



File no: F20/1362

25 February 2021

Ms Jane Grose
Director General (Western)
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Ms Grose,

Gateway Submission of Planning Proposal - Lot 294 DP 1213279, No. 2-12 Conferta Avenue, Tallawong

We are writing to submit a Planning Proposal for your consideration and Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979* (Act).

Council has prepared a Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* in relation to the subject site by removing the area identified on the Land Reservation Acquisition Map for future open space in the B4 Mixed Use zone.

A Voluntary Planning Agreement for the open space to remain in private ownership is currently being negotiated with the landowner. When completed it will include a positive covenant on title securing full public access in perpetuity, with maintenance the responsibility of landowners.

We request that the Gateway Determination:

- a) in accordance with Section 3.31(3)(b) of the Act include a condition authorising Council to make the LEP. It is anticipated that the plan making function will be delegated to either the CEO or the Director, Planning and Development.
- b) given the minor nature of the planning proposal, limit the public exhibition period to 14 days.

The Planning Proposal is enclosed and we request that this matter be considered and a Gateway Determination issued.

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

Yours faithfully

Helen Budd
Senior Coordinator Strategic Planning

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