

File No: F15/2580

23 December 2016

Catherine Van Laeren
Regional Director
Sydney West Region
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Madam,

Planning Proposal for the Blacktown and Mount Druitt CBDs – Request for Gateway Determination

We are writing to request a Gateway Determination under Section 56 of the *Environmental Planning and Assessment Act 1979* for the abovementioned Planning Proposal to amend planning controls in the Blacktown and Mount Druitt CBDs.

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 rezones that land B4 Mixed Use.
- Reduce the area of land zoned B3 Commercial Core in the Blacktown CBD to the area shown on the proposed land zoning map at attachment 3 and apply the B4 Mixed Use zone to land that will not remain zoned B3.
- Rezone the northern side of Kildare Road, between Patrick Street, Balmoral Street and the Western Railway Line, from B4 Mixed Use to B3 Commercial Core.
- Increase building heights in the Blacktown and Mount Druitt CBDs as delineated on the proposed height of building maps at attachment 3.
- Remove FSR controls for the Blacktown and Mount Druitt CBDs.
- Nominates Key Sites and Gateway Sites where additional heights of 20 m in the Blacktown CBD and 16 m in the Mount Druitt CBD will be considered if public domain improvements and linkages, design excellence and/or additional contributions to off-site 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 Section 55(3) 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,



Chris Shannon
Manager Strategic Planning