

Mr Kerry Robinson
General Manager
PO Box 63
Blacktown NSW 2148

16/08321

Attention: Fiona McDermott

Dear Mr Robinson

**Planning proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* – William Street and Edmund Street, Riverstone
(PP_2016_BLACK_003_00)**

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of a planning proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* by rezoning land at William Street and Edmund Street, Riverstone, from SP2 Infrastructure (Drainage) to R2 Low Density Residential and applying appropriate development controls to the subject land.

As delegate of the Greater Sydney Commission, I have determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, that the subject land is no longer required for drainage purposes, and that the planning proposal is therefore consistent with S117 Direction 6.2 Reserving Land for Public Purposes. No further approval is required in relation to S117 Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department to draft and finalise the plan should be made 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Chris Browne of the Department's Sydney Region West office to assist you. Mr Browne can be contacted on (02) 9860 1508.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren', with a stylized, cursive script.

27/06/16

Catherine Van Laeren
Director, Sydney Region West
Planning Services
Delegate of the Greater Sydney Commission