

Our ref: SSD-10446

Mr Pascal Bobblier
General Manager Development
Coombes Property Group
Level 5, 2 Grosvenor Street
Bondi Junction NSW 2022

27 May 2022

Luddenham Resource Recovery Facility (SSD-10446)
Request for Additional Information

Dear Mr Bobblier

I refer to the recent discussions (meeting held on Friday 20 May 2022) and email correspondence (between 23 May and 25 May 2022) between Coombes Property Group and the Department of Planning and Environment (the Department) regarding issues relating to land reservation acquisition and development contributions for the proposed resource recovery facility at 275 Adams Road, Luddenham. I am writing to you to formalise these discussions.

The Department notes that a portion of the land at 275 Adams Road, Luddenham, has been identified for acquisition in the amendments to *State Environmental Planning Policy (SEPP) (Precincts – Western Parkland City) 2021* for the delivery of stormwater infrastructure (see map attached). As the proposed site layout design for the proposed resource recovery facility will be impacted by the land reservation acquisition, the Department suggests you discuss this matter with the Western Sydney Planning Partnership (WSPP) to determine how this impact can be addressed.

With respect to developer contributions, Liverpool City Council (Council) has advised a development contributions plan has not yet been approved for the Western Sydney Aerotropolis. The Department notes that clause 271 of the *Environmental Planning and Assessment Regulation 2000* requires a planning agreement (with the Council) to be in place if a contributions plan for the area has not been established by the time the application is ready to be determined. We therefore encourage you to discuss this matter with Council as soon as possible.

Please provide a response detailing the outcomes of your discussions with WSPP and Council by **Friday 7 July 2022** to facilitate the Department's assessment of the application in relation to these matters. If you cannot meet this deadline, please provide and commit to an alternative timeframe for providing this information.

If you have any questions, please contact Jeffrey Peng on (02) 9995 6685 or via email at Jeffrey.peng@planning.nsw.gov.au.

Yours sincerely,



Sally Munk
Principal Planner
Industry Assessments