



8 February 2022

TfNSW Reference: SYD21/01638/01
Council Reference: PP-2021-6614

The Chief Executive Officer
Mr Kerry Robinson
Blacktown City Council
PO Box 63
Blacktown NSW 2148

Attention: Anita Riazifar

Dear Mr Kerry Robinson,

**POST GATEWAY PLANNING PROPOSAL TO REZONE MULTIPLE LOTS AT
1270 RICHMOND ROAD, MARSDEN PARK**

We appreciate the opportunity to provide comment on the above proposal as referred to Transport for NSW (TfNSW) in Council's correspondence dated 22 December 2021.

TfNSW has reviewed the submitted documentation and notes that the planning proposal seeks to rezone multiple allotments within the Clydesdale Estate being 1270 Richmond Road, Marsden Park. The proposal seeks to amend the subject site as follows:

- Rezone surplus land along Richmond Road from SP2 Classified Road to part R2 Low Density and R3 Medium Density Residential;
- Rezone SP2 Local Drainage to R3 Medium Density Residential;
- Realignment of zoning Rezoning of to align the zoning boundaries with the registered lots and provide consistency with the Marsden Park Precinct ILP;
- Establish a height limit of 9 metres and 14 metres to align to the amended rezoning from SP2 to R2 Low Density and R3 Medium Density Residential;
- Establish a residential density of 11, 15 and 25 dwellings per ha consistent with the R2 Low Density and R3 Medium Density Residential; and
- Changes to the Heritage affectation over the entire site.

The above amendments are intended to align the zoning boundaries with the registered lots and provide consistency with the Marsden Park Precinct ILP. Additionally, the rezoning along Richmond Road is proposed to reflect the subdivision layout approved through DA20/00797 (approved on 5 November 2020) specifically to rezone three surplus parcels of SP2 Classified Road along the eastern boundary of Precincts 2, 4 and 5 which are within the private property.

TfNSW has reviewed the documentation and has no objection to the proposed rezoning. Please note that the integrity of TfNSW infrastructure and reservations is to be maintained.

TfNSW advises that the subject site is partly located within the draft Outer Sydney Orbital corridor. Given the proximity of the draft Outer Sydney Orbital corridor to the subject site this development proposals should consider the "Interim Guidelines for Development Near Busy Roads and Railways".

Transport for NSW

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta CBD NSW 2124
P 131782 | W transport.nsw.gov.au | ABN 18 804 239 602

Thank you for the opportunity to provide advice on the subject planning proposal. Should you have any questions or further enquiries in relation to this matter, Amanda Broderick would be pleased to take your call on phone 8849 2391 or email: development.sydney@transport.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Hall', written in a cursive style.

James Hall

A/Senior Manager Strategic Land Use

Land Use, Networks & Development, Greater Sydney Division