



Ann-Maree Curruthers  
Director Sydney Region West  
Planning Services  
Department of Planning & Environment  
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20 February 2018

Dear Ann-Maree,

**Re: Planning Proposal – 181 James Ruse Drive, Camellia**

As you are aware, with regards to the above planning proposal, at its meeting 12 February 2018, Council resolved:

- a) ***That Council*** note the submissions from the public exhibition.
- b) ***That Council*** endorse the planning proposal as exhibited in late 2015/early 2016 (refer to Attachments 1 and 2) be forwarded to the Department of Planning and Environment so that the Department of Planning and Environment can take carriage of progressing the planning proposal to finalisation stage. A request be made that the final notification in the Government Gazette (which will legally bring the LEP changes into force) only be undertaken once the Council confirms that the draft VPA has been finalised.
- c) ***That Council Officers*** continue to work with the Department of Planning and Environment (DPE) and the proponent on the outstanding matters to finalise the Planning Proposal for 181 James Ruse Drive, Camellia.
- d) ***That Council*** grant delegation to the Interim CEO to continue to progress negotiations with the applicant on the Voluntary Planning Agreement offer dated 8 February 2018 with the outcome to be reported to Council for endorsement prior to any Voluntary Planning Agreement (VPA) being placed on public exhibition; and 250 Car park & full Size sports field i.e., NRL, Soccer, AFL and the like.
- e) ***Further, that*** any future Development Control Plan is to provide a roadway that is sufficient for a 3.5m wide pedestrian strip on both sides of the road, facilities for car parking adjacent to the kerb on both sides of the road plus a two-way street.

In relation to the resolutions above, attached is a transmittal which provides a full list of all of the documentation that constitute the Planning Proposal exhibited material including its Supplementary Report and all supporting technical studies and correspondence. In summary, the following documents are attached:

- The planning proposal, its supplementary report and all their respective appendices and attachments comprising technical studies and correspondence (refer to Table 1 in the attached transmittal).
- The Council reports and minutes from the 18 December 2017 (Item 13.3) and 12 February 2018 (Item 12.6) Council meetings along with the Supplementary Council Report to Item 12.6 (refer to Table 2 in the attached transmittal).
- Documents and correspondence that the applicant prepared in response to issues raised in the DPE's submission (received on 6 May 2016) on the Planning Proposal (refer to Table 3 in the transmittal).

With regard to the applicant's *SEPP 65 and Adjoining Lands Impact Report* and the *RE1 Public Recreation Zone Adequacy Report*, Attachment 4 of the Council Report of 18 December 2018 (Item 13.3) explains that requests were put to the applicant prior to exhibition to amend certain content due to concern about some content. The applicant did not make those changes. The SEPP 65 compliance issue is also noted in Attachment 6 to the Supplementary Report of 12 February 2018 (pp. 12 & 17). Thus, the *SEPP 65 and Adjoining Lands Impact Report* and the *RE1 Public Recreation Zone Adequacy Report*, as exhibited as attached to the accompanying Transmittal do not contain those amendments sought by staff.

### **Additional studies and correspondence**

In response to the DPE's submission on the planning proposal received by Council on 6 May 2016, the applicant prepared technical studies and correspondence, as follows:

- Vantage Point Views Report for a Mixed Use Development (August 2016) prepared by Stanisic Architects.
- Indicative Density Report (dated May 2017) prepared by Stanisic Architects.
- A revised Master Plan (dated December 2015\* – Rev A) prepared by Stanisic Architects.
- Letter by NPC dated 18 August 2016 which seeks to respond to the proximity of the site to the Hunter (hydrocarbon) Pipeline.
- Letter from Todoroski Air Sciences dated 23 May 2016 which seeks to respond to Odour Impacts.

\*Despite the date on this document, the version is different to the version that was exhibited in December 2015-February 2016.

It is not clear if the DPE have seen copies of these reports or correspondence. As a courtesy, the attached Transmittal includes these documents.

### **Applicant's Traffic Study**

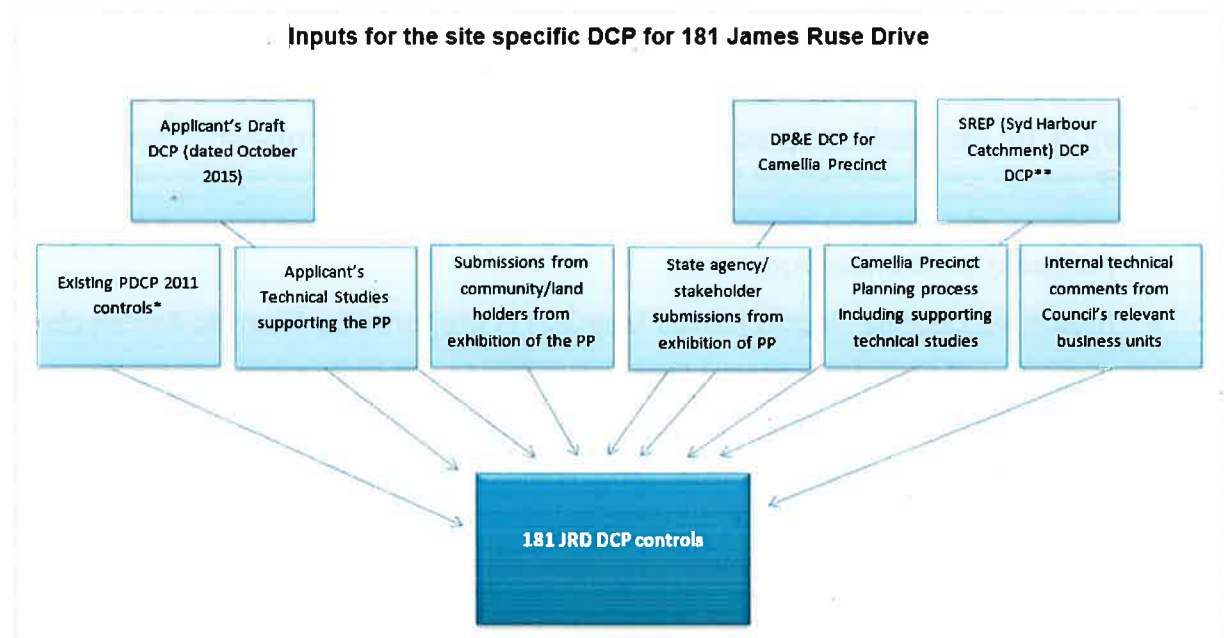
You will notice from the attached Transmittal that there is no reference to a more recently prepared Traffic Study. This is because the applicant has been progressing its Traffic Study directly with Transport for NSW (fNSW) and Roads and Maritime Services (RMS).

## Site specific development control plan process

Council Officers are yet to commence the drafting of site specific DCP controls for the site as per previous Council resolutions. However, Council Officers understand that with the *Draft Camellia Town Centre Master Plan* and its supporting studies now on exhibition, the DPE's next major step will be the development of a 'Rezoning Package'.

The Rezoning Package will include a DCP for the Camellia Town Centre that will "provide built form and public domain controls", (*Draft Camellia Town Centre Master Plan*, p.67). Council Officers will need to work closely with the DPE to determine whether there is merit in Council pursuing a stand alone DCP or whether it will be incorporated into the Greater Camellia Master Plan DCP being prepared. It will be important to ensure that the relationship between the new DPE controls from the Camellia Town Centre planning process and any other controls existing or required (such as structural clarifications) within PDCP 2011 are undertaken in unison.

As per Attachment 4 in Council's report of 18 December 2018, Council Officers saw that if a site specific DCP was progressed for the site at 181 James Ruse Drive, there would be a number of matters that would inform those controls. The flow diagram below illustrates those matters.



## Voluntary planning agreement

Council Officers are currently working with the applicant to progress a voluntary planning agreement (VPA) that accommodates the Planning Proposal. In progressing the VPA, Council Officers will work with the DPE so that there are no overlaying matters that will be dealt with via the Greater Parramatta Special Infrastructure Contribution (or satisfactory arrangements) as a result of the Camellia Town Centre Master Plan process.

Council Officers also reiterate Council's request as detailed in the Council resolution of 12 February 2018 that the Planning Proposal not be finalised and come into force until the Council has advised that a VPA has been finalised.

A hard copy of this letter and the transmittal along with a USB stick containing an electronic copy of all of the documents listed on the transmittal will be hand delivered to your office.

Should you have any queries in relation to the above, please contact Jacky Wilkes, Senior Project Officer on 9806 5496.

Yours sincerely,

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

Robert Cologna  
**Service Manager, Land Use Planning**

Cc. Yolanda Gill, Director Greater Parramatta Urban Renewal, Department of Planning and Environment (letter and transmittal only).

Att.