

**ANGEL PLACE
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SYDNEY NSW 2000**

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5 May 2022

Chris Ritchie
Director, Industry Assessments
NSW Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
Parramatta, NSW 2150

Dear Chris,

SSD-10448 AMENDED DEVELOPMENT REPORT – COVER LETTER

On behalf of Mirvac Projects Pty Limited (the applicant), please find enclosed the Amended Development Report in respect to SSD-10448.

The Amended Development Report

- outlines the changes made to the Concept and Stage 1 components of SSD-10448 since issuance of the RTS documentation in March 2021.
- Provides a description of the development for which final consent is now sought.
- Provides an assessment of the updated elements of the proposal in light of their compliance with the applicable planning framework.
- Undertakes an environmental assessment of the proposed changes, having regard to technical reports and assessments provided by experts in relevant fields.
- Recommends, where relevant, additional mitigation measures for incorporation into any final conditions of consent.

The Amended Development Report is accompanied by the following appendices which include updated plans and technical studies in light of the proposed changes:

Appendix A – Architectural Plans

Appendix B – Landscape Plans

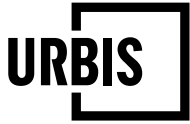
Appendix C – Landscape Character and Visual Impact Statement

Appendix D – Civil Plans

Appendix E – Subdivision Plans

Appendix F – Traffic

Appendix G – Noise Assessment Addenda



Appendix H – Biodiversity Assessment Report

Appendix I – ACHAR

Appendix J – Waterway Health Package

Appendix K – RFI Detailed Response Matrix

Appendix L – Schedule of Documents and Plans

Appendix M – Warehouse 3 Use Clarification

Appendix N – Groundwater Management Plan

Appendix O – Dam Dewatering & Decommissioning Strategy

Appendix P – Air Quality

Appendix Q – Remediation Action Plan

Appendix R – Executed VPA

Should you have any questions or require clarification please contact me on the details below.

Yours faithfully,

A handwritten signature in black ink, appearing to read "JParker".

Jacqueline Parker
Director
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