

## Part 3A Amended Environmental Assessment Report

### Huntingwood West

Project Application No.M8\_0055

Submitted to  
NSW Department of Planning  
On Behalf of Landcom, on behalf of the Minister administering the  
*Environmental Planning and Assessment Act, 1979* (the Corporation  
Sole)

April 2008 ■ 08111



# Contents

Executive Summary	i
<b>1.0 Introduction</b>	<b>1</b>
1.1 Statutory framework	1
1.2 Project objective	1
<b>2.0 Site description and location</b>	<b>2</b>
2.1 Land title and zoning	2
2.2 Landform, topography and natural features	2
2.3 Existing development	3
2.4 Surrounding development	3
<b>3.0 Description of development proposal</b>	<b>4</b>
<b>4.0 Consultation</b>	<b>5</b>
<b>5.0 Relevant Environmental Planning Instruments and strategic plans</b>	<b>6</b>
5.1 Major Project SEPP	6
<b>6.0 Environmental assessment</b>	<b>8</b>
6.1 Justification of proposal and consistency with concept plan approval	8
6.2 Utilities infrastructure	9
6.3 Road upgrades	10
6.4 Traffic	10
6.5 Flora and fauna	10
6.6 Heritage	11
6.7 Contamination	11
6.8 Drainage and stormwater management	11
<b>7.0 Draft Statement of Commitments</b>	<b>12</b>
<b>8.0 Conclusion</b>	<b>13</b>
Figures	
<b>1</b> Location Plan	2
Tables	
<b>1</b> Areas of proposed lots	4
<b>Appendices</b>	
A Director-General's Environmental Assessment Requirements	
B Owners Consent	
C Draft Subdivision Plan (Drawing No.C607-088b) dated March 2008	
<i>David Wallace Fairlie</i>	
D Draft Statement of Commitments	



# Statement of validity

## Environmental Assessment

This Environmental Assessment has been prepared and submitted under Part 3A of the Environmental Planning and Assessment Act, 1979 by:

Name: Elise Crameri  
Qualifications: B Plan BApp Sc MPIA  
Company: JBA Urban Planning Consultants + TCW Consulting  
Address: Level 7, 77 Berry Street  
North Sydney NSW 2060

## Project Summary

Applicant: Landcom  
Level 2, 330 Church Street  
Parramatta NSW 2150  
Subject site: Huntingwood West  
Lot and DP: 100 in DP 1119687  
Project: Huntingwood West

## Declaration

I certify that I have prepared the contents of the Environmental Assessment in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Regulation and that, to the best of my knowledge, the information contained in this report is not false or misleading.

Signature:



Name: Elise Crameri  
Date: 3 April 2008

# Executive Summary

This Environmental Assessment Report (EAR) for the Huntingwood West site is submitted to the Minister for Planning pursuant to Part 3A of the *Environmental Planning and Assessment Act, 1979* (EPA&A Act) and State Environmental Planning Policy (Major Projects) 2005.

## Background

Huntingwood West is a 56 hectare parcel of land located within the Local Government Area of Blacktown. It is bounded by Eastern Creek, the Great Western Highway, Brabham Drive and the M4 Motorway. It is legally described as Lot 100 in DP 1119687 and is owned by the Corporation Sole known as the Minister administering the EP&A Act (Corporation Sole).

On the 25 September 2006, Landcom, on behalf of the Corporation Sole 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 for Planning granted approval, subject to modifications, to the concept plan.

On 11 May 2007, the site was gazetted as a State significant site in Schedule 3 of State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP) and rezoned as IN1 General Industrial to promote employment generating uses on the site.

## Development proposal

In April 2007, the site was offered for sale by public tender. To facilitate the staged transfer of land to the purchaser, project approval is sought for the amalgamation of the 47 nominal lots into 6 larger super-lots. No physical works are proposed as part of this project application. All physical works, including the clearing of vegetation, earthworks or provisions of services and/or construction activities etc will be the subject of separate project applications. Likewise, this project application does not seek approval for the use of any part of the site. Approval for the use of land will also be the subject of a separate project application.

The site is zoned IN1 General Industrial under Part 9 Schedule 3 of the Major Projects SEPP. Subdivision is permissible within the IN1 General Industrial zone.

## Consultation

Extensive consultation with the relevant authorities including Blacktown City Council, the Roads and Traffic Authority, the former Department of Environment and Conservation (now Department of Environment and Climate Change), and Utility Service providers was undertaken as part of the concept plan application. As only the configuration of the approved lots has changed, and the intensity of development has not increased or raises new issues, consultation with the above authorities is not considered necessary as part of this project application.

## Environmental assessment

The proposed development is consistent with the approved Huntingwood West concept plan. The creation of super-lots was contemplated during the assessment of the concept proposal. The project application seeks to amalgamate the nominal lots shown on the concept plan to form 6 larger super-lots. The total area of land will be the same.

As demonstrated within this report, there are no significant infrastructure impediments to the development of the Huntingwood West site. Nor will the

proposal have any environmental impact in terms of traffic, flora and fauna, heritage, contamination and drainage and stormwater works.

In relation to details of any agreements with the RTA regarding the required regional and local upgrades being provided with a subsequent project application, it is noted that no physical works are proposed as part of this application. As such it is therefore requested that this matter be addressed in subsequent project applications that include physical works.

### Draft statement of commitments

Landcom, on behalf of the Corporation Sole has committed, as part of the approved concept plan, to the following range of measures to manage and mitigate any potential environmental impacts from the proposal:

- employment development;
- relationship to the Western Sydney Parklands;
- urban design;
- landscaping;
- utilities infrastructure;
- traffic and transport;
- stormwater management;
- public consultation process;
- provision of wetland landscape feature;
- establishment of design review panel;
- implementation of best practice Water Sensitive Urban Design measures;
- environmental management;
- vegetation offset strategy; and
- provision of interpretative features to Rudders Lane.

The range of issues addressed by the Statement of Commitments are predominantly works related and are not relevant to this project application. This project application raises no new issues that would warrant project specific Statements of Commitment.

### Conclusion

The site is considered suitable for the proposed development for the following reasons:

- the development is generally consistent with the State significant site provisions and approved concept plan;
- the site is ideally located for the approved land use and subdivision;
- the existing physical conditions of the site are appropriate for its intended end use (i.e. employment) and future redevelopment of the site would require little earthwork or remodelling;
- the majority of the site has been previously cleared of vegetation;
- the site is large, regular in shape and is in single ownership;
- the development of Huntingwood West as an employment area is consistent with the employment strategies of the Sydney Metropolitan Strategy; and

- the development of Huntingwood West employment area will assist in providing an appropriate mix of employment uses to encourage a diversity of job opportunities (approximately 800 jobs will be created).



## 1.0 Introduction

This Environmental Assessment Report (EAR) for the Huntingwood West land is submitted to the Minister for Planning pursuant to Part 3A of the *Environmental Assessment and Planning Act, 1979* (EP&A Act) and State Environmental Planning Policy (Major Projects) 2005.

Project approval is sought for the subdivision of the Huntingwood West site into 6 super-lots. No physical works are proposed as part of this project application. All physical works including the clearing of vegetation, earthworks or provisions of services and/or construction activities etc will be the subject of separate project applications.

The report has been prepared by JBA Urban Planning Consultants Pty Ltd on behalf of Landcom, on behalf of the Corporation Sole. The report describes the site, its environs and the proposed development, and includes an assessment of the proposal in accordance with the Director-General's Environmental Assessment Requirements issued under Part 3A of the EP&A Act on 11 March 2008. It should be read in conjunction with the appended supporting information (refer to Table of Contents).

### 1.1 Statutory framework

State Environmental Planning Policy (Major Projects) identifies development to which Part 3A of the EP&A Act applies and which therefore requires approval from the Minister for Planning.

On 5 September 2005, the Minister for Planning announced 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 for Planning formed the opinion that subdivision, associated road works, infrastructure and services at the Huntingwood West site for employment uses is a major project to which Part 3A of the EP&A Act applies. In doing so the Minister for Planning authorised the submission of a concept plan for the project.

On the 25 September 2006, Landcom, on behalf of the Corporation Sole 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 for Planning granted approval, subject to modifications, to the concept plan.

On 11 May 2007, the Huntingwood West Precinct was gazetted as a State significant site in Schedule 3 of the Major Projects SEPP.

In April 2007, the site was offered for sale by public tender.

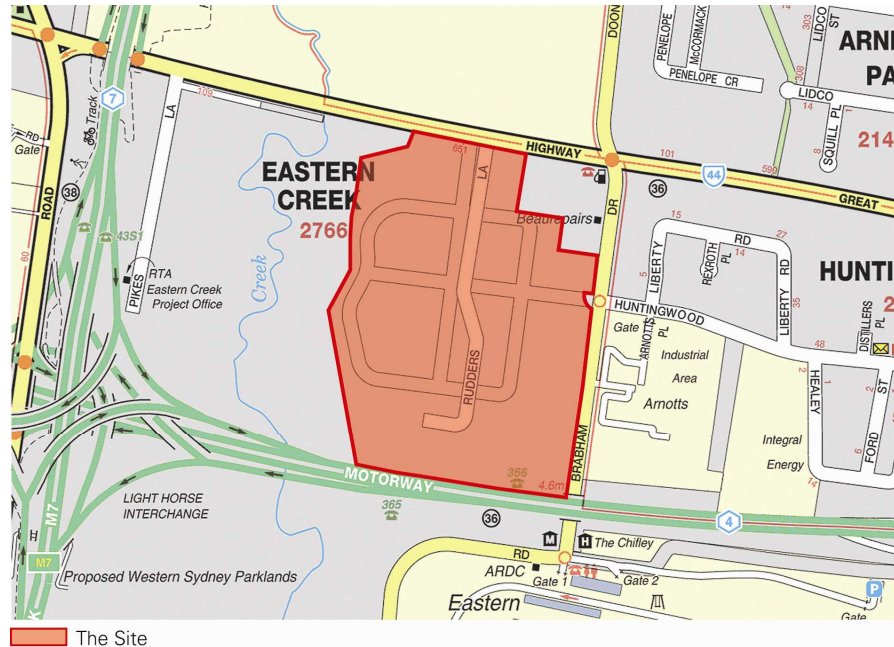
On 11 March 2008, the Director General issued the Environmental Assessment Requirements for the project application under Part 3A of the EP&A Act. A copy of these requirements is included at **Appendix 1**.

### 1.2 Project objective

The objective of the project is to facilitate the staged transfer of land to the purchaser.

## 2.0 Site description and location

Huntingwood West is a 56 hectare parcel of land bounded by Eastern Creek, the Great Western Highway, Brabham Drive and the M4 Motorway (refer to **Figure 1**). The site is located within the Local Government Area of Blacktown.



**Figure 1 – Location Plan**

## 2.1 Land title and zoning

The Huntingwood West site is owned by the Corporation Sole and is legally described as Lot 100 in DP 1119687. A copy of the owner's consent is included at **Appendix 2**.

The site is zoned IN1 General Industrial under Part 9, Schedule 1 of the Major Projects SEPP.

## 2.2 Landform, topography and natural features

The site has a shallow fall westwards toward Eastern Creek. There is an overall fall of some 15 m between Brabham Drive and the banks of Eastern Creek.

The site contains little vegetation and is in the main open grassland reflecting its former users for grazing and agriculture. The site does contain some areas of Cumberland Plain Woodland (Shale Plains Woodland) within its north-eastern corner. However, the vegetation and habitat values of the Cumberland Plain Woodland are considered 'moderate' within the site.

Major views to the site are available from the M4 and from the intersection of the Great Western Highway and Doonside Road/Brabham Drive.

## 2.3 Existing development

The site was previously used for agricultural and grazing purposes. The former residences and associated agricultural uses were removed and all leases terminated upon granting of the preferred tenderer status in mid 2007. The site is currently vacant and is not used for any purpose.

## 2.4 Surrounding development

The Western Sydney Parklands (Bungarribee Precinct) adjoins the site to the north and west. To the east of the site is existing employment /industrial land at Huntingwood.

### 3.0 Description of development proposal

Project approval is sought for the subdivision of Lot 100 in DP 1119687 into 6 super-lots. No physical works are proposed as part of this project application. All physical works, including the clearing of vegetation, earthworks or provisions of services and/or construction activities etc will be the subject of separate project applications. Likewise, this project application does not seek approval for the use of any part of the site. Approval for the use of land will also be the subject of a separate project application.

A draft plan of the proposed subdivision (Drawing No. C607-088b), prepared by David Wallace Fairlie dated March 2008 is included at **Appendix 3**. The area of each super-lot is detailed in **Table 1** below.

**Table 1 – Areas of proposed lots**

Lot No.	Area
1	9.604 ha
2	11.268 ha
3	11.263 ha
4	11.469 ha
5	7.795 ha
6	4.828 ha

The proposed subdivision will facilitate the orderly and efficient transfer of land to the new purchaser.

## 4.0 Consultation

In accordance with the Environmental Assessment Requirements issued by the Director-General for this project, consultation must be undertaken with relevant public authorities and the broader community. The proposed subdivision is facilitative only. It seeks to simply amalgamate the nominal lots shown on the concept plan (i.e. 47 nominal lots) to form 6 larger super-lots. The total area of land remains the same. No physical works are proposed as part of this project application.

Extensive consultation with the relevant authorities including Blacktown City Council, the Roads and Traffic Authority, Department of Environment and Conservation and Utility Service providers was undertaken as part of the concept plan application. As only the configuration of the approved lots has changed, and the intensity of development has not increased or raises new issues, consultation with the above authorities is not considered necessary as part of this project application.

## 5.0 Relevant Environmental Planning Instruments and strategic plans

A detailed assessment of proposed 47 lot subdivision for employment uses, associated roads, services and infrastructure on the site and public open space against all the relevant environmental planning instruments and strategic plans was undertaken by the Planning Group as part of the concept plan for Huntingwood West. This project application seeks to amalgamate the approved subdivision (i.e. 47 lots) to form 6 larger super-lots. There are no physical works proposed as part of the development. Likewise, this project application does not seek consent for the use of any part of the site. The proposed development does not give rise to any inconsistency with the previous assessment undertaken as part of the concept plan other than the provisions of Schedule 3 of the Major Projects SEPP.

### 5.1 Major Project SEPP

#### Land use zone

The site is zoned IN1 General Industrial under the Major Projects SEPP. In accordance with Part 9, Division 1, Clause 3, the subdivision of land for the purpose of a “consolidation of lots that does not create additional lots or the opportunity for additional dwellings” within the Huntingwood West Precinct is a project to which Part 3A applies.

#### Zone objectives

In accordance with Part 9, Division 3, Clause 5(2), the consent authority must take into consideration each of the objectives for the development in the IN1 General Industrial zone when determining a development application.

The zone objectives of the IN1 zone are as follows:

- (a) to facilitate development for a wide range of employment-generating industrial, manufacturing, warehousing, storage or research purposes, including ancillary office space,*
- (b) to ensure development enhances the amenity of the Huntingwood West Precinct by including high quality landscaping, adequate building setbacks, high quality external finishes and the like,*
- (c) to encourage employment opportunities,*
- (d) to minimise any adverse effect of industry on other land uses.*

The proposed development is consistent with the objectives of the IN1 zone in that:

- it will facilitate the staged transfer of land to the purchaser and will enable redevelopment of the site for employment generating industrial uses;
- it does not preclude the achievement of a high quality built and natural environment;
- the development of the site will assist in providing an appropriate mix of employment uses to encourage a diversity of job opportunities (approximately 800 jobs will be created); and
- it will have no adverse impact on other land uses.

In accordance with Part 9, Division 3, Clause 10, development for the purposes of subdivision is permissible within the IN1 zone with development consent.

#### Public utility infrastructure

In accordance with Part 9, Division 3, Clause 13, the consent authority must not grant consent to development on land within the Huntingwood West Precinct unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.

As discussed in Section 6.2 of this report, there are no significant infrastructure impediments to the development of the Huntingwood West site and the land can be serviced. Future project applications for physical subdivision works or future development of the lots will capture the provision of services and utilities. The proposed development does not in any way alter the conclusions of the submitted utilities infrastructure report.

## 6.0 Environmental assessment

The following is our assessment of the environmental effects of the proposed subdivision as described in the preceding section of this report.

It is important to note that the proposed subdivision is facilitative only. The proposed development seeks to simply amalgamate the nominal lots shown on the concept plan (i.e. 47 nominal lots) to form 6 larger super-lots. The total area of land remains the same. There are no physical works proposed as part of the development. Likewise, this project application does not seek consent for the use of any part of the site.

The key environmental issues associated with the proposed subdivision are therefore limited as follows:

- justification of proposal and consistency with concept plan approval;
- utilities infrastructure;
- road upgrades;
- traffic;
- flora and fauna;
- heritage;
- contamination; and
- drainage and stormwater.

### 6.1 Justification of proposal and consistency with concept plan approval

The proposed development will enable the staged transfer of land to the purchaser.

The creation of super-lots was contemplated during the assessment of the concept 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"*

This project application only seeks to amalgamate the nominal lots shown on the concept plan to form 6 larger super-lots. The total area of land will be the same. The project application is the first phase of the concept plan approval for a 47 lot subdivision and associated services and infrastructure.



## 6.2 Utilities infrastructure

The proposed subdivision is facilitative only. There are no physical works proposed as part of the development.

A Civil Infrastructure Masterplan Report (dated 10 August 2006) for the release of the Huntingwood West Employment Lands was prepared by YSCO Geomatics and submitted to the Department of Planning as part of the environmental assessment for the concept plan application (refer to Volume 3 of the concept plan). The conclusions of this assessment, in relation to utilities infrastructure is as follows:

### Potable Water

Sydney Water has advised that the development of the site can proceed immediately. Water can be supplied from the Prospect Hill elevated system with minor main amplifications.

### Recycled Water

Recycled water is not available to the site and Sydney Water does not currently have a programme to supply.

### Sewerage

The site is currently un-serviced. The developed lands can be served by the Quakers Hill Sewerage System via a gravity main linked to the downstream Bungaribee carrier.

### Electrical infrastructure

Connection capacity to supply the estimated load within the site is currently unavailable. The construction of a new substation will be required to meet the estimated load. To assist in the facilitating of this requirement the owner sold a portion of land adjoining the site to Integral Energy in 2007 for a future substation to service the site.

### Natural gas

There are no established mains located within the site. Substantial works may be involved in supplying gas to the site, depending on end user requirements. Agility has confirmed that, while gas mains have been laid within the adjoining roads, the extension into the site will not be undertaken without application from individual users and confirmed demand.

### Telecommunications infrastructure

Telstra's existing network facilities are located within Huntingwood Drive, Brabham Drive and the Great Western Highway. Telstra has an obligation to ensure that the standard telephone service, payphones, prescribed carriage services and digital data services are reasonably accessible to all Australians on an equitable basis wherever they reside or carry on business. The site will be served readily from the Arndell Park RSS (Blacktown Exchange). Telstra has advised that copper cable supply to the site is available to the site at no cost (other than for provision of trenching during roads, drainage and services construction). Fibre optic and wireless technology might also be made available at a developer cost.

### Conclusion

As demonstrated, there are no significant infrastructure impediments to the development of the Huntingwood West site and the land can be serviced. Future project applications for physical subdivision works or future development of the lots will also capture the provision of services and utilities. The proposed development does not in any way alter the conclusions of the submitted utilities infrastructure report.

### 6.3 Road upgrades

In accordance with the Environmental Assessment Requirements issued by the Director General for this project, details of any agreements with the RTA regarding regional and local road upgrades are to be provided as part of this project application. This requirement as per the concept plan approval is more appropriately dealt with at a project application stage that includes physical works. The proposed subdivision is a paper subdivision only and notably the indicative road layout approved under the concept plan remains the same. No physical works including the construction or upgrading of any roads are proposed as part of this application. It is therefore requested that this matter be addressed in subsequent project approval applications that include physical works.

Notwithstanding, the RTA have confirmed in December 2006, a transport levy of \$75,500 (excluding GST) per developable hectare for regional road and transport improvements will apply to the site. In addition to the funding, a number of other works are to be provided by the developer in accordance with the RTA's requirements, including:

- construction of a new access road, with appropriate intersection treatment, off Great Western Highway, as per the RTA standards and requirements, to serve the proposed employment area and the new Western Sydney Parklands north of the highway; and
- construction of a new access road to the proposed employment land from the roundabout at the intersection of Brabham Drive and Huntingwood Drive.

The monetary contribution to the RTA, and the requirement to enter into an agreement with the RTA in respect of the road works (as set out in the concept plan approval and the RTA's letter), could be dealt with as a condition of any future project approval application that includes physical works.

### 6.4 Traffic

A Transport Management and Accessibility Plan (TMAP) prepared by Maunsell was submitted to the Department of Planning (DoP) as part of the approved Huntingwood West Concept Plan (refer to Appendix C of the concept plan). The TMAP considered the future traffic and transport scenarios and the impact of the Huntingwood West development on the local traffic network. The report includes a 'package' of measures to ensure traffic impacts are acceptable including the creation of work plans, road upgrades and intersection improvements, public transport provision and transport service improvements.

The proposed development does not in any way alter the conclusions of the TMAP or package of measures to ensure traffic impacts are acceptable on the site. The project application does not intensify the proposed density of development, or alter the indicative access arrangements to and from the site.

### 6.5 Flora and fauna

A Flora and Fauna survey and assessment of the site was undertaken by Eco Logical Australia and was submitted to the DoP as part of the approved Huntingwood West Concept Plan (refer to Volume 3 of the concept plan). The report concludes that no threatened flora or fauna species have been recorded on the site. The report also includes a vegetation offset strategy to counterbalance the approved removal of approximately 5.6 ha of Cumberland Plain Woodland from within the eastern area of the site (refer to Appendix F of the concept plan).

The proposed development is facilitative only. No physical works including the clearing of any vegetation are proposed as part of this project. The proposed development does not depart from the approved concept plan and accordingly will not have any impact on any flora and fauna species.

## 6.6 Heritage

A Heritage Impact Statement on non-indigenous heritage was prepared by Godden Mackay Logan as part of the Huntingwood West Concept Plan (refer to Appendix G of this document). In addition, an Aboriginal Archaeology Assessment was carried out by Jo McDonald Cultural Heritage Management Pty Ltd to address Aboriginal heritage.

In relation to non-indigenous heritage, the site is not listed under Blacktown LEP 1988 or the State significant site listing as containing any significant heritage items, nor is it listed on the State Heritage Register. Notwithstanding, the report concludes that there are elements in the landscape that have environmental and cultural heritage value and that they have been addressed in the concept plan, vegetation off-set strategy and the landscape plan. In relation to indigenous heritage, two surface archaeological sites and one area of potential archaeological deposit was recorded within the site. The development as proposed in the concept plan (as opposed to this project application) will directly impact on both these sites and the potential archaeological deposit. The report recommends the identification of a conservation zone that encompasses a range of representative landscapes with the best conservation potential. The conservation zone is likely to be centred on the riparian zone of Eastern Creek and does not constitute land subject to this project application.

The proposed development is facilitative only. No physical works including the removal of vegetation, realignment and construction of roads or excavation is proposed as part of this project application. As such, the proposed development will have no impact on non-indigenous and indigenous heritage values.

## 6.7 Contamination

The site has been remediated. An independent site audit statement was issued in February 2008 by site auditor Chris Jewell of CM Jewell and Associates certifying the site is suitable for industrial uses.

## 6.8 Drainage and stormwater management

A wide range of studies have been undertaken in the assessment of the impacts of the redevelopment of Huntingwood West on ground and surface water. The land capability assessment, prepared by Douglas Partners also included a detailed description of the hydrology of the Huntingwood West site. Ecological Engineering has detailed the potential sources of stormwater pollution for the site as well as treatments and management to mitigate any potential impacts arising from development such as the establishment of bioretention areas (refer to Volume 3 of the concept plan).

The proposed development is facilitative only. No physical works including excavation and construction work is proposed as part of this project application. As such, the proposed development will have no impact on drainage and stormwater management.

## 7.0 Draft Statement of Commitments

In accordance with the Director-General's Environmental Assessment Requirements, the proponent is required to include a Draft Statement of Commitments in respect of environmental management and mitigation measures on the site. As discussed previously, the proposed development seeks to amalgamate the nominal 47 lots shown on the concept plan to form 6 larger super-lots. The total area of land remains the same and no physical works are proposed as part of this project application. Therefore, the commitments made by Landcom on behalf of the Corporation Sole to manage and minimise potential impacts arising from the Huntingwood West concept plan have not changed. These include:

- employment development;
- relationship to the Western Sydney Parklands;
- urban design;
- landscaping;
- utilities infrastructure;
- traffic and transport;
- stormwater management;
- public consultation process;
- provision of wetland landscape feature;
- establishment of design review panel;
- implementation of best practice Water Sensitive Urban Design measures;
- environmental management;
- vegetation offset strategy; and
- provision of interpretative features to Rudders Lane.

A copy of draft statement of commitments for the concept plan are included at **Appendix 4**.

The range of issues addressed by the Statement of Commitments are predominantly works related and are not relevant to this project application. This project application raises no new issues that would warrant project specific Statements of Commitment.

## 8.0 Conclusion

The proposed development will facilitate the staged transfer of land to the purchaser. It is a paper subdivision only. The proposed development does not involve the carrying out of any physical works and will not result in any adverse environmental impacts.

The site remains suitable for the proposed development for the following reasons:

- the development is generally consistent with the State significant site provisions and approved concept plan;
- The site is ideally located for the approved land use and subdivision;
- The existing physical conditions of the site are appropriate for its intended end use (i.e. employment) and future redevelopment of the site would require little earthwork or remodelling;
- The majority of the site has been previously cleared of vegetation;
- The site is large, regular in shape and is in single ownership;
- The development of Huntingwood West as an employment area is consistent with the employment strategies of the Sydney Metropolitan Strategy; and
- The development of Huntingwood West employment area will assist in providing an appropriate mix of employment uses to encourage a diversity of job opportunities (approximately 800 jobs will be created).