

08111
7 March 2008

Sam Haddad
Director General
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Jason Perica

Dear Mr Haddad

HUNTINGWOOD WEST

We are writing on behalf of the Minister administering the Environmental Planning and Assessment Act, 1979 (EP& A Act) trading as the Corporation Sole, in relation to the approved redevelopment of Huntingwood West.

As you may recall, on 5 September 2005, the Minister for Planning (the Minister) announced that the Western Sydney Employment Hub, which includes the Huntingwood West land, would be considered as a potential State significant site for listing in Schedule 3 of *State Environmental Planning Policy (Major Projects) 2005* (Major Projects SEPP). Subsequently, on 15 September 2006, the Minister made an order declaring that the subdivision (including associated road works), of the Huntingwood West site for employment uses as a project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (EPA& A Act) applies. In doing so the Minister authorised the submission of a concept plan for the project.

On the 25 September 2006, the Minister administering the EP& A Act (the owners of the site) lodged a concept plan for a 47 lot subdivision for employment uses, associated roads, services and infrastructure on the site and public open space. On the 9 December 2006, the Minister granted approval, subject to modifications, to the concept plan (Concept Plan Approval).

On 11 May 2007, the Huntingwood West Precinct was gazetted as a State significant site in Schedule 3 (Part 9) of the Major Projects SEPP. In April 2007, the site was offered for sale by public tender. It is intended that a portion of the funds from the sale of the site will be applied towards the first stages of the Western Sydney Parklands construction.

To facilitate the staged transfer of land to the purchaser, we are seeking a project approval for the subdivision of the land into 6 super-lots. The total area of land will be the same. It is important to note that no physical works are proposed as part of this project application. All physical works, including the clearing of vegetation, earthworks, demolition of any structures or provisions of services and/or construction activities etc will be the subject of separate project / development applications. A copy of the proposed preliminary subdivision plan (Drawing No. C607-088), prepared by Whelans Insites dated February 2008 is attached.

The proposed amalgamation of the nominal 47 lots shown on the approved concept plan was contemplated during the assessment of the proposal as stated at point 1.7 of the Director General's report dated December 2006:

"1.7 The proponent (Landcom) is seeking concept approval for subdivision for future employment uses and associated services and infrastructure. The site will be divided into 47 nominal lots (31 lots 0.4-1 ha in area; 12 lots 1-2 ha; and 4 lots >2 ha), with the largest nominal lot being 4.645 ha. It is important to note that future project applications/development applications for subdivision of individual lots, the nominal lots shown on the concept plan can be amalgamated to form larger 'super-lots', if required"

We are of the view that the proposed project application is a Major Project and the Minister is the approval authority. We have formed this view on the basis that Part 9, clause 3 of Schedule 3 of the Major Projects SEPP identifies subdivision of land within the Huntingwood West Precinct, other than strata, community or "minor" subdivision as a Part 3A project.

In our opinion, the project application is consistent with the previous order made by the Minister (i.e. on 15 September 2006) and on the basis that the Huntingwood West Precinct is now a State significant site under clause 7 and Part 9 of Schedule 3 of the Major Projects SEPP. Therefore, we do not believe it is necessary to seek a new or revised opinion from the Minister in relation to the nature of development proposed in accordance with Clause 6 of the Major Projects SEPP.

Accordingly, it is requested that the Director General issue the environmental assessment requirements for the preparation of a comprehensive Environmental Assessment to accompany the proposed project application for the proposed development. In our opinion, the environmental and planning issues as per the approved concept plan and project application will be similar, if not the same, as those identified for the original concept plan. The project application is a facilitative application only and will assist the staged transfer of land to the purchaser. There are no physical works proposed as part of the development.

I trust that the above is sufficient to enable the Director General to issue requirements for the preparation of the necessary Environmental Assessment. Should you have any queries about this matter, please do not hesitate to contact me on 9409 4942 or ecrameri@jbaplanning.com.au.

Yours faithfully



Elise Crameri
Principal Planner

Encl. Owners consent
Preliminary Subdivision plan (Drawing No. C607-088), prepared by Whelans Insites
dated February 2008

MARK	EASTING	NORTHING	ZONE	CLASS	ORD.
PM 28521	302 561.059	8 258 888.609	56 B	2	
PM 53674	302 924.008	8 258 009.162	56 B	2	
PM 31737	302 933.425	8 258 888.824	56 B	2	
SSM 36558	302 831.117	8 257 872.089	56 B	2	
PM 68229	301 636.749	8 258 883.584	56 B	2	
SSM 28638	302 925.0	8 258 436.0	(NOT ESTABLISHED)		

COMBINED SCALE FACTOR = 1.000071
SOURCE: M.G.A. CO-ORDINATES AND SCALE FACTOR ADOPTED FROM SCANS ON THE 12th MARCH 2007

GREAT WESTERN HWY



DIAGRAM 'A'
(NOT TO SCALE)

GREAT WESTERN HWY



DIAGRAM 'B'
(NOT TO SCALE)

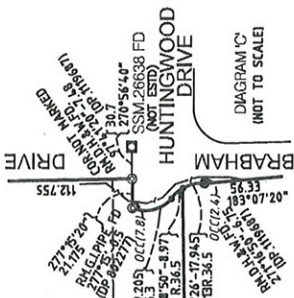


DIAGRAM 'C'
(NOT TO SCALE)

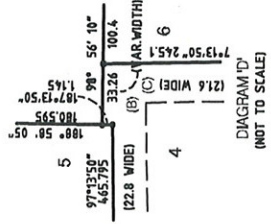


DIAGRAM 'D'
(NOT TO SCALE)

PRELIMINARY ONLY

- (A) RESTRICTION AS TO USER (H 836258) (DP 448473)
- (B) PROPOSED RIGHT OF CARRIAGEWAY 21.6, 22.8, 28.6, 38.6 WIDE & VARIABLE WIDTH
- (C) PROPOSED EASEMENT FOR SERVICES 21.6, 22.8, 28.6, 38.6 WIDE & VARIABLE WIDTH

NOTE:
DIMENSIONS AND AREAS OF LOTS SUBJECT TO FINAL SURVEY

Surveyor: DAVID WALLACE FAIRLIE	PLAN OF SUBDIVISION OF LOT 100 IN DP 1119687	LGA: BLACKTOWN	Registered:
Date of Survey: FEBRUARY 2008		Locality: EASTERN CREEK	
Surveyors Ref: C087-088.dwg		Subdivision Not:	D.P.
		Lengths are in metres.	Reduction Ratio: 1: 4000

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 1 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919 IT IS INTENDED TO CREATE:-

1. EASEMENT FOR CARRIAGEWAY 21.6, 22.8, 28.6, 38.6 WIDE AND VARIABLE WIDTH
2. EASEMENT FOR SERVICES 21.6, 22.8, 28.6, 38.6 WIDE AND VARIABLE WIDTH

Registered: *

Title System:

Purpose:

PLAN OF SUBDIVISION OF LOT 100 IN DP 1119687

LGA: BLACKTOWN

Locality: EASTERN CREEK

Parish: PROSPECT

County: CUMBERLAND

Use PLAN FORM 6A

for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I.....in approving this plan certify
(Authorised Officer)

that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature:.....

Date:.....

File Number:.....

Office:.....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed..... set out herein
(insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority:

Date of Endorsement:

Accreditation no:

Subdivision Certificate no:

File no:

* Delete whichever is inapplicable.

Surveying Regulation, 2006

I, DAVID WALLACE FAIRLIE.....
of WHELAN'S INSITES...DX 288 SYDNEY.....
a surveyor registered under the *Surveying Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying Regulation, 2006* and was completed on:..FEBRUARY 2008.....

The survey relates to LOTS 1-6.....

(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature Dated: February 2008
Surveyor registered under the *Surveying Act, 2002*

Datum Line:...'X'-'Y'.....

Type: Urban/~~Rural~~

Plans used in the preparation of survey/compilation
DP 1119687

(If insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: C607-087-AS1

* OFFICE USE ONLY



NSW GOVERNMENT
Department of Planning

7 March 2008

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

Contact: Stephen Dewick
Phone: (02) 9895 7940
Fax: (02) 9895 7946
Email: stephen.dewick@planning.nsw.gov.au
Our ref: 9043325-6

Dear Elise,

RE: WEST HUNTINGWOOD – LANDOWNERS CONSENT

The Office of Strategic Lands is the manager of land on behalf of 'The Minister administering the Environmental Planning and Assessment Act 1979' who is the owner of land known as 'West Huntingwood'.

This site bounded by the Great Western Highway (north), Brabham Drive (east), M4 Motorway (south) and Eastern Creek Tributary (west) has a title reference of lot 100 in DP 1119687.

The Office of Strategic Lands grants JBA landowners consent to submit a project approval application for the subdivision of the above lot into 6 super lots on our behalf.

Yours sincerely

Suellen Fitzgerald
A/Director

OFFICE OF STRATEGIC LANDS