



Mr Carl Wulff
Chief Executive Officer
Liverpool City Council
Locked Bag 7064
Liverpool BC NSW 1871

15/17818

Dear Mr Wulff

I refer to Council's letter dated 22 June 2015 which provides Council's request not to proceed to make Liverpool Local Environmental Plan 2008 (Amendment No 31) in relation to land at 1975-1985 Camden Valley Way, Prestons.

The Department has reviewed the package of information received from Council, including the Economic Impact Assessment and the recommendations of the Council Officers. Evidence suggests that the proposal will not impact unacceptably on nearby centres, particularly the existing Prestons Village Centre or the proposed Edmondson Park Town Centre.

I have noted Council's concerns about the potential economic impact on established centres, and appreciate the sensitivity in regard to the needs of existing local businesses. However on balance, it is considered that given the expected level of population growth in the Liverpool Local Government Area, associated growth in demand for convenient retail offerings by existing and new residents to this locality and the additional local jobs that would be brought to this area, the proposal demonstrates merit.

In light of these factors, I am writing to request Council reconsider its position on the proposal to rezone the site to B2 Local Centre, and advise the Department whether it could now be supported. If Council is not in a position to do this, it would be appreciated if you would forward the final planning proposal for consideration as soon as practicable. In my final consideration of the plan, I will consult with Council in relation to the drafting of the plan under the provisions of section 59(1) of the *Environmental Planning and Assessment Act 1979*.

Thank you for your assistance with this matter and should you have any further enquiries about this matter please contact Ms Rachel Cumming, Director, Metropolitan (Parramatta) at the Department on (02) 9860 1547.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

18/12/2015