



Planning & Infrastructure

ATTACHMENT 2 TO SD330095

RE-11-1348/2

TAYLOR

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

Contact: Rachel Cumming
Phone: 9860 1174
Email: rachel.cumming@planning.nsw.gov.au
Our ref: 13/07094

Attention: Mr Trevor Taylor

Priority 4
Reply Optional

Dear Mr Robinson

Re: Request for Pre-Gateway Review – Vardys Road, Kings Langley (PGR_2013_BLACK_002_00)

I refer to the request, dated 11 April 2013, for a pre-Gateway review for a proposal to amend Blacktown Local Environmental Plan 1988 / Draft Blacktown Local Environmental Plan 2013 for land on the corner of Vardys and Sunnyholt Roads, Kings Langley.

I have considered the request for review together with the recommendation of the Sydney West Joint Regional Planning Panel, advice provided by Council, and other relevant considerations of the proposal. As delegate of the Minister for Planning and Infrastructure, I have determined that the proposal should proceed to Gateway determination, subject to it being amended to reduce the scale of the proposed development to:

- 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 unit 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 is asked to prepare a planning proposal under section 55 of the *Environmental Planning and Assessment Act 1979*, and submit it for a Gateway determination within 40 days of the date of this letter. If Council does not wish to progress this matter, an alternate Relevant Planning Authority (RPA) may be appointed to prepare one. Should Council not wish to be the RPA for this proposal, please advise Ms Rachel Cumming, Acting Regional Director, Sydney West, on (02) 9860 1556.

You can check the progress of your request for review on the LEP Tracking System at <http://pgrtracking.planning.nsw.gov.au/PublicList.aspx>

Should you have any further questions in regard to this matter, please contact Ms Cumming.

Yours Sincerely

Neil McGaffin
Deputy Director General
Planning Operations & Regional Delivery

Delegate of the Minister for Planning and Infrastructure

REFER TO:		
REC'D	26 SEP 2013	B.C.C.
FILE WITH:	LETTER No:	
47	Taylor	13-25470