

10003
25 January 2011

Director General
Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Attention: Haley Rich

Dear Haley

**RESPONSE TO SUBMISSIONS
ROPES CREEK, LOT 5 DP262213**

We write in response to the submissions that the Department of Planning received following the public exhibition of the concurrent Concept Plan and Stage 1 Project Applications for development at Lot 5 DP262213, Ropes Creek Industrial Estate.

The Environmental Assessment Report (EAR) was publicly exhibited for a period of four weeks between 18 November 2010 and 20 December 2010. In total 8 submissions were received in response to the public exhibition of the applications.

The proponent Jacfin Pty Ltd, and its specialist consultant team have reviewed and considered the Department's comments and the public submissions and, in accordance with clause 75H(6) of the Environmental Planning and Assessment Act 1979 (EP&A Act), has responded to each of the issues raised in the table attached to this letter (**Attachment A**).

In responding to the issues, the following documents have been updated/prepared:

- Heritage Impact Statement, prepared by Godden Mackay Logan
 - Further consultation has been undertaken with the Aboriginal Stakeholder groups, including an additional site visit. This is now reflected within the revised report at **Attachment B**.
- Flora & Fauna Report, prepared by Whelan Insites
 - This report has been updated to respond to the comments made by DECCW, see **Attachment C**.
- Traffic Statement
 - In response to the DoPs concerns regarding the regional road layout and connections with neighbouring sites a plan has been prepared which shows how the proposed road will connect to development to the south. A statement has also been prepared by Halcrow confirming that the proposed road layout is appropriate (both documents are located at **Attachment D**)
- Landscape Report, prepared by Clouston's
 - The revised report and statement from Clouston's confirms that the proposed development is consistent with Council's street tree guidelines (**Attachment E**).

We believe the documents attached respond to all the issues raised. In the event that you require further information or have any queries about this matter, please do not hesitate to contact me on 9956 6962 or jbuchanan@jbaplanning.com.au.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'JB' with a large loop and a dot at the end.

Jennie Buchanan
Principal Planner