



19 October 2007

NSW GOVERNMENT
Department of Planning

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File ref: S07/01449

Keith Johnson
Director, Johnson Property Group
PO Box A1308
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24 OCT 2007

Dear Mr Johnson

PART 3A APPLICATION – PITT TOWN RESIDENTIAL PRECINCT (HAWKESBURY LGA)

I refer to your recent request to the Minister for Planning seeking he form the opinion that the Pitt Town Residential Precinct be declared as a major project under Part 3A of the Environmental Planning and Assessment Act, 1979.

I am pleased to advise you that on 12 October 2007, pursuant to Clause 6 of the Major Projects SEPP, the Minister for Planning formed the opinion that the proposed development constitutes a Major Project and also authorised the submission of a concept plan for the site. In doing so the Minister satisfied himself that the development proposal is of State or regional environmental planning significance and that Part 3A of the *Environmental Planning and Assessment Act 1979* applies. A copy of the Minister's record of opinion is enclosed for your records.

Following your request for the Director General's environmental assessment requirements (DGRs), the Department is now consulting with stakeholders to identify the key issues which may be included in those requirements. The requirements will be finalised and issued shortly thereafter.

I look forward to working with you on this project. Should you have any questions please do not hesitate to contact David Gibson on 9228 6589 or by email at david.gibson@planning.nsw.gov.au

Yours sincerely

Michael File
Director
Strategic Assessment



**Record of Minister's opinion for the purposes of Clause 6(1) of the State
Environmental Planning Policy (Major Projects) 2005**

I, the Minister for Planning, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1 of the State Environmental Planning Policy (Major Projects) 2005 – namely Clause 13 - development for the purposes of residential, commercial or retail projects with a capital investment value of more than \$50 million that the Minister determines are important in achieving State and regional planning objectives – and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

In forming this opinion, I have also determined pursuant to Clause 13(1) of Schedule 1 of the State Environmental Planning Policy (Major Projects) 2005 that the development described in the Schedule below is important in achieving State or regional planning objectives.

Schedule

A proposal for the development of land known as the Pitt Town Residential Precinct (as identified in "*Figure 1 – Land to which the proposed Concept Plan applies*" on page 4 of the Johnson Property Group submission dated September 2007), generally as described in the letter dated 27 September 2007 and Preliminary Assessment dated September 2007 from the Johnson Property Group to the Minister for Planning.

A handwritten signature in black ink, appearing to read 'Frank Sartor', with a long horizontal line extending to the right.

Frank Sartor
Minister for Planning

Date:

12/10/07