

Ms Ann-Maree Carruthers
Director Sydney Region West
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Sent by email: ann-maree.carruthers@planning.nsw.gov.au

Dear Ms Carruthers,

Re: Planning proposal PP_2019_LPOOL_001_00 to amend Liverpool Local Environmental Plan 2008

I am writing in response to the Department of Planning and Environment's Gateway determination that was issued on 14 May 2019. This Gateway determination included a number of conditions that are to be satisfied prior to community consultation. These studies include the following:

- i. *A Heritage Impact Assessment study to address heritage constraints and potential impacts of future development;*
- ii. *Traffic Impact Assessment study to address potential impacts and improvement to the existing road network; and*
- iii. *An Acid Sulfate Soils study.*

Informal discussion were had between Anne-Maree Carruthers, Cho Cho Myint and myself regarding the necessity of preparing these studies to inform this planning proposal. It was discussed that the condition of the Gateway determination to provide an Acid Sulfate Soils Study was not required as Clause 7.7 of the Liverpool LEP 2008 would sufficiently ensure the Acid Sulfate Soils constraint are appropriately considered for any future development. This is appropriate as the Acid Sulfate Soils likely to be present are Class 5 only and there is likely to be no significant excavation as part of future development applications. Any future DA will need to comply with Clause 7.7 of the Liverpool LEP 2008.

Upon further review and with discussion with Council staff, I have determined that the Traffic Impact Assessment study is similarly not necessary as part of this planning proposal. It is acknowledged that traffic considerations will form an integral part of the assessment of the planning proposal. However, consultation with the RMS is deemed to be sufficient at this point, due to the sites frontage to a Classified road. If the RMS decides that a Traffic Impact Assessment study is necessary as part of the preparation of this planning proposal, we will conduct a study at this point in time.

In light of this, Council seeks a revised Gateway Determination that omits these two conditions.

Should you require further information, please contact Luke Oste, Strategic Planner, on 8711 7886 or oste@liverpool.nsw.gov.au.

Yours sincerely,

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

David Smith
Manager Planning and Transport Strategy