



Blacktown
City Council

File no: F20/1667

1 September 2020

Gina Metcalfe
Acting Director, Sydney West Region
Department of planning, Industry and Environment
GPO BOX 39
Sydney NSW 2001

By email

Dear Ms Metcalfe

Gateway Submission of Planning Proposal – 115 Crown Street, Riverstone

We are seeking Gateway Determination for a Planning Proposal to amend *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* under Section 3.34

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

The Planning Proposal seeks to amend State Environmental Planning Proposal (Sydney Growth Centres) as follows:

- The Land Zoning map to rezone the site from SP2 Infrastructure (Educational Establishment and R2 Low Density Residential to RE1 Public Recreation
- The Land Reservation Acquisition Map to include the whole site and nominate Council as the acquisition authority
- The Height of Buildings Map to remove the height of building control from the existing R2 Low Density Residential zoned portion of the site
- The Residential Density Map to remove the residential density control from the existing R2 Low Density Residential zoned portion of the site.

The land is surplus to the Department of Education's needs and is no longer required for education purposes.

Our monitoring of residential development activity in the rezoned Blacktown Precincts in the NWGA has identified that the actual delivered densities are occurring at a far higher rate than the minimum densities that have been relied upon in forecasts from DPIE and for infrastructure planning.

The higher than forecast densities will result in a significant shortfall in open space provision, resulting in the need for an additional 300 hectares (ha) of open space. The rezoning of the subject site will provide for much needed open space in the NWGA.

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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 a school to a park.

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.

If you would like to discuss this matter further, please contact Council's Policy Planner, Brock Cauchi on 9839 6094 or brock.cauchi@blacktown.nsw.gov.au

Yours faithfully



Trevor Taylor

Manager Development Policy and Regulation

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