

Our Ref: 21717

4 August 2006

MR SAM HADDAD
DIRECTOR GENERAL
DEPARTMENT OF PLANNING
PO BOX 39
SYDNEY NSW 2001

ATTENTION: GORDON KIRBY

Dear Sir,

**RE: REQUEST UNDER PART 3A MAJOR PROJECTS
FREEWAY NORTH BUSINESS PARK, BERESFIELD,**

Harper Somers O'Sullivan Pty Ltd act on behalf of Thornton Land Company Pty Ltd in requesting an opinion from the Minister for the identification of the Freeway North Business Park, Beresfield as a State Significant Site and Major Project to which Part 3A of the Environmental Planning and Assessment Act, 1979 applies.

The proposal is for the construction of a Business Park approximately 85 hectares in size, refer to attached plan, with an overall project capital value of approximately \$430 million and the opportunity to provide 1300 – 1500 jobs. The capital value of the project meets the criteria listed in State Environmental Planning Policy (Major Projects) 2005, namely Schedule 1 Clause 11 - Other Manufacturing industries and Clause 12 – Distribution and storage facilities. Both Clauses incorporate development with a capital investment of over \$30 million.

It must be noted that a part of the proposed development is permissible under the Newcastle City Local Environmental Plan 2003 and this request seeks to expand this area consistent with all applicable regional planning strategies.

This letter also seeks the authorisation to submit a concept plan for the overall site and a project application for subdivision and road works for Ministerial approval.

As you would be aware an Executive Summary and scoping paper by Harper Somers O'Sullivan, dated March 2006, outlining the proposal and a brief environmental risk overview, has been previously lodged. This document outlines the general nature of the concept plan and project approval sought. Previously, comprehensive studies covering all appropriate environmental, social and economic assessment elements were prepared and lodged with Newcastle City Council as part of the rezoning submission dated November 2004. Extensive consultation with government agencies occurred during the preparation of the rezoning studies and

DEPARTMENT OF PLANNING
21717
4 August 2006

after the lodgement of the rezoning submission to arrive at the proposed development proposal.

Accordingly your timely response to the above requests would be appreciated.

If you have any further enquiries regarding the above please do not hesitate to contact the writer.

Yours faithfully

HARPER SOMERS O'SULLIVAN PTY LTD

Robert Dwyer
Environmental Planner
B. Sc., Grad. Dip .U.R.P., M.P.I.A