



PCU065491

File no: F16-156

23 May 2016

Ms Catherine Van Laeren
Director, Sydney West Region
Department of Planning and Environment
Locked Bag 39
Sydney 2001



Dear Ms Van Laeren,

Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* in the Riverstone Precinct

We have prepared a Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. The Planning Proposal applies to land in Edmund Street and William Street, Riverstone. We request a Gateway Determination to progress the Planning Proposal.

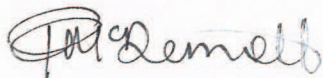
The aim of the Planning Proposal is to remove the SP2 Infrastructure (Drainage) from part Lot 7, Section 27 DP 1459, William Street and part Lot 19, Section 27 DP 1459 Edmund Street Riverstone as the proponent has demonstrated an alternative solution to the drainage reserve. The land is proposed to be zoned R2 Low Density Residential.

Council considered the Planning Proposal at its Ordinary Meeting of 23 March 2016. At the meeting Council resolved the following:

1. "Prepare and forward a Planning Proposal to the Minister for Planning seeking a Gateway Determination to amend State and Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone part Lot 19, Section 27, DP 1459 Edmund Street and part Lot 7, Section 27, DP 1459 William Street, Riverstone, from SP2 Infrastructure (Drainage) to R2 Low Density Residential. The Planning Proposal should also make corresponding amendments to the Land Reservation Acquisition Map, Height of Buildings Map and Residential Density Map under the SEPP.
2. Following receipt of a Gateway Determination, prepare and exhibit a draft amendment to the Blacktown Growth Centre Precincts Development Control Plan to vary the proposed road pattern over the site as shown at attachment 3."

Our Planning Proposal and Council Report is attached for your information. If you would like to discuss this matter further, please contact Strategic Planner, Zara Tai on 9839 6237.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Fiona McDermott', with a stylized initial 'F'.

Fiona McDermott
Team Leader, Release Areas