



Your ref: PP\_2018\_BLACK\_010\_00  
File no: F17/584

7 April 2020

Gina Metcalfe  
Acting Director, Central (Western)  
Department of Planning, Industry and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

Attention: Ryan Klingberg

Dear Gina,

### **Tallawong Road, Rouse Hill Planning Proposal**

Thank you for your letter dated 4 December 2019 concerning the addressing of Gateway Condition 1 (a) – (c) for the above planning proposal, before it proceeds to public exhibition.

The Planning Proposal has been updated to ensure that compliance is achieved with regard to Gateway Condition 1, originally issued by the Department on 23 January 2019 (Gateway Determination). Specifically, Condition (1) (a) – (c) is addressed in the following sections of the Planning Proposal:

- Section B (3), Table 2 Consistency with Greater Sydney Regional Plan
- Section B (3), Table 3 Consistency with Central City District Plan
- Section B (5), Table 5 Consistency with State Environmental Planning Policies
- Section B (6), Table 6 Consistency with Section 9.1 Ministerial Directions
- Section C (8) (b) Department of Planning, Industry and Environment considerations

I would also like to advise the Department that on 24 January 2020 the proponent wrote to Council requesting to negotiate the terms of a Voluntary Planning Agreement (VPA) to provide a proportion of the additional open space generated by the proposal on-site. These discussions are ongoing and the Planning Proposal will only be exhibited after a draft VPA has been prepared and approved by Council. However, given the length of time it has been under assessment, and with the satisfaction of Condition 1, we request that the Department approve the Planning Proposal for future public exhibition.

### **Connect - Create - Celebrate**

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

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Email: [council@blacktown.nsw.gov.au](mailto:council@blacktown.nsw.gov.au) - Website: [www.blacktown.nsw.gov.au](http://www.blacktown.nsw.gov.au)

All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

If you would like to discuss this matter further, contact Ben Creighton, Strategic Planner, on 9839 6233.

Yours faithfully



Helen Budd  
Senior Coordinator Strategic Planning

### **Attachments**

#### Planning Proposal

- Appendix 1: Blacktown Local Planning Panel Advice
- Appendix 2: Blacktown City Council Report and Resolution
- Appendix 3: Planning Proposal Application prepared by *Ethos Urban*
- Appendix 4: Urban Design Report prepared by *Ethos Urban*
- Appendix 5: Heritage Impact Statement prepared by *Weir Phillips*
- Appendix 6: Visual Impact Analysis prepared by *Ethos Urban*
- Appendix 7: Traffic Impact Assessment prepared by *Ason Group*
- Appendix 8: Open Space and Community Facilities Impact Assessment prepared by *Ethos Urban*
- Appendix 9: Utilities and Services Report prepared by *BG&E*
- Appendix 10: Existing Height Map
- Appendix 11: Proposed Height Map