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25 January 2011

Michael Woodland
Director
Metropolitan Projects
NSW Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Dear Michael,

Major Project MP 10_0003, Discovery Point, 1 Princes Highway, Wolli Creek

This letter responds to an email sent by Margaret Fasan from Rockdale Council to Ben Lusher at the Department of Planning on 18 January 2011. Mark Brown forwarded Council's email through to us on the same date with a request for us to respond.

The matter raised in Council's email deals with the draft Native Vegetation of the Sydney Metropolitan Catchment Management Authority Area Strategy identifying that an area of the Discovery Point site has the potential to contain the endangered ecological community Swamp Oak Floodplain Forest.

We note that the document Council referred to is a draft document, which the Sydney Metropolitan Catchment Management Authority website specifically states ***"is a draft, and therefore is subject to change. For that reason, the product is not intended to be used for planning or decision making purposes until the review period has ceased and the final document of the product has been released."***

The Discovery Point site is a heavily modified environment with extensive soil modifications and weed growth. From all the studies that have been carried out by Australand and Landcom over the past decade we have no knowledge of any endangered ecological community in existence within the Discovery Point site.

Furthermore, the site is not only subject to an existing approved Masterplan but also has approval to construct a car park over that part of the site referred to in Council's email. DA 600/01 approves the construction of all below ground parking across the site including the construction of concrete platforms at ground level to form the roof of the carpark structure below. Any requirement to retain natural vegetation within the site would have thus been assessed as part of the original masterplan approval and the subsequent assessment of DA 600/01 for construction of the sub podium car park.

The DECCW website states the draft strategy is not to be used for planning or decision making processes until reviewed and adopted. Further, we already have approval to remove any vegetation within that part of the site referred to in Council's email as part of DA 600./01. For these reasons we respond that further investigation of this claim by Council is unreasonable and unnecessary given our occupation of the site for the past decade with no such issue raised in any of the detailed site investigations undertaken to date and existing approvals which do not preclude the removal of vegetation within the site.

We request that the Department of Planning continues its assessment of the Discovery Point Concept Plan accordingly.

Should you have any further questions regarding this project please do not hesitate to contact me on 0438 372 207.

Yours faithfully,



Pierre Abrahamse
Development Director
Australand Residential NSW