



File no: LEP-18-0006

2 March 2020

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

Dear Ms Metcalfe,

Request for Gateway Determination – Lot 17, Section 26, DP1459, known as 115 Crown Street, Riverstone – Planning Proposal

At its meeting on 26 February 2020 Council endorsed a Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (Growth Centres SEPP) and resolved that it be submitted to the Minister for Planning and Public Spaces with a request to issue a Gateway Determination.

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning, Industry and Environment guidelines.

The Planning Proposal seeks to rezone Lot 17, Section 26, DP1459, known as 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 land is surplus to the Department of Education's needs and the proposed zoning is consistent with the surrounding low-density residential land and will result in development of a consistent scale.

The proposal also necessitates a change to the Indicative Layout Plan (ILP) in the Blacktown Growth Centres Precincts DCP. It is proposed that an amendment to the DCP be undertaken concurrently with the exhibition of the Planning Proposal, should a Gateway Determination be issued, to reflect the change in use of the site from school to residential.

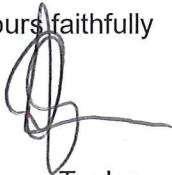
Council requests the issue of a Gateway Determination under section 3.34 of the *Environmental Planning and Assessment Act 1979* for the endorsed Planning Proposal. A copy of the Planning Proposal and associated documentation is attached for your consideration.

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Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148
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All correspondence to: The General Manager - PO Box 63 - Blacktown NSW 2148

Should you require any further information please do not hesitate to contact Council's Coordinator Planning Policy, Rita Vella on 9839 5909 or rita.vella@blacktown.nsw.gov.au

Yours faithfully

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Trevor Taylor

Manager Development Policy and Regulation