



NSW GOVERNMENT
Department of Planning

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Our ref: S07/00230

Ms Elise Crameri
Principal Planner
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Dear Ms Crameri,

Subject: Huntingwood West Project Application – Director-General's Requirements

I refer to your letter dated 7 March 2008 for the Huntingwood West site and your request for Director-General's environmental assessment requirements for the preparation of an environmental assessment to support the Project Application.

The Director-General's environmental assessment requirements are attached. The Director-General's environmental assessment requirements were developed from information provided with your application. Section 75F(3) of the Act permits subsequent modification of the Director-General's requirements and may be invoked to address hitherto unidentified environmental impacts. If these powers are used, you will be formally notified of changes to the Director-General's requirements.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your Environmental Assessment for the project to confirm the:

- Fees applicable to the application (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000);
- Consultation and public exhibition arrangements that will apply; and
- Number (hard-copy and CD-ROM) of copies of the Environmental Assessment that will be required for exhibition purposes.

Once you have lodged the environmental assessment, the Department (in consultation with other agencies) will undertake a "test of adequacy" of the submitted documentation. Following that review, the environmental assessment (together with the Director-General's environmental assessment requirements) will be publicly exhibited for a minimum period of 30 days.

The Director-General's requirements will be placed on the Department's website along with other relevant information which becomes available during the assessment of the project. As a result, the Department would appreciate it if documents submitted to the Department are in a suitable format for the web (in parts no greater than 2MB in size). You will also be requested to arrange for an electronic version of the documentation for the project to be hosted on a suitable website with a link from the Department's website.

You should keep the contact officer for this project up to date with the preparation of the environmental assessment and, where relevant, any emerging issues. The officer, David Gibson is available during business hours on (02) 9228 6589 or via return email to david.gibson@planning.nsw.gov.au.

Yours sincerely

Jason Perica
Executive Director 11/3/08
Strategic Sites & Urban Renewal

Part 3A – Project Application

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Project Description	Subdivision of land into 6 super-lots.
Capital Investment Value	N/A
Site	Huntingwood West is a 56ha parcel bounded by Eastern Creek, the Great Western Highway, Brabham Drive and the M4 Motorway.
Proponent	JBA Planning Consultants
Date of Issue	11 March 2008
Date of Expiration	11 March 2010 (2 years from date of issue)
Special Provision	On 15 September 2006, the Minister for Planning declared by order in the gazette, pursuant to Section 75B(1) of the Environmental Planning and Assessment Act 1979 that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> .
General Requirements	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> (1) an executive summary. (2) a description of the proposal including: <ul style="list-style-type: none"> o description of the existing environment and suitability of the site; and o various components and stages of the project as relevant. (3) justification for the project and consistency with approved Part 3A concept plan for Huntingwood West (MP 06_0203); (4) project objectives; (5) a consideration of all relevant NSW State Environmental Planning Policies, applicable planning instruments and relevant legislation, including justification of any proposed variations from these; (6) an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; (7) a draft Statement of Commitments, outlining commitments to public benefits, environmental management, mitigation and monitoring measures with a clear identification of who is responsible for these measures if and where relevant; and (8) a signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading.
Key Assessment Requirements	<p>The Environmental Assessment must address the following key issues:</p> <p>Subdivision</p> <ul style="list-style-type: none"> • The environmental assessment should justify the proposed lot layout and outline the relationship with the layout approved in Part 3A concept plan (MP 06_0203). <p>Utilities Infrastructure</p> <ul style="list-style-type: none"> • The environmental assessment should include details of how the development proposal will be satisfactorily serviced for utility services such as the supply of water, sewerage, stormwater, gas, electricity and telephone services and comply with the requirements of any public in regard to the connection to, relocation and/or adjustment of the services affected by the development. <p>Road Upgrades</p> <ul style="list-style-type: none"> • Details of any agreements with the RTA regarding regional and local road upgrades as per modification B2 of the concept plan approval.
Consultation Requirements	<p>During the preparation of the Environmental Assessment, you should consult with the relevant Local, State or Commonwealth government authorities, service providers, community groups and/or affected landowners.</p> <p>In particular, you should consult with:</p>

	Agencies and other authorities: <ul style="list-style-type: none"> (a) Blacktown Council (b) Roads and Traffic Authority (c) Department of Environment and Conservation (d) Utilities and Emergency Services, including: NSW Police Service; NSW Fire Brigades; Sydney Water; Energy Australia; and Telstra Corporation Limited
Deemed refusal period	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
Application Fee Information	Fees are applicable to the application. The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i> . Please consult with the Department about the project application fee.
Landowners Information	The consent of the landowner is to be provided in accordance with s8F of the <i>Environmental Planning and Assessment Regulation 2000</i> .