



Your ref: Application No:  
PP\_2017\_BLACK\_001\_02  
IRF 18/3125  
File no: F15/2580

16 August 2019

Ms Ann-Maree Carruthers  
Director, Sydney Region West  
Planning Services  
GPO Box 39  
Sydney NSW 2001

Dear Ms Carruthers,

**Request to separate the Mount Druitt CBD component from the Blacktown and Mount Druitt CBDs Planning Proposal**

I am writing to you to request that the Mount Druitt CBD component of the Blacktown and Mount Druitt CBDs Planning Proposal, currently in the finalisation stage, be progressed individually, as a standalone Planning Proposal, in accordance with Section 3.35 of the *Environmental Planning and Assessment Act 1979*.

The original Blacktown and Mount Druitt Planning Proposal is delayed due to an outstanding issue with traffic modelling for the Blacktown CBD. We seek to progress the Mount Druitt component as it is not affected by the outstanding traffic model and there is currently considerable interest in residential development in the Mount Druitt CBD.

The Gateway Determination for the combined Blacktown and Mount Druitt CBDs Planning Proposal was issued on 12 April 2017 by the Department of Planning and Environment. The proposal was publicly exhibited between 23 August 2017 and 20 September 2017.

Council at its Ordinary Meeting on 17 August 2016, resolved to prepare a Planning Proposal to:

- Remove the B3 Commercial Core zone that applies to land within the Mount Druitt CBD and rezone that land B4 Mixed Use zone
- Increase the building heights as delineated on the proposed height of building map
- Remove the FSR control for the Mount Druitt CBD
- Nominate Key and Gateway Sites where additional heights of 16m will be considered if public domain improvements and linkages, design excellence and/or additional contributions to offsite public domain improvements are provided through redevelopment.

I have attached the Planning Proposal, maps and supporting documentation, prepared in accordance with the guidelines 'A guide to preparing planning proposals issued under

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Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: 02 9839 6000 - DX 8117 Blacktown

Email: [council@blacktown.nsw.gov.au](mailto:council@blacktown.nsw.gov.au) - Website: [www.blacktown.nsw.gov.au](http://www.blacktown.nsw.gov.au)

All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

Section 3.33 of the *Environmental Planning and Assessment Act 1979*.

Any future correspondence in relation to this matter should quote reference number F15/2580. Should you require any further information regarding this matter, please contact Council's Strategic Planner, Agnes Brejzek on 9839 6512.

Yours faithfully



Helen Budd  
Senior Coordinator Strategic Planning