

Fwd: 181 James Ruse Drive, Camellia

From: Daryl Maguire <daryl.maguire@parliament.nsw.gov.au>
To: [REDACTED]@berejiklian.minister.nsw.gov.au
Date: Fri, 25 Nov 2016 08:44:46 +1100
Attachments: image001.jpg (2.1 kB); image001.jpg (2.1 kB)

Sent from my iPhone

Begin forwarded message:

From: Daryl Maguire <Daryl.Maguire@parliament.nsw.gov.au>
Date: 25 November 2016 at 8:25:38 am AEDT
To: "nigel.blunden@premier.nsw.gov.au" <nigel.blunden@premier.nsw.gov.au>, Meagan Skinner <Meagan.Skinner@premier.nsw.gov.au>, "Gavin.Melvin@premier.nsw.gov.au" <Gavin.Melvin@premier.nsw.gov.au>, "daniel.hill@minister.nsw.gov.au" <daniel.hill@minister.nsw.gov.au>
Subject: Fwd: 181 James Ruse Drive, Camellia

Here is why Stokes is making Dopy suggestions to get rid of NG when there is a very clear failure as you see in this correspondence , it needs just one Dep RMS to. Do their Job and thousands more homes can be delivered , I can show you dozens of examples . Please forward to the Premier . I have taken the matter up with RMS to help this guy .

Sent from my iPhone

Begin forwarded message:

From: Clementine Julian <Clementine.Julian@minister.nsw.gov.au>
Date: 17 November 2016 at 11:35:41 am AEDT
To: 'Daryl Maguire' <Daryl.Maguire@parliament.nsw.gov.au>
Subject: RE: Re: 181 James Ruse Drive, Camellia

Thanks Daryl – yes looking into

From: Daryl Maguire [<mailto:Daryl.Maguire@parliament.nsw.gov.au>]
Sent: Thursday, 17 November 2016 7:18 AM
To: Clementine Julian
Subject: FW: Re: 181 James Ruse Drive, Camellia

Girlfriend , here's the letter and correspondence explaining the problem , can you please try to get this important project moving asap . call me or come up if something is unclear , regards daryl

From: Charlie Demian [<mailto:c.demian@demian.com.au>]
Sent: Wednesday, 16 November 2016 6:41 PM
To: Daryl Maguire
Subject: FW: Re: 181 James Ruse Drive, Camellia

2nd email

Attachments.

Regards

Charlie Demian



PH: 02 88 300 400
FAX: 02 88 300 499
L2/7 Charles Street,
Parramatta NSW 2150

From: Charlie Demian
Sent: Wednesday, 16 November 2016 5:57 PM
To: 'daryl.maguire@parliament.nsw.gov'
Subject: Re: 181 James Ruse Drive, Camellia

Dear Mr Maguire,

RE: 181 James Ruse Drive Camellia

As you may be aware the project referred to above used to be the Hardy Manufacturing Plant and has not being occupied since its closure due to heavy contamination status.

We have over the past 5 years undertaken numerous investigations to satisfy the EPA, achieving an Environmental Protection Licence (attachment 1) to remediate the site based on our final Remedial Action Plans and Site Audit Statements.

And since, we have undertaken further investigations of the foreshore land owned by RMS and Council as we offered to remediate public land as part of our VPA offer with council.

The Planning Proposal was submitted to council on the 19th October 2012 and attained two Planning & Environment gateway determinations (attachments 2 & 3) to rezone the land from B5 Business Development to part B4 Mixed Use and part RE1 Public Recreation (10,000.00m²) of a varying building height of 28m to 126m resulting in a potential of 3,250 residential units and about 14,000m² of employment space. Also, TfNSW support in principal and a satisfactory arrangement to provide the necessary road modifications in support of the development (TfNSW letters attachments 4 & 5) were achieved. Other government agencies and stake holders responded favourably.

Council staff reported the application to council regarding the VPA Offer AND Planning Proposal on the 11th May 2015 (Attachments 6 & 7) which resulted in an altered Gateway Determination by Planning & Environment dated 24th September 2015 (attachment 3). The council then proceeded to exhibit the Planning Proposal from 5th December 2015 until 12th February 2016 resulting in minimal objections (2 objectors with irrelevant matters).

On 13th April 2016 we met with the Lord Mayor, interested councillors, Ms Sue Weatherly (Planning Director) and Mr Greg Dyer (CEO) to discuss a way forward, Ms Weatherley informed us that all issues were addressed and she will finalise a report for council determination up on receipt of a reply by TfNSW (attachment 8). A further meeting took place on 29th April 2016 with the Lord Mayor ward councillors and our consultants to request the Planning Proposal be considered by council and allow the applicant to negotiate a further VPA with TfNSW via Planning & Environment post council determination and prior to gazettal as per agreement with TfNSW letter dated 15th April 2015 (attachment 5). In that meeting I understand councillors formally advised the CEO to report the Planning Proposal to council meeting in late May 2016, unfortunately council was sacked and I understand council since May 2016 were unwilling to progress the application until such time a response is received from TfNSW.

We have since April 2016 in consultation with TfNSW successfully completed traffic modelling and design , comprehensive traffic report and a peer review report, these reports are now submitted to TfNSW and council. Unfortunately TfNSW is very slow in responding and difficult to acquire answers or directions from on what and when we are likely to get a determination.

This is a major project with a potential gross realisation of \$2.5 Billion with a major impact on our business's well being.

I am seeking your support to help achieve a determination by TfNSW in the near future.

Thank you so much for your kind considerations.

Best Regards

Charlie Demian



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Parramatta NSW 2150

