

Catherine Van Laeren
Executive Director, Central River City and Western Parkland City
Greater Sydney, Infrastructure and Place
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Sent by email: chocho.myint@planning.nsw.gov.au

**Re: Request for an extension of gateway determination for
PP_2019_LPOOL_002_00**

Dear Ms Van Laeren,

Council refers to the Gateway Determination PP_2019_LPOOL_002_00, for Draft Amendment No 75 to Liverpool Local Environmental Plan 2008 to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 issued on 10 August 2019.

Council requests an extension of the timeframe for completion of the amendment until 10 February 2021.

Justification

The planning proposal addresses several development issues occurring in the Liverpool Growth Centres Precincts and has been accompanied by a number of amendments to both the Liverpool Growth Centres Precinct Development Control Plan (the DCP) and the Liverpool Contributions Plan 2014 (Austral and Leppington North Precincts) (the CP).

These amendments emanated from a detailed stormwater strategy, prepared by Storm Consulting, on behalf of Council, which provides the detailed design for all stormwater infrastructure in the Austral and Leppington North Precincts. A key aspect of the new strategy was a departure from stand-alone bio-retention basins (which improve stormwater quality), in favour of raingardens located at road intersections, due to insufficient land area of the stand-alone basis, and hydrological constraints (characteristic of the catchment).

During the public exhibition period, Council received a number of submissions from major developers which related to the stormwater strategy, and the resultant controls and actions in the DCP and CP. Council has been working collaboratively with key stakeholders, and stormwater consultants to resolve issues raised during the exhibition period, to ensure that the planning controls represent the most feasible option, when considering economic, environmental and social considerations. Resolving these matters is complex, and will require additional formulation and testing of alternative water quality improvement solutions, as well as new items to be identified and costed in the CP.

Furthermore, Council received a late submission from a public agency (Sydney Water) who would like to further explore opportunities to improve water management in the growth centre in line with other work they are carrying out in planning for water quantity and quality controls in the South Creek catchment (which the Liverpool Growth Centre Precincts drain to). Whilst these aspects primarily impact the applicable DCP and CP, changes made to the SEPP are intertwined with changes reflected in both the DCP and CP, and cannot be considered independently of one another.

A revised project plan has been provided below, which seeks to ensure that the procedural aspects of the planning proposal can be carried out in a timely manner once the existing issues have been resolved.

Timeframe	Action
10 April 2019	Submission of Planning Proposal to DPI&E
10 August 2019	Gateway Determination issued
20 August 2019	Completion of required technical information
1 October 2019	Advised that a site in East Leppington is to be subject to this planning proposal and that a revised gateway will be issued
5 December 2019	Amended Gateway Determination Received in relation to the site at East Leppington
9 December 2019	Revised Planning proposal sent to DPIE
17 January 2020	State agency consultation commences
7 February 2020	State agency consultation concludes
27 February 2020	RFS submits no objection, fulfilling condition 1 (a) and permitting community consultation
4 March 2020	Public Exhibition commences
21 April 2020	Public Exhibition concludes
21 April – late July 2020	Further changes as a result of exhibition to be investigated.
July-August 2020	Finalise amendments to planning controls, submissions table, and prepare post-exhibition report
10 August 2020	Gateway Determination lapses
August – October 2020	Post-exhibition report to Council
September – November 2020	Drafting and making of the plan

Should you wish to discuss this matter further, please don't hesitate to contact Ian Stendarai, Executive Planner on 0436 439 146 or Stendarai@liverpool.nsw.gov.au.

Yours sincerely,



David Smith
A/Director City Economy and Growth

Attachment: Gateway determination PP_2019_LPOOL_002_00