

5 February 2015

Katrina Burley
Housing and Employment Delivery
Department of Planning and Environment
GPO Box 39
Sydney 2001

Dear Katrina,

Proposed changes to planning controls on Lots 2, 3, 4 and 5 DP 236422 Boundary Road Riverstone

I refer to the recent exhibition of the proposed amendment to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to rezone Lots 2 and 3, DP 236422 from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential.

We have no objection to the proposed rezoning, subject to consideration of the following matters:

Open space

The proposed changes to the Riverstone Precinct Plan will result in an increase in population. This will require a commensurate increase in the amount of open space of 3,680m². We request that 2,407m² of land be zoned RE1 Public Recreation on this site as the passive open space contribution. This open space should be located on land adjacent to the adjoining proposed open space on Kensington Park Road. The open space should be in an appropriate configuration to achieve the best benefit to its users. Contributions will also be levied on the active open space component.

Stormwater drainage

The drainage strategy titled "Post Exhibition Flooding and Water Cycle Management Study (May 2010)" will need to be reviewed as gazetted school sites were assumed to provide their own stormwater management on site. This will mean that some of the

stormwater management measures may need to be increased in size to account for the additional residential land and could affect the extent of drainage zoned land required. This should be addressed so that the SEPP amendment also includes adjustments (if any) to SP2 Infrastructure (Drainage) zone.

There are no issues of concern from a traffic or social planning perspective. From a GIS perspective, we request an amended ILP and shape files to update our records if the draft SEPP is approved.

Thank you for the opportunity to comment on the proposed amendment. If you would like to discuss this matter further, please contact Council's Strategic Planner, Zara Tai on 9839 6237.

Yours faithfully,



Chris Shannon
Manager Strategic Planning