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Your ref: PGR_2013_BLACK-002-00
File no: RZ-114348/2

10 January 2014

Deputy Director General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Sir,

Planning Proposal to amend Blacktown LEP 1988 / Draft Blacktown LEP 2013 – Lot 1 DP 1097685 Sunnyholt Road (Corner Vardys Road), Kings Langley

I refer to your letter of 24 September 2013 requesting that Council prepare a Planning Proposal for the abovementioned land and submit the Planning Proposal to DPI for a Gateway Determination. The letter clearly stipulates that the Planning Proposal is to reflect the scale of development recommended by the Sydney West JRPP, being:

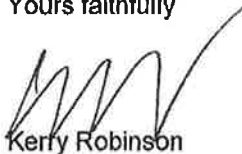
- *Two (2) storey town house typology on that section of the site generally on the northern side of the existing watercourse, interfacing with Evan Place.*
- *Three (3) storey residential flat building typology to Vardys Road and the southern element of Sunnyholt Road frontages, rising to four (4) storeys where appropriately recessed, on that section of the site generally south of the existing watercourse.*

Council considered this matter at its Ordinary Meeting of 30 October 2013 and resolved, amongst other things, to accept the role of Relevant Planning Authority and to prepare and forward a Planning Proposal to DPI for Gateway Determination.

It is noted that Council has since received a revised Planning Proposal from CT Group Pty Ltd on behalf of the owner of the subject site. The Planning Proposal seeks to have the land rezoned R4 High Density Residential to facilitate the proponent's original plans to develop the site for residential flat buildings, ranging in height from two to six storeys. This Planning Proposal is clearly inconsistent with the Sydney West JRPP determination and your subsequent advice. However, it has come to our attention that the Proponent met with DPI prior to lodging the revised Planning Proposal. Therefore, we seek your instruction as to how to proceed with this matter.

Should you require any further information regarding this matter, please contact Council's Director City Strategy and Development, Glennys James on 9839 6515.

Yours faithfully



Kerry Robinson
GENERAL MANAGER