



File no: 145-569-1
30 April 2014

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

Dear Sir/Madam,

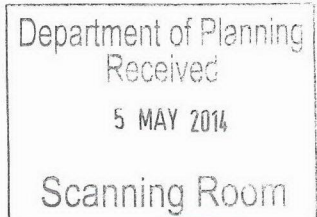
Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to rezone land in the Schofields West Precinct

I advise that a Planning Proposal has been prepared for certain land in the Schofields West Precinct, south of Townson Road and east of Bells Creek known as the "Townson Road Precinct". The request for the proposed rezoning has been made by Mecone Pty Ltd on behalf of the Townson Road Landowners Group.

Council is satisfied that the documentation meets the Gateway Determination criteria. On this basis, and as the relevant planning authority, Council resolved at its Ordinary Meeting on 19 February 2014 to forward it to the Minister for the next step in the process being the Gateway Determination pursuant to the Environmental Planning and Assessment Act 1979.

Council's resolution is as follows:

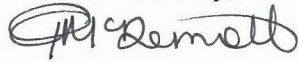
- 1. Council prepare a Planning Proposal to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and rezone the part West Schofields Precinct Release Area as described in this report in the vicinity of Townson Road, Marsden Park, to enable urban development.*
- 2. The Planning Proposal be forwarded to the Minister for Planning and Infrastructure seeking a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979, but only following the resolution of all outstanding matters as identified and detailed in this report to the satisfaction of the General Manager.*
- 3. Council resolve to prepare and exhibit corresponding amendments to the Blacktown City Council Growth Centre Precincts Development Control Plan 2010 to include site specific development controls for the part West Schofields Precinct Release Area. The draft Development Control Plan be exhibited concurrently with the Planning Proposal following receipt of a Gateway Determination.*
- 4. The Applicant be advised of Council's resolution.*



Council and the applicant were able to resolve the matters as per Point 2 in Council's Report. As such, Council's Planning Proposal, Explanation of Intended Effect, Draft SEPP Maps and associated documentation are attached for your information.

Should you require any further information regarding this matter, please contact Council's Strategic Planner, Zara Tai on 9839 6237.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Fiona McDermott', written over a horizontal line.

Fiona McDermott
Acting Manager Strategic and Precinct Planning