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Mayor's Office  
Civic Centre  
Blacktown NSW 2148

File no: RZ-11-1348/2

9 January 2014

The Hon. Brad Hazzard, MP  
Minister for Planning and Infrastructure  
Level 31 Governor Macquarie Tower  
1 Farrer Place  
SYDNEY NSW 2000

Dear Minister,

I write to request that you receive a deputation from Council regarding a recent decision made by the Sydney West Joint Regional Planning Panel (JRPP) that threatens to undermine Council's strategic planning framework.

By way of background, the owners of the subject land are seeking to have the subject land (identified in Attachment 1) rezoned to facilitate the development of high density housing in the form of residential flat buildings ranging in height from two to six storeys. It is noted that this type of housing is prohibited in both the current and proposed zone.

The subject land is currently zoned 2(a) Residential under Blacktown Local Environmental Plan 1988. A range of housing types are permitted with consent in the current zone, including dwelling houses, townhouses and villas, integrated housing (minimum of 5 dwellings on smaller individual allotments) and dual occupancies. However, residential flat buildings are prohibited.

The owner of the subject land made a formal request to have the land rezoned to R4 High Density Residential under Council's new Standard Instrument LEP, known as Draft Blacktown LEP 2013 (BLEP 2013). The R4 Zone allows residential flat buildings, but prohibits dwelling houses, dual occupancies, semi-detached housing and multi dwelling housing.

Council did not support the request to rezone the entire site R4 as it was considered to be inconsistent with Blacktown's strategic planning framework as it relates to housing. The Blacktown Housing Strategy is Blacktown City Council's key strategic land use planning document that will facilitate and manage the future growth and development of housing within the City to 2036. The Strategy aims to focus medium and high density residential housing types in the Urban Renewal Precincts of the Blacktown City Centre, Mount Druitt Major Centre, and the Seven Hills and Rooty Hill Town Centres. The rationale behind this approach is to concentrate higher residential densities in areas that are close to existing employment areas, public transport and other services and facilities. In addition, this approach will enable Council to protect the character and amenity of traditional low density residential areas. It is noted that this 'centres-based' approach is consistent with the NSW Government's Metropolitan Plan for Sydney 2036 as well as the more recent Draft Metropolitan Strategy for Sydney 2031. The Vardys Road site sits outside the Blacktown Urban Renewal Precinct.

*It is also considered inappropriate to apply the R4 Zone to the subject land as it is located in a traditional low density residential area and is subject to a number of site constraints including limited road access and drainage issues associated with the creek that runs through the site. It is noted that Council has received many individual letters and petitions from local residents who strongly oppose the landowner's request to allow high density housing on the site.*

*Under Draft BLEP 2013, Council proposes a dual zoning for the site, comprising R2 Low Density Residential and R3 Medium Density Residential (as shown in Attachment 2). The intent of the dual zoning was to allow a range of appropriate housing types, taking into account the land's out-of-centre location and the nature of surrounding land uses. The proposed dual zoning would also allow a reasonable amount of development potential for the landowner to help offset costs associated with site constraints. It is noted that, during the exhibition of Draft BLEP 2013, Council received 15 submissions from local residents who expressed their support for the proposed dual zoning, stating that it was a reasonable compromise.*

*Notwithstanding the above, under recently introduced appeal provisions for Planning Proposals, the proponent requested that the Department of Planning and Infrastructure (DPI) carry out a review as to why Council had not progressed the rezoning in its original form. The proponent also referred the request to the Sydney West Joint Regional Planning Panel (JRPP) for its consideration on 27 August 2013.*

*On advice from the Sydney West JRPP, the Director General wrote to Council on 24 September 2013, directing Council to prepare a Planning Proposal for the subject land and submit the Planning Proposal to DPI for a Gateway Determination. The letter stipulated that the Planning Proposal is to reflect the scale of development recommended by the Sydney West JRPP, as outlined below:*

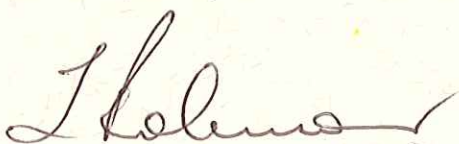
- Two (2) storey town house typology on that section of the site generally on the northern side of the existing watercourse, interfacing with Evan Place.*
- Three (3) storey residential flat building typology to Vardys Road and the southern element of Sunnyholt Road frontages, rising to four (4) storeys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

*Council and the Kings Langley community find it extremely difficult to understand why the JRPP would agree to a proposal which directly contravenes good planning and Council's adopted strategic urban planning framework which was endorsed by the DPI in their granting of a Section 65 Certificate for Council's Standard Instrument LEP.*

*I would very much like to meet with you on this matter and bring a small delegation with me from the local community.*

*Should you or your office require any further information regarding this matter, please contact Council's Director City Strategy and Development, Glennys James on 9839 6201.*

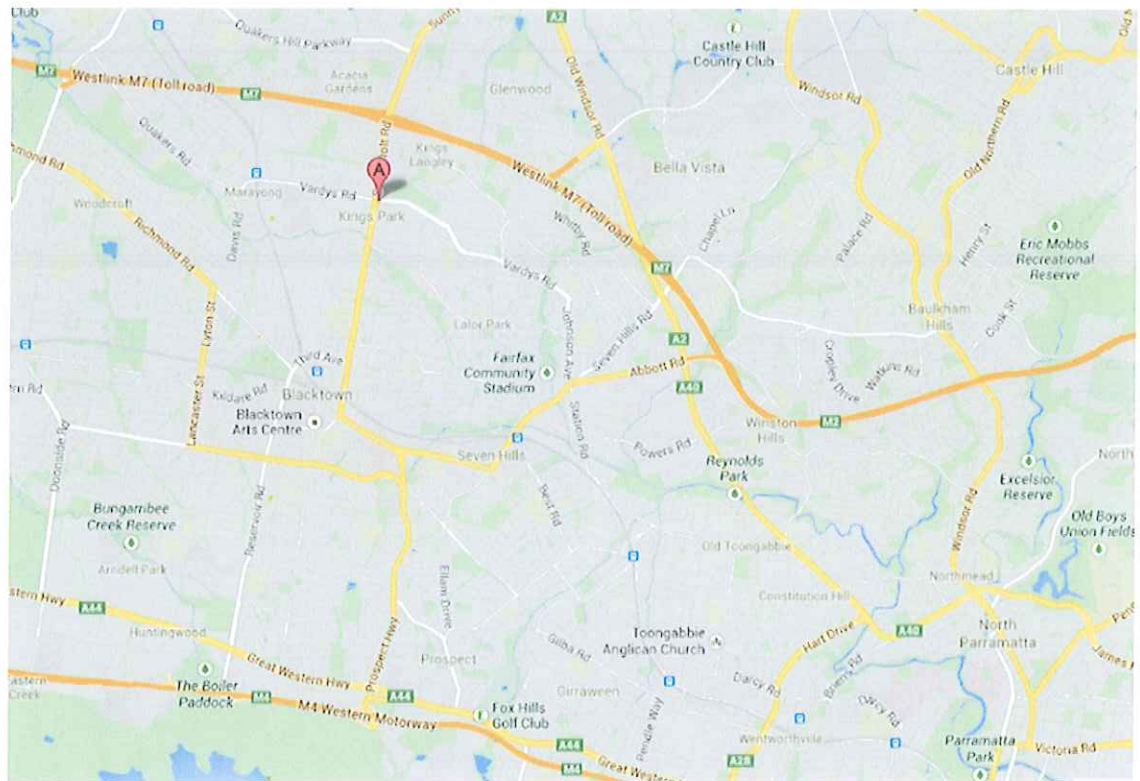
*Yours faithfully*



*Len Robinson*  
**MAYOR**

## ATTACHMENT 1

### Locality map



### Site map



## ATTACHMENT 2

