



Our reference: InfoStore
Contact: Joel Carson
Telephone: 4732 8098

13 August 2024

Ms Felicity No
Director Metro Central/West/South
Department of Planning, Housing, and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Sent by email: felicity.no@dpie.nsw.gov.au

Dear Ms. No

**Request to alter Gateway determination for Planning Proposal PP-2021 4118,
170 Russell Street, Emu Plains**

The purpose of this letter is to request an amendment to two conditions of the Gateway determination dated for PP-2021-4118, 170 Russell Street, Emu Plains to enable Council to complete the Gateway process within achievable timeframes.

Condition 2 of the Gateway determination requires public exhibition of the Planning Proposal to commence within 6 months of the date of the Determination, which equates to being 19 September 2024. Council is seeking an extension of this timeframe to allow an additional 2 months for commencement of the public exhibition. Council is requesting this amendment to meet the requirements of the Council resolution supporting the Planning Proposal which required outstanding matters relating to the stormwater strategy supporting the Planning Proposal to be resolved, and the strategy amended prior to public exhibition. The proponent is currently addressing the outstanding matters and preparing an amended stormwater strategy, which includes preparation of flood modelling utilising the Hawkesbury-Nepean River Flood Study 2024 that was published in June 2024.

The updated flood modelling will assist in the future consultation to be undertaken with the NSW Reconstruction Authority that is required under condition 5 of the Gateway determination. It is unlikely that the amended stormwater strategy will be finalised, reviewed and endorsed by 19 September 2024 to allow for the commencement of the public exhibition.

As the commencement of the public exhibition is likely to be delayed, we are also seeking a 2-month extension to the LEP completion timeframe from 12 months to 14 months following the date of the Gateway determination. We believe that a 2-month extension to both the public exhibition commencement date and the LEP completion date provides consistency to the Gateway timeframes and would enable Council to complete the Gateway process within the time allotted.

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I look forward to receiving your response.

If you have any questions about this matter, please contact Joel Carson,
A/Principal Planner on 4732 8098.

Yours sincerely

Abdul Cheema
City Planning Coordinator

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