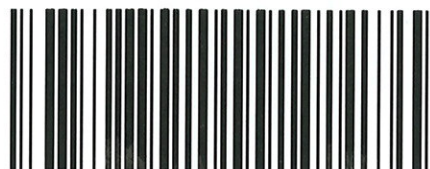


10 October 2011



PCU026853

Mr Peter Goth
Regional Director Sydney West
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Peter

**Re: Liverpool Local Environmental Plan (Draft Amendment No. 25)
Proposed Rezoning Of New Brighton Golf Course**

In accordance with Clause 56 of the Environmental Planning and Assessment Act 1979, Council is forwarding the Planning Proposal for draft Liverpool Local Environmental Plan 2008 (Amendment No. 25) seeking gateway determination.

The Planning Proposal relates to an application to rezone part of the New Brighton Golf Course (NBGC) land at Moorebank from RE2 Private Recreation to R2 Low Density residential. The rezoning seeks to facilitate the future subdivision of 310 dwellings and will require the reconfiguration of the golf course by relocating a number of the fairways to land located south of the M5 Motorway, some of which is owned by Council

A copy of the Planning Proposal and Council report for Draft Liverpool Local Environmental Plan 2008 (Amendment No. 25) is enclosed for your consideration.

As part of this Planning Proposal, the applicant has prepared the following technical studies which will be made available during any upcoming exhibition public period.

- Flora Assessment;
- Ecological Report;
- Acoustic Report;
- Flood and Water Sensitive Urban Design Report;
- Stage One Contamination Assessment;
- Preliminary Bushfire Constraints Report;
- Transport Assessment Report;
- Preliminary Aboriginal and Historical Archaeological Assessment Report;
- Draft Voluntary Planning Agreement; and
- Servicing Report.



Additionally, this letter seeks the Director General's concurrence for the creation of RE1 Public Recreation land. Concurrence is required as per Section 117 Ministerial Direction, Direction 6.2 Reserving Land for Public Purposes.



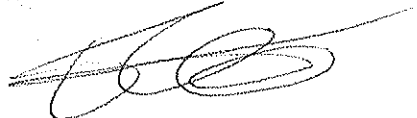
In particular, clause 4 of the above Direction states that a planning proposal must not alter the provision for land for public purposes without the consent of the Director-General. As part of the planning proposal there will be a number of land swaps and land dedication including land south of the M5 Motorway will be rezoned from RE1 Public Recreation to RE2 Private Recreation. The land along the Georges River is to be rezoned to RE1 and will be embellished and dedicated at no cost to Council as part of the Voluntary Planning Agreement.

The dedicated land will facilitate future public open space links along the Georges River foreshore. The Planning Proposal outlines the land that will be swapped and or dedicated.

Council requests both the Director-General's concurrence for the Section 117 Direction 6.2 and Gateway Determination allowing the Planning Proposal to proceed to public authority consultation and public exhibition.

Should you have any questions or require any further information, please contact Murray Wilson, Senior Strategic Planner, on 9821 9569.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Theo Zotos', with a stylized flourish at the end.

Theo Zotos

A/Manager Strategic Planning