



14 May 2020

The General Manager
Canterbury Bankstown City Council
PO Box 8
BANKSTOWN NSW 1885

Dear Mr Stewart

**Lodgement of Crown Development Application –
Jackson Place Remediation at 3 Highcliff Road, Earlwood**

Transport for New South Wales (TfNSW) as landowner and applicant, is lodging a Crown development application with Canterbury Bankstown City Council for remediation of Lot 1 DP 557246 at 3 Highcliff Road, Earlwood, also known as “Jackson Place”.

The site has an area of 1.8 hectares, of which 0.65 hectares is proposed to be remediated. Following remediation, the property is to be transferred to the NSW National Parks and Wildlife Service.

The proposal is Category 1 remediation work and in accordance with *State Environmental Planning Policy 55 – Remediation of Land*, the proposal is permissible with development consent and is subject to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The proposal meets the provisions of Schedule 3 Clause 15(c) of the *Environmental Planning and Assessment Regulation 2000* and is classified as designated development as it will ‘treat otherwise than by incineration and store more than 30,000 cubic metres of contaminated soil’. In addition, the proposal falls within mapped coastal wetlands and it is also designated development under the provisions of Clause 10 of the *State Environmental Planning Policy (Coastal Management) 2018*.

Being designated development, an environmental impact statement (EIS) has been prepared and is submitted with the Crown development application. Transport for NSW consider that the EIS addresses the Secretary’s environmental assessment requirements (SEARs), which were issued for the project by the Department of Planning, Infrastructure and Environment on 26 June 2019.

Canterbury Bankstown City Council is the consent authority for the Crown development application, and being designated development the proposal requires referral to the Local Planning Panel. Please note that development applications submitted by the Crown are subject to provisions set out in Division 4.6 of Part 4 of the EP&A Act that relate to

determination of these applications.

Lastly, TfNSW has submitted the Crown development application via the Planning Portal and notes a Quantity Surveyor report may be required for development with an estimated cost of greater than \$500,000. Transport for NSW has undertaken a high level cost estimate to determine the estimated cost of works as set out in the form. However, a Quantity Surveyor report has not been prepared as this project will be tendered as “design and construct” and therefore any such report would be highly inaccurate at this point in time.

Thank you for your consideration of TfNSW’s Crown development application. If you have any enquiries, please contact Ms Susannah Mobberley, Senior Manager Property Strategy and Planning on (02) 8588 4578.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Swadling', written in a cursive style.

John Swadling
Director, Commercial and Property