed justification and deals with the issues relating to this draft LEP.

Should you require any further information regarding this matter, please contact Council's Strategic/Policy Planner, Ms Kaushal Nair on 9839 6094.

Yours faithfully,



Trevor Taylor

MANAGER DEVELOPMENT POLICY AND REGULATION