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Sent via email: Anthony.Pizzolato@planning.nsw.gov.au

Dear Mr Pizzolato,

Re: Pre-Gateway Rezoning Review – No.84 Memorial Avenue, Liverpool

I refer to your letter of 8 August 2022 requesting a response to the rezoning review for a planning proposal request at 84 Memorial Avenue, Liverpool.

The information the proponent has submitted for Gateway review appears consistent with that received by Council. However, it should be noted that while the planning proposal request to Council indicated items that could be provided through a voluntary planning agreement, Council did not receive a formal letter of offer. It is noted that a letter of offer addressed to DPE is provided with the rezoning review application.

Council's decision not to support the planning proposal request was based on an assessment that indicated the proposal lacked both strategic and site-specific merit. This finding was supported by both an independent peer review of Council's assessment and the Liverpool Local Planning Panel (LPP).

In summary, Council did not support the planning proposal for the following reasons:

- It was not consistent with the objectives of the RE2 zone;
- It engendered an "out of centre" development that had potential to undermine planned residential and commercial growth in the city centre;
- The site is located more than 800m from the Liverpool railway station, and access to services and transport within the Liverpool City Centre is compromised by having to cross the Hume Highway, reducing walkability and making the proposal inconsistent with the Residential Development Strategy (in force at the time of assessment);
- It did not provide adequate open space, rather removed open space, in an area with an existing shortfall;

- It lacked sufficient justification with regards to community benefit considering the value of the uplift proposed;
- The proposed built form design outcome was considered poor, including overshadowing of communal space, and heights not providing an appropriate transition from the city core;
- Additional traffic generated from the development site would have adverse impact on local amenity along Memorial Avenue; and
- The proposal was inconsistent with Ministerial Directions regarding Business and Industrial Zones, Residential Zones, and Integrating Land Use and Transport.

Council has had several discussions with the proponent team regarding plans for the subject site and any potential amendments to the planning proposal that might be considered to address Council's concerns. No amendments to the planning proposal have been received.

- Following an initial assessment, Council staff sent a letter to GAT & Associates on 18 June 2019 indicating that it did not support the proposed amendment, and invited a meeting prior to a report being considered by Council.
- On 9 July 2019, Council provided its assessment report, LPP minutes and the independent review to GAT & Associates. Council indicated it would be drafting a report recommending the planning proposal not be supported.
- On 11 September 2019, GAT & Associates requested Council put the proposal on hold while the proponent's options were considered.
- Council met with the proponents on 13 November 2019 and sent an email on 14 November 2019 asking how they would like to proceed.
- Council again sent letters on 14 July 2020 and 8 July 2021 requesting a status update.
- On 20 October 2021, Council staff indicated that the planning proposal would need to be considered by Council, though indicated Council's preference would be for the proposal to be withdrawn.
- On 29 October 2021, Canterbury Leagues Club indicated it would not withdraw the planning proposal.
- A report was put to the 30 March 2022 Council meeting where Council resolved to not support the planning proposal.

In relation to the letter provided by GAT & Associates requesting a rezoning review, it should be noted that the letter confuses growth forecast in the Local Housing Study with housing targets as set in the Western City District Plan. Council exceeded its 2016-2021 housing target by 1,341 dwellings, with 9,591 completions compared with a housing

target of 8,250. Council continues to plan for housing growth in appropriate locations in line with its Local Strategic Planning Statement and Local Housing Strategy.

Council provides with this letter a copy of the Council officer's assessment report, LPP minutes and the independent peer review of Council's assessment.

Should you wish to discuss this matter further or require any further information, please contact Cameron Jewell on 8711 7862 or via email at jewellc@liverpool.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'L. Oste', written in a cursive style.

Luke Oste

Coordinator Strategic Planning