

3rd April 2017

Department of Planning & Environment
Level 30
320 Pitt Street
Sydney NSW 2000

**1147-1175 and 1177-1187 Mulgoa Road, Mulgoa
Rezoning Review RZ16-0009**

To whom it may concern,

This application has been prepared to seek Rezoning Review of RZ16-0009 applying to 1147-1175 and 1177-1187 Mulgoa Road, Mulgoa in the Penrith Local Government Area, as lodged 26 October 2016.

The Planning Proposal enables built form and landscape transition from the village to adjoining rural area, contributing to its character through retention and enhancement of links between existing dense vegetation/regrowth, consistency with existing pattern of development and retention of views to local and state heritage listed items, as supported by the Conservation Management Plan endorsed by the Heritage Council of NSW. The Planning Proposal responds to employment opportunities to be delivered in the Western Sydney Airport 7 kilometres to the south-east, as well as associated Western Sydney Employment Area which, over the next 30 years, is to provide more than 57,000 jobs with 212,000 forecasted for the longer term (NSW DoPE 2016).

However on 17 February 2017, Council advised:

1. The Planning Proposal would be recommended for refusal at its Ordinary Meeting of 10 April 2017.
2. The 90-day period for Council to make a decision expired on 24 January 2017, enabling the lodgement of Rezoning Review with Department of Planning.

The Planning Proposal enables development identical to that which was proposed as part of previous IDA 14-0966 lodged 4 August 2014 (later withdrawn). As such the Planning Proposal relies on the following documents forming part/procured as part of the previous Development Application:

- Conservation Management Plan (Paul Davies Pty Ltd) endorsed by the Heritage Council of NSW;
- Heritage Impact Statement (Paul Davies Pty Ltd) supportive of the proposal;
- Infrastructure and Stormwater Reports (Mott MacDonald) were supportive of the proposal;
- Traffic Impact Assessment (Mott MacDonald) was supportive of the proposal.
- The Social Impact Assessment (Eltons Consulting) was supportive of the proposal;
- A 100B Certificate under the Rural Fires Act 1997 was procured; and
- BioBanking Agreement 112 was finalised, protecting dense vegetation within the site in perpetuity.

Bushfire and Ecology Assessment were updated as part of the Planning Proposal process. Any of the above documents can also be updated at the request of the Department of Planning.

Please find enclosed:

1. Complete Rezoning Review Application Form;
2. Penrith City Council Application Form;
3. Planning Proposal;
4. Bushfire Assessment (GHD 2016);
5. Ecology Assessment (GHD 2016).
6. Conservation Management Plan and Heritage Impact Statement (Paul Davies Pty Ltd 2014);
7. Infrastructure Report (Mott MacDonald 2014);
8. Stormwater Management Report (Mott MacDonald 2014);
9. Traffic Impact Assessment (Mott MacDonald 2014);
10. Social Impact Assessment (Eltons Consulting 2014); and
11. Copy of correspondence with Council, including 17 February advice.

If you have any further questions or require any further information, please do not hesitate to write or call.

Sincerely,

ae design partnership Pty Ltd

A handwritten signature in black ink, appearing to be 'Rohan Dickson', with a long horizontal flourish extending to the right.

Rohan Dickson
Director