



File No: RZ-11-1348/3

5 June 2014

Rachel Cumming
Regional Director
Sydney West Region
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Rachel,

Planning Proposal to Rezone Lot 1, DP 1097685, on the corner of Vardys Road and Sunnyholt Road, Kings Langley from 2(a) Residential to R3 Medium Density Residential and R4 High Density Residential under Blacktown Local Environmental Plan 2014 - Amendment No. 1

I am writing to request a Gateway Determination for the above. By way of background, Blacktown City Council in its meeting on 23 October 2013 resolved to prepare a planning proposal to rezone land at Lot 1, DP 1097685, on the corner of Vardys Road and Sunnyholt Road, Kings Langley from 2(a) Residential under the Blacktown Local Environmental Plan (LEP) 1988 to partly R3 Medium Density Residential and partly R4 High Density Residential zones under draft Blacktown LEP 2013 (which is now referred to the Minister for Planning to be finalised, after which it will be known as BLEP 2014).

Council as part of the preparation of its Standard Instrument Local Environmental Plan (BLEP 2014), considered a proposal from the landowner of the above site to rezone the site R4 High Density Residential which allows Residential Flat Buildings.

Council did not support the proponent's request to apply the R4 High Density Residential zone to the entire site because the proposal was inconsistent with Blacktown's strategic planning framework and the site is subject to a variety of constraints including limited road access and drainage issues associated with the creek that runs through the site.

As a compromise, the exhibited draft BLEP 2013 proposed a dual zoning of R2 Low Density Residential and R3 Medium Density Residential zones. Council's intent of the dual zoning was to allow a range of detached dwellings and townhouses to reflect local development in the area whilst still allowing some development potential for the site to help offset costs associated with site constraints.

However, the proponent requested the Department of Planning and Environment (DP&E) to undertake a Pre-Gateway review of the proposal and investigate Council's rationale for not supporting the proposed plan in its original form.



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The Sydney West Joint Regional Planning Panel (JRPP) subsequently forwarded correspondence to the then Minister for Planning and Infrastructure recommending a density lower than that requested by the proponent but higher than that proposed by Council through draft BLEP 2013.

Pursuant to the letter received from the DP&E dated 24 September 2013, Council has been instructed to announce its acceptance of the role as the Relevant Public Authority (RPA) and prepare a Planning Proposal considering the JRPP recommendations and submit it for a Gateway Determination.

Council has considered the JRPP recommendations and prepared a Planning Proposal under section 55 of the *Environmental Planning and Assessment Act 1979* and now is requesting a Gateway Determination under section 56 of the *Environmental Planning and Assessment Act 1979*.

A list of attachments and a CD containing relevant correspondence and documents is enclosed for your information.

Should you require any further information regarding this matter, please contact Council's Team Leader Planning Policy, Mrs Sue Galt on 9839 6216.

Yours faithfully,

A handwritten signature in blue ink, consisting of a stylized 'T' followed by a horizontal line and a small loop.

Trevor Taylor
Manager Development Policy and Regulation

List of attachments contained in the CD:

Attachment 1 - Council report

Planning proposals received during the preparation of the new City-wide comprehensive LEP (2013) – 28 March 2012

Attachment 2 - DP&E letter

Notification to Council of request for review – 3 May 2013

Attachment 3 - Council letter

Response to notification from DP&E regarding the request for Pre-Gateway determination/ council's view – 30 May 2013

Attachment 4 - DP&E letter

Notification to Council of preceding the request of review to JRPP – 6 August 2013

Attachment 5 - Council report to SW. JRPP

Attachment 6 - JRPP recommendations - 27 August 2013

Attachment 7 - DP&E letter

Instructing Council to prepare a planning proposal – 24 September 2013

Attachment 8 - Council report

Considering the JRPP's recommendations – 23 October 2013

Attachment 9 - Council letter

Letter from the Mayor to the Minister of Planning and Infrastructure – 9 January 2014

Attachment 10 - Council letter

Requesting DP&E advice on the revised planning proposal – 10 January 2014

Attachment 11 - General Manager meeting request disclosure form – 22 January 2014

Attachment 12 - DP&E letter

Responding council's request for advice on the revised planning proposal – 5 March 2014

Attachment 13 - Council's letter to the applicant – 20 March 2014

Attachment 14 - Revised Planning Proposal - May 2014

Attachment 15 – Site Identification Map

Attachment 16 - Current Land Zoning Map

Attachment 17 - Proposed Land Zoning Map

Attachment 18 - Current Height of Building Map

Attachment 19 - Proposed Height of Building Map

Attachment 20 – Current Flood Risk Map