



Planning & Infrastructure

103A
RE-11-1348 / 2

PAWS

C14/10480

Mr Kerry Robinson
General Manager
Blacktown City Council
PO Box 63
BLACKTOWN NSW 2148

14/01888

Dear Mr Robinson

I refer to your letter of 10 January, 2014, to the Deputy Director General concerning a planning proposal for Lot 1 DP 1097685, Sunnyholt Road (Corner Vardys Road), Kings Langley.

The agency has reviewed the revised planning proposal by CT Group dated December, 2013, forwarded by Council. The revised planning proposal indicates that the objective of the planning proposal is to develop the site for two storey town houses interfacing with Evan Place and up to four storeys residential flats along Vardys Road.

It is considered that the revised planning proposal is inconsistent with the Sydney West Joint Regional Planning Panel's (JRPP) recommendation dated 27 August, 2013. It will not allow two storey town houses on the northern section of the land as this use is not a permissible use within R4 High Density Residential Zone in the exhibited draft Blacktown SI LEP.

Therefore Council should amend the planning proposal to reflect the JRPP's recommendation. That is, the northern section of the land being zoned R3 Medium Density Residential with height limitation of two storeys and the southern section being zoned R4 High Density Residential with a height limitation of up to 4 storeys.

I note that your letter advised that Council resolved to be the Relevant Planning Authority (RPA) for the planning proposal. Council is now asked to amend the planning proposal to ensure consistency with the recommendations of the Sydney West JRPP and submit it for a Gateway determination as soon as possible.

I trust this clarifies the situation for you and should you have any further enquiries about this matter, please contact Ms Rachel Cumming, Director, Metropolitan Delivery (Parramatta), of the agency on telephone number (02) 9860 1174.

Yours sincerely


Neil McGaffin
General Manager, Metropolitan Delivery
Office of Growth Planning and Delivery

5.3.14

Sheet 9