



Your ref: PP\_2020\_BLACK\_001\_00  
File no: LEP-18-0006

Ms Gina Metcalfe  
Acting Director, Central (Western)  
Place Design and Public Places  
NSW Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

30 July 2020

By email [Ian.Bignell@planning.nsw.gov.au](mailto:Ian.Bignell@planning.nsw.gov.au)

Dear Ms Metcalfe,

**Withdrawal of Request for Gateway Determination - 115 Crown Street, Riverstone**

Reference is made to the abovementioned Planning Proposal which seeks to rezone No 115 Crown Street, Riverstone from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential and apply a maximum building height of 9 m and a minimum dwelling density of 15 dwellings/hectare consistent with the adjoining R2 Low Density Residential zone.

The Planning Proposal was submitted for a Gateway Determination on 2 March 2020.

Further to this, Council, at its Ordinary Meeting on 29 April 2020 considered a report on the North West Growth Area revised growth forecasts and analysis of unplanned infrastructure and resolved (in part) the following:

4. *The Development of Planning, Industry and Environment be requested to not progress our submitted Gateway request for the Planning Proposal for 115 Crown Street, Riverstone as, given the results of our North West Growth Area density analysis, we wish to re-examine the potential for the excess school land to be rezoned as RE1 Public Recreation, with Council to become the acquisition authority.*

A copy of the report and Council's resolution is attached for your information.

Further to Council's resolution, our Recreation Planning Design team undertook a further suitability assessment of the site for open space purposes. The assessment identified that the site is suitable for public recreation purposes and recommended that a Planning Proposal be prepared to rezone the site to RE1 Public Recreation, with Council identified as the acquisition authority.

We therefore request that the current Planning Proposal not proceed to a Gateway Determination and be withdrawn. We will be preparing a new Planning Proposal to reflect the proposed change in zoning and include acquisition requirements.

**Connect - Create - Celebrate**

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

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All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

If you would like to discuss this matter further, please contact Council's Coordinator  
Planning Policy, Rita Vella on 9839 5909 or [rita.vella@blacktown.nsw.gov.au](mailto:rita.vella@blacktown.nsw.gov.au)

Yours faithfully



Trevor Taylor  
Manager Development Policy and Regulation