

In reply please quote: G14-03-151

Contact: Andrew Mooney on 9725 0214

29 May 2007

Jennifer Cooper
Associate Director
Urbis JHD
Level 21, 321 Kent St
Sydney 2000

CC: Paul Hourigan
Development Manager
Becton Property Group

Dear Jennifer

**DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
BONNYRIGG LIVING COMMUNITIES PROJECT**

I refer to your proposed Concept Plan for the Bonnyrigg Living Communities site and your request for Director-General's environmental assessment requirements for the preparation of an environmental assessment to support the Concept Plan. As you are aware, Fairfield City Council has been delegated this role and to undertake further assessment of the project by the Director General of the Dept of Planning.

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.

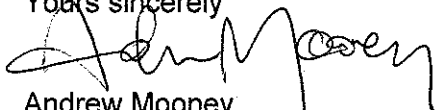
The Director-General's environmental assessment requirements are attached. The requirements have primarily been developed in light of preliminary consultation with key stakeholders and a review of the preliminary environmental assessment.

Council acknowledges that some issues contained within this documentation may be more appropriately addressed as part of subsequent project or development applications. Nonetheless, it would be prudent to address all the requirements either within the Concept Plan's environmental assessment and/or the Concept Plan's statement of commitments. To that end, all issues and requirements relevant to the Concept Plan should be addressed at this stage.

Once you have lodged the environmental assessment, Council (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.

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, Andrew Mooney, is available during business hours on (02) 97250214 or email to amooney@fairfieldcity.nsw.gov.au

Yours sincerely



Andrew Mooney
Senior Project Officer - Land Use Planning