



Ms Lesley Bull
Director
JBA Urban Planning Consultants

By email

Dear Ms Bull

I refer to your letter to the Department of Planning and Environment, on behalf of St Marys Land Limited and Lend Lease Development Pty Ltd, requesting the Minister for Planning to initiate an amendment to *Sydney Regional Environmental Plan No 30 – St Marys* (SREP 30).

Since receiving that request, Department officers have worked with Lend Lease to review the underlying evidence that would support any changes to SREP 30, including evidence to rezone land from Employment to Urban.

As part of this process, the Department re-established the Employment Development Strategy Committee, as required under the Deed of Agreement. On 15 December 2015, Lend Lease forwarded a copy of the addendum to the SGS report, *St Marys Employment Development Strategy*.

I am pleased to advise that the Minister for Planning has agreed to exhibit a draft amendment to SREP 30, in the form of a proposed State Environmental Planning Policy, once the following information has been prepared and submitted to satisfaction of the Department.

In line with your submission, and to assist the Department in preparing the exhibition material, I would appreciate if you would provide a comprehensive covering report that includes the following:

- clear maps for exhibition purposes, which identify the four key proposed changes to the plan;
- a review against the St Marys Environmental Planning Strategy 2000;
- preparation of maps in E-Planning format, suitable for the Department's website;
- water, soils and infrastructure plans, including plans of the proposed drainage basins;
- survey plans;
- Bushfire Protection Assessment
- Cardno Traffic and Transport report and any other relevant plans;
- Community Plan;
- Contamination Management Plan;
- Species impact Assessment / Biodiversity Assessment, including details of existing and proposed certification with the Commonwealth;

- Landscape Maintenance and Handover Plan;
- Flood Impact and Evacuation Study in consultation with Infrastructure NSW, Transport for NSW-RMS and the State Emergency Service, prior to exhibition. (note: needs to address evacuation from the site out of the Hawkesbury-Nepean Floodplain);
- an assessment on the impact on open space and the adjoining heritage item;
- infrastructure (local and regional); and
- deferred area analysis including confirmed land ownership and future intended use of land (including accessibility).

I have asked the Department's regional team to work with you and Lend Lease to progress this matter to exhibition. Once the above information has been provided, the Department will finalise any outstanding consultation with agencies before organising public exhibition.

With regard to infrastructure, and as indicated in your submission, I would welcome the commencement of discussion and negotiation with Lend Lease regarding the existing arrangements within the planning agreement.

In this regard, I would encourage you to contact our Developer Contributions team to start this dialogue. I have arranged for Mr Martin Reason, Director – Transport and Strategic Infrastructure Planning at the Department to assist. Mr Reason can be contacted on (02) 8217 2065.

For the all other matters, I have arranged for Ms Catherine Van Laeren, Director, Sydney West Region to assist you. Mrs Van Laeren can be contacted on telephone number 9860 1520.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

24.11.2016

cc: Mr Rob Bennett, State Planning Manager NSW & ACT, Communities