

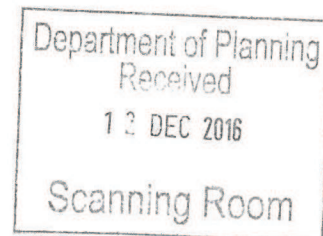


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File no: DCP-15-420

7 December 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 the vicinity of Bligh Street Riverstone. We request a Gateway Determination to progress the Planning Proposal.

The objective of the planning proposal is to make better use of land that is no longer required for trunk drainage by rezoning it to permit low density residential development. The planning proposal is intended to deliver minor gains in developable area for affected landowners and benefit Council and the boarder community by reducing the cost of providing trunk drainage infrastructure funded through S94 contributions.

Council considered the Planning Proposal at its Ordinary Meeting of 25 May 2016. At the meeting Council resolved the following:

"Prepare and forward a Planning Proposal to the Minister for Planning and Environment seeking a Gateway Determination to vary the zone boundary between the SP2 Infrastructure (Drainage zone) and the R2 Low Density Residential zone as shown on the plan at attachment 4, to reflect the new DCP road pattern."

Our Planning Proposal 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,

Fiona McDermott
Team Leader, Release Areas