

TRANSMITTAL

Folder Number: RZ/5/2012

Sent to Ann-Maree Carruthers
Director Sydney Region West

Date 20 February 2018

From Jacky Wilkes
Senior Project Officer

Through A

Subject Planning Proposal – 181 James Ruse Drive, C...a

As per Council resolution of 12 February 2018 (Item, 12.6), attached is a USB stick comprising the planning proposal documents and their supporting technical studies as per the planning proposal's exhibition period from 23 December 2015 to 12 February 2016.

The documents that make up the Planning Proposal as exhibited are provided in Table 1, below, including the planning proposal and its appendices including the Supplementary Report and its attachments.

Table 1 – Full Planning Proposal documentation (as exhibited)

DOCUMENT	<i>Trim No. (For Council's reference only)</i>
1. Planning Proposal (as exhibited)	<i>D03714908</i>
2. Planning Proposal Appendix 1 – Supplementary Report (as exhibited)*	<i>D04027438</i>
a. Supplementary Report Attachment 1 – Sullivan Letter on Remediation dated 4 December 2015	<i>D04011486</i>
b. Supplementary Report Attachment 2 – Risk Assessment Letter from NPC dated 27 April 2015	<i>D03658188 (see attachment in email)</i>
c. Supplementary Report Attachment 3 – Peer Review Report on Remediation by RMA dated 12 December 2014	<i>D03721792</i>
d. Supplementary Report Attachment 4a – Council Report of 11 May 2015 (Item 9.3)	<i>D04032388</i>
e. Supplementary Report Attachment 4b – Council Minutes of 11 May 2015 Council Meeting (Item 9.3)	<i>D04032377</i>
3. Planning Proposal Appendix 2a - Gateway Determination signed 8 August 2014	<i>D03278769</i>
4. Planning Proposal Appendix 2b - Alteration Gateway Determination	<i>D03917244 (see attachment in email)</i>
5. Planning Proposal Appendix 3a - Letter from URS dated 30 July 2012 – Containment Cell Management	<i>D03447565 (sits in DA/750/2013 file)</i>
6. Planning Proposal Appendix 3b - Letter from URS dated 15 October 2014 – Summary of Remediation of Containment Cells	<i>D03407598</i>
7. Planning Proposal Appendix 3c – Letter from Australian Consulting Engineers dated 1 October 2014	<i>D03407566</i>

8. Planning Proposal Appendix 3d - Cell Plans (Shoring Plan) by Australian Consulting Engineers	<i>D03407567</i>
9. Planning Proposal Appendix 4a - Remedial Action Plan Revision C, dated 5 September 2013**	<i>D03447566</i>
10. Planning Proposal Appendix 4b – Letter from Environmental Strategies dated 27 June 2014 on Revised Site Audit Statement	<i>D03213224 (see attachment in email)</i>
11. Planning Proposal Appendix 4c - EPA Letter dated 28 March 2015 on site remediation capability	<i>D03616661 (see attachment in email)</i>
12. Planning Proposal Appendix 5 – URS Letter dated 15 October 2014 on Acid Sulfate Soil Assessment	<i>D03407587</i>
13. Planning Proposal Appendix 6 - Flora and Fauna Assessment Report	<i>D03407515</i>
14. Planning Proposal Appendix 7 - Riverbank Management Plan Report	<i>D03407517</i>
15. Planning Proposal Appendix 8a - Flood Impact Study	<i>D03407586</i>
16. Planning Proposal Appendix 8b - Letter from NPC on Flood Meeting dated 5 December 2014	<i>D03437329 (see attachment in email)</i>
17. Planning Proposal Appendix 9a - Traffic and Transport Assessment	<i>D03407595</i>
18. Planning Proposal Appendix 9b - TfNSW response dated 12/2/15	<i>D03558321 (see attachment in email)</i>
19. Planning Proposal Appendix 9c - TfNSW response dated 17/4/15	<i>D03645215 (see attachment in email)</i>
20. Planning Proposal Appendix 10 - Health and Safety Report, dated December 2015	<i>D04032053</i>
21. Planning Proposal Appendix 11 - Urban Design Report, dated December 2015	<i>D04032157</i>
22. Planning Proposal Appendix 12 - Masterplan, dated December 2015	<i>D04032133</i>
23. Planning Proposal Appendix t 13 - Landscape Architect's Design Statement	<i>D03407526</i>
24. Planning Proposal Appendix 14 - SEPP 65 Compliance & Adjoining Lands Report, dated December 2015	<i>D04031832</i>
25. Planning Proposal Appendix 15 - Economic Impact Assessment, dated December 2015	<i>D04031866</i>
26. Planning Proposal Appendix 16 - RE1 Public Recreation Adequacy Report, dated December 2015	<i>D04031885</i>
27. Planning Proposal Appendix 17a - Services Infrastructure Report	<i>D03407519</i>
28. Planning Proposal Appendix 17b – Letter from Endeavour Energy dated 22 October 2014 on electricity supply requirements	<i>D03358429</i>
29. Planning Proposal Appendix 17c – Letter from Sydney Water dated 10 October 2014 – Post Gateway consultation	<i>D03344263</i>

* The planning proposal's Table of Contents mistakenly refers to Appendix 1 as the Remedial Action Plan. However, the text box in the Executive Summary of the planning proposal (p.4) clarifies that it forms Appendix 1 to the planning proposal as did the exhibition material (at the front counters) and exhibition webpage (which we have a screen shot of).

** The Remedial Action Plan implies it is applicable to the entire site at 181 James Ruse Drive. This is not the case. Page 5 of the Supplementary Report to the Planning Proposal (2nd dot point) explains which portion of the site has consent for remediation works and which portions are yet to obtain consent.

Table 2 below provides a list of the Council reports and minutes from the 18 December 2017 (Item 13.3) and 12 February 2018 Council meetings (Item 12.6) along with the Supplementary Council Report to Item 12.6.

Table 2 – Relevant Council reports on the planning proposal

DOCUMENT NAME	<i>Trim No. (For Council's reference only)</i>
30. Council report of 18 December 2017 (Item 13.3)	<i>D05686188 (Word) and D05829782 (pdf)</i>
31. Council minutes of 18 December 2017 (Item 13.3)	<i>D05753610 (Word) and D05830155 (pdf)</i>
32. Council report of 12 February 2018 (Item 12.6)	<i>D05739927 (Word) and D05830165 (pdf)</i>
33. Supplementary Council Report to Item 12.6 of 12 February 2018*	<i>D05796928 (Word) and D05830172 (pdf)</i>
a. Supplementary Council Report Attachment 1 – Flooding Letter from Tooker and Associates	<i>D05793756</i>
b. Supplementary Council Report Attachment 2 – Hazard Analysis from Sam Khoury	<i>D05793772</i>
c. Supplementary Council Report Attachment 3 – Local Resident Submissions	<i>D05801188</i>
d. Supplementary Council Report Attachment 4 – Landowner Submissions	<i>D05801191</i>
e. Supplementary Council Report Attachment 5 – State Agency and Stakeholder Submissions	<i>D05801192</i>
f. Supplementary Council Report Attachment 6 – Summary of Submissions	<i>D05812466</i>
34. Council Minutes of 12 February 2018 (Item 12.6)	<i>D05823192 (Word) and D05830263 (pdf)</i>

*This report contains a copy of each of the submissions received (from residents, land owners, State Agencies and Major Stakeholders).

Table 3 below provides a list of documents or correspondence that the applicant has prepared in response to issues raised in the DPE submission on the Planning Proposal as outlined in the covering letter to this transmittal.

Table 3 – Additional technical reports or correspondence prepared by the applicant between February 2016 and the 18 December 2018 Council report

DOCUMENT NAME	<i>Trim No. (For Council's reference only)</i>
35. Vantage Point Views Report for a Mixed Use Development (August 2016) prepared by Stanisic Architects	<i>D05827978</i>
36. Indicative Density Report (dated May 2017) prepared by Stanisic Architects	<i>D05708511</i>
37. A revised Master Plan (dated December 2015* – Rev A) prepared by Stanisic Architects*	<i>D05708530</i>
38. Letter by NPC dated 18 August 2016 – Attempts to respond to issue of proximity to Hunter (hydrocarbon) Pipeline	<i>D05827988</i>
39. Letter from Todoroski Air Sciences dated 23 May 2016 – Response on Odour Impact Study	<i>D05827990</i>

*Records show this was last edited by the applicant on 20 November 2017, despite its pre-exhibition December 2015 date.

A USB stick is attached which contains electronic copies of all the documents/correspondence listed on this transmittal.

Should you have any queries in relation to the information on this transmittal or USB stick, please contact me on 9806 5496.

Regards,

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

Jacky Wilkes
Senior Project Officer