

Part 3A – Project Application

Director-General's Requirements

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

Project Description	Stage 1: Infrastructure and subdivision works, including new road works, stormwater management and landscaping.
Capital Investment Value	\$35 Million
Site	Huntingwood West is a 56ha parcel bounded by Eastern Creek, the Great Western Highway, Brabham Drive and the M4 Motorway. Lot 1-6 in DP 1127100.
Proponent	Goodman
Date of Issue	24 November 2008
Date of Expiration	If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
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 (MP 06_0203) and project application (MP 08_0055) for Huntingwood West; (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 be consistent with the project approval (MP 08_0055). Any variations must be given adequate justification. <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>Infrastructure Provision Agreement</p> <ul style="list-style-type: none"> • Demonstration that Condition B2 of MP 08_0055 for infrastructure provisions has been satisfied.
Consultation Requirements	<p>During the preparation of the Environmental Assessment, you should conduct an appropriate level of consultation with the relevant Local, State or Commonwealth government authorities, service providers, community groups and/or affected landowners. In particular, you should consult with:</p> <p>Agencies and other authorities:</p> <ol style="list-style-type: none"> (a) Blacktown Council; (b) Roads and Traffic Authority; and (c) Utilities and Service providers.

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> .