



PCU53083

Our Reference: RZ/5/2012
Contact: Sue Stewart
Telephone: 9806-5550

Rachel Cumming
Director Metropolitan Delivery (Parramatta)
Growth Planning & Delivery
NSW Planning & Environment
PO Box 39
SYDNEY NSW 2001

Department of Planning
Received
8 MAY 2014
Scanning Room

5 May 2014

Dear Rachel

Planning Proposal – 181 James Ruse Drive, Camellia

Please find attached a planning proposal seeking to amend the Parramatta LEP 2011 in respect of the above site.

Council resolved on 28 April 2014 as follows:

- (a) **That** Council forward the proponent's planning proposal at Attachment 1 for 181 James Ruse Drive, Camellia to NSW Planning and Infrastructure, seeking a conditional Gateway Determination that requires the proponent to provide additional studies and information that satisfactorily addresses outstanding issues (including as outlined in this report), prior to the public exhibition of the planning proposal, including:
- i. Site contamination and remediation (SEPP 55 – Remediation of Land)
 - ii. Flood impacts (s117 Direction 4.3 Flood Prone Land)
 - iii. Acid sulphate soils (s117 Direction 4.1)
 - iv. Potential loss of employment land (s117 Direction 1.1 Business and Industrial Zones)
 - v. Traffic and transport
 - vi. Flora and fauna
 - vii. Social impact
 - viii. Health and safety
 - ix. Potential land use conflicts (proximity to heavy industry, James Ruse Drive and railway line) – including odour and noise
 - x. Infrastructure upgrades (water and energy)
 - xi. Urban design analysis and master plan
 - xii. Management of environmental containment cells

If you do not understand this letter, please ring the Telephone Interpreter Service (131 450) and ask them to contact Council (9806 5050). Office hours are 8.30am to 4.30pm, Mondays to Fridays.

ARABIC

إذا لم تستطع فهم هذه الرسالة، الرجاء الاتصال بخدمة الترجمة الهاتفية على رقم ١٣١ ٤٥٠ وأسألهم أن يتصلوا بالبلدية على رقم ٩٨٠٦ ٥٠٠٠. دوام ساعات العمل هي من الساعة ٨:٣٠ صباحاً إلى ٤:٣٠ بعد الظهر من الاثنين إلى الجمعة.

CHINESE

如您看不懂此信，請打電話給「電話翻譯服務台」(131 450) 請他們聯絡市政廳 (市政廳電話 9806 5050)。市政廳辦公時間，星期一至星期五，上午八點半至下午四點半。

CROATIAN

Ako ne razumijete ovo pismo, molimo nazovite Službu prevodilaca i tumača (Translating and Interpreting Service – na broj 131 450) i zamolite ih da nazovu Općinu (na 9806 5050). Radno vrijeme je od 8.30 ujutro do 4.30 popodne, od ponedjeljka do petka.

FRENCH

Si vous avez des difficultés à comprendre cette lettre, vous pouvez contacter le service d'interprètes par téléphone au 131 450 et leur demander de contacter la mairie (Council) au 9806 5050. Les bureaux de la mairie sont ouverts du lundi au vendredi de 8h30 à 16h30.

GERMAN

Wenn Sie diesen Brief nicht verstehen können, rufen Sie bitte den Telefon Dolmetscher Dienst (Telephone Interpreter Service) (131 450) an und lassen Sie sich vom Personal mit dem Gemeinderat (Council) in Verbindung setzen (9806 5050). Geschäftsstunden sind von 8:30 bis 16:30 Uhr, montags bis freitags.

GREEK

Αν δεν καταλαβαίνετε αυτό το γράμμα, σας παρακαλούμε να τηλεφωνήσετε την Τηλεφωνική Υπηρεσία Διερμηνέων (131 450) και να τους ζητήσετε να επικοινωνήσουν με το Δημοτικό Συμβούλιο (9806 5050). Τα γραφεία του είναι ανοιχτά από τις 8.30 πμ μέχρι τις 4.30 μμ, από Δευτέρα μέχρι και Παρασκευή.

HINDI

अगर आप इस पत्र को पढ़कर समझ नहीं पाते हैं तो टेलीफोन अनुवादक सेवा (फोन नंबर १३१ ४५०) को फोन कीजिए और उन्हें काउंसिल (फोन नंबर ९८०६ ५०००) से बात कराने के लिए कहिएगा। आफिस का समय प्रातः ८:३० से सायं ४:३० बजे प्रतिदिन सोमवार से शुक्रवार ।

ITALIAN

Se non comprendi questa lettera, telefona al Servizio traduzioni e interpreti al numero 131 450 chiedendo di essere messo in contatto con il Comune (telefono 9806 5050). Orario d'ufficio: ore 8.30-16.30, dal lunedì al venerdì.

KOREAN

만일 이 편지를 이해하지 못하시면, 전화 통역 서비스 (131 450) 에 전화하여 카운슬 (9806 5050) 에 연락해 달라고 부탁드립니다. 근무 시간은 월 ~ 금, 오전 8시 30분부터 오후 4시 30분까지입니다.

MALTESE

Jekk na tifhimx din-l-ittra, jekk jogħġbok ċempel lis-Servizz ta' l-Interpretù (131 450) u itlobhom biex jikkuntatjaw lill-Kunsill (9806 5050). Il-hinijiet ta' l-Uffiċċju huma mit-8.30 a.m. sal-4.30 p.m., mit-Tnejn sal-Ġimgħa.

POLISH

Jeśli nie rozumiesz treści niniejszego pisma, zadzwoń do Telefonicznego Biura Tłumaczy (Telephone Interpreter Service) pod numer 131 450 i poproś o telefoniczne skontaktowanie się w Twoim imieniu z Radą Miejską pod numerem 9806 5050. Godziny urzędowania: 08.30-16.30 od poniedziałku do piątku.

SPANISH

Si Ud. no entiende esta carta, por favor llame al Servicio Telefónico de Intérpretes (131 450) y pídale que llamen a la Municipalidad (Council) al 9806 5050. Las horas de oficina son de 8:30 am a 4:30 pm, de lunes a viernes.

TAGALOG

Kung hindi ninyo maunawaan ang liham na ito, tawagan lamang ang Telephone Interpreter Service (131 450) at makiusap na makipag-alam sila sa Konseho para sa inyong kapakanan (9806 5050). Oras ng trabaho 8.30 n.u. hanggang 4.30 n.h., Lunes hanggang Biyernes.

TURKISH

Bu mektubu anlayamazsanız, lütfen Telefonla Tercüme Servisi'ne (131 450) telefon ederek, Belediye ile (9806 5050) ilişkiye geçmelerini isteyiniz. Çalışma saatleri Pazartesi — Cuma günleri arasında saat sabah 8.30'dan öğleden sonra 4.30'a Kadardır.

VIETNAMESE

Nếu quý vị không hiểu thư này, xin điện thoại Telephone Interpreter Service (Dịch Vụ Thông Ngôn bằng Điện Thoại) ở số 131 450 và nhờ họ liên lạc với Council (Hội Đồng) số 9806 5050. Giờ Làm Việc từ 8 giờ 30 sáng đến 4 giờ 30 chiều, Thứ Hai đến Thứ Sáu.

National Relay Number: 133 677

Callers who are deaf or have a hearing impairment or speech/communication impairment may call through the National Relay Service using modem or textphone (TTY) by dialling 133 677 and quoting Parramatta City Council's Customer Service Number, 9806 5050.

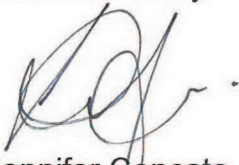
- (b) **That** Council receive a report on a revised planning proposal post-Gateway, upon completion of the outstanding studies and information and prior to public exhibition.
- (c) **That** the proponent be invited to submit a written Voluntary Planning Agreement (VPA) offer, the CEO be authorised to negotiate a draft VPA and it be reported to Council prior to public exhibition.
- (d) **That** the proponent submit draft site specific Development Control Plan (DCP) provisions for Council's consideration and the draft DCP be reported to Council prior to public exhibition.
- (e) **Further, that** the planning proposal, draft VPA and draft site specific DCP provisions be placed on public exhibition concurrently.

Please find attached a copy of the planning proposal and Council report detailing the preliminary assessment of the planning proposal by Council's planning officers.

Council will not be requesting to exercise its plan making delegations in this instance.

If you have any queries in relation to this matter please contact me on 9806-5550.

Yours sincerely



Jennifer Concato
Manager Land Use Planning