

Gateway Determination

Planning proposal (Department Ref: PP_2016_BLACK_003_00): to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to rezone land at William Street and Edmund Street, Riverstone, from SP2 Infrastructure (Drainage) to R2 Low Density Residential and apply appropriate development controls to the subject land.

I, the Director, Sydney Region West, Planning Services at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to rezone land at William Street and Edmund Street, Riverstone, from SP2 Infrastructure (Drainage) to R2 Low Density Residential and apply appropriate development controls to the subject land, should proceed subject to the following conditions:

1. Prior to exhibition, Council must update the planning proposal to include the proposed maps (zoning, height of building, residential density and land reservation acquisition). Council must also update the planning proposal to include a predicted dwelling yield and discussion of the impact of this on existing local infrastructure (particularly traffic and open space), and to remove any internal inconsistencies in the detail of the planning proposal.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013)* and must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - State Emergency Service;
 - Roads and Maritime Services;
 - Endeavour Energy;
 - Sydney Water; and
 - Telstra.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any



obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 27 day of June 2016

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