

File no: F13/1344

5 August 2014

The Regional Director
Sydney West Region
Department of Planning & Environment
Locked Bag 39
Sydney NSW 2001

Dear Sir/Madam,

Planning Proposal to facilitate an amendment to State Environmental Planning Policy (Sydney Region Growth Centres) 2006 in the Marsden Park Industrial Precinct

Council has prepared a Planning Proposal at the request of Brown Consulting, on behalf of Legacy Property Pty Ltd, to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the "Growth Centres SEPP") as it applies to certain land in the Marsden Park Industrial Precinct known as Lots 1 and 2 in DP 170048 (No. 887-895 Richmond Road).

The Planning Proposal seeks to rezone part of the land from R3 Medium Density Residential to B5 Business Development to provide a logical separation between the residential and business uses following the construction of a new intersection by the Roads and Maritime Services as part of the planned upgrade of Richmond Road.

Council considered the request for a Planning Proposal at its Ordinary Meeting on 30 April 2014. At that meeting Council resolved:

- "1. Council prepare a Planning Proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone part Lot 1 and part Lot 2 in DP 17048 Richmond Road, Marsden Park from R3 Medium Density Residential to B5 Business Development as shown at Attachment 2."*
- 2. The Planning Proposal be forwarded to the Minister for Planning and Environment seeking a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.*
- 3. Council resolve to prepare and exhibit corresponding amendments to the Blacktown City Council Growth Centre Precincts Development Control Plan 2010. The draft Development Control Plan be exhibited concurrently with the Planning Proposal following receipt of a Gateway Determination."*

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Council's Planning Proposal, maps showing the proposed changes to the SEPP (Amendment 245) and associated documentation are attached for your information. Should you require any further information regarding this matter, please contact Council's Strategic Planner, Andrew Golden on 9839 6049.

Yours faithfully,



Fiona McDermott
Team Leader Release Areas