

2nd October, 2009

NSW Department of Planning
Attention: Mr Wilson
GPO Box 39
Sydney NSW 2001
Dear Mr Wilson,

Thank you for your letter dated 21 September 2009. In your letter you requested the following:

1. A revised site plan indicating the preferred precinct road alignment, deletion of the concrete masonry plant and any final adjustments.
2. A revised subdivision plan with the preferred precinct road alignment and an associated draft S88B conveyancing instrument, securing the proposed drainage easement in the south-east corner of the site in favour of Australand (to allow overland water flows from their site); and
3. Some brief documentation (from your stormwater expert) summarising the positioning, design and effect of the proposed drainage channel and a brief summary as to why the on site detention basin can not function as a 'regional' basin.

In relation to point 1 above, I submit the enclosed a Revised Concept Plan for approval.

In relation to point 2 above, it is almost impossible to produce a plan of subdivision that incorporates the preferred precinct and proposed drainage easement in the south-east corner of the site prior to these structures being built. We would like to propose that if the Project is approved then perhaps the condition of consent might include that Hanson shall enter into a Deed of Agreement with the DOP, Council, and Australand which would require Hanson to build these structures and produce a plan of subdivision and associated S88B conveying instrument on completion.

In relation to point 3 above, I have enclosed a letter from Martens Consulting Engineers as requested, and trust you find it satisfactory.

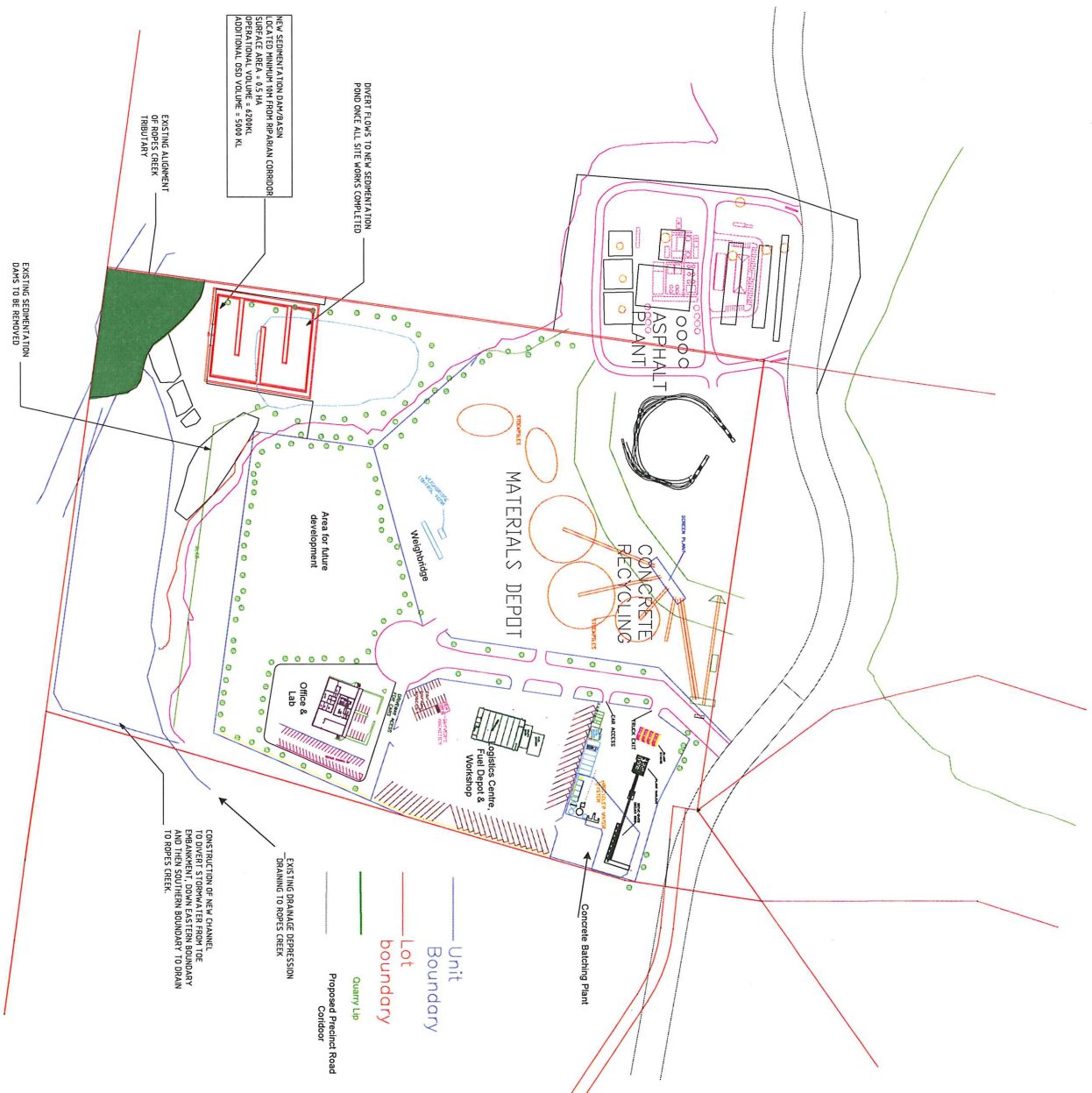
In addition to the above I have also enclosed a separate letter regarding Hanson's acceptance of the NSW Government's intention to impose an \$180,000 State Infrastructure Charge (SIC), per developable hectare of land.

If you have any queries I can be contacted on 02 9354 2644.

Yours Sincerely,

HANSON CONSTRUCTION MATERIALS PTY LTD

ANDREW DRIVER
Development Manager
Eastern Region



Project Construction Stages

Stage	Developable Hectares
Stage 1	
Concrete Batch Plant	1
Logistic, Fuel Depot, Workshop	1.7
Concrete Recycling/ Materials Depot	5
Stage 2	
Asphalt Plant	2.5
Office & Lab	0.5

September 30, 2009

Andrew Driver

By email

Andrew,

RE: EASTERN CREEK STORMWATER SYSTEM DESIGN

Further to recent discussions with NSW DOP we provide the following comments regarding specific aspects of the proposed site stormwater management system:

Drainage Channel on Eastern and Southern boundaries

1. It is proposed that stormwater entering the site on the eastern boundary from upslope properties (Australand) shall be collected in an engineered channel and passed along the eastern then southern boundary of the site.

2. The engineered channel shall be located wholly on Hanson's land and shall now impede drainage of upslope properties. The channel and adjacent flow areas are to be designed to pass design flows up to and including the 1 in 100 yr flows without significant alteration to off-site inundation levels.

3. Waters passed through the channel shall be discharged on Hanson's land prior to the riparian zone identified in the Precinct Plan.

4. Outlet energy dissipation and flow distribution structures shall be provided to ensure flows from the stormwater channel are sufficiently slowed and distributed prior to entering the downstream riparian zone.

5. The proposed channel shall not alter the ability of upslope properties to drain nor shall it result in any increased adverse flow conditions within the riparian zone on the site or on downslope properties.

6. Where possible within site design constraints the channel shall be planted with native vegetation.

Previously proposed Regional Basin

1. Review of the precinct plan indicates that a regional detention basin was indicated for the south western area of the site. The proposed basin is an enlarged form of an existing site water quality basin.

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Coastal	Contamination	Stormwater &	Biosolids	Pipelines
Catchments	Hydrogeology	drainage	Design	Roads
Bushfire	Terrain analysis	Wetlands	Management	Pavements
Monitoring	Waste management	Water quality	Monitoring	Parking
		Irrigation	Construction	Structures
		Water sensitive design		



2. The existing basin's catchment is limited to areas of the subject site. Off-site flows are unable to enter this basin as a result of the existing site fill platform to the east and the natural surface gradients to the west.
3. The proposed regional basin location is, for these reasons, inappropriate given inability of off-site catchments to drain to it.
4. These site conditions are clearly shown on plans previously submitted (and appended to this correspondence for convenience).
- I trust this explanation of the proposed stormwater system for the site satisfies the requirements of the Department of Planning. If any queries remain please contact the undersigned at your convenience.

For and on behalf of

MARTENS & ASSOCIATES PTY LTD



ANDREW NORRIS

BSC (Hons), MEngSc, MAWA

Director, Senior Engineer.



LOT 2
DP 32213
93.77ha
"GAY FITZPATRICK P/L"
(VALUED OPERATIONAL MANAGEMENT
& VALUED TONNES MANAGEMENT & VALUED TONNES)

LOT 1
DP 42587
10.53ha
"THORNTON ESTATE"

LOT 1
DP 21862
8.54ha
"THORNTON ESTATE"

LOT 1
DP 55079
11.74ha
"THORNTON ESTATE"

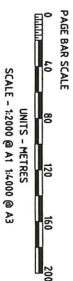
LOT 102
DP 104623
117.4ha
"HARTFORD LANE"

LOT 102
DP 104623
"HARTFORD LANE"



NOTES
* BOUNDARY DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT THE NSW AND ARE SUBJECT TO FINAL SURVEY.
* ALL DIMENSIONS ARE IN METRES AND ARE SUBJECT TO FINAL SURVEY.
* SPOT LEVELS SHOULD BE USED. BE ADVISED BEFORE SITE IS BE UNDER TAKEN.
* DO NOT SCALE OFF THIS PLAN - RELIANCE ON DIMENSIONS AND BEING BY A BOUNDARY SURVEY.
* NO SERVICES SEARCH HAS BEEN UNDER TAKEN. SERVICES SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND ARE NOT TO BE USED AS A GUIDE TO THE POSITION & NATURE OF THE SERVICE.
* THE POSITIONS OF ANY UNDERGROUND SERVICES, INCLUDING FIBRE OPTIC, CANNOT BE GUARANTEED.
* NO TALL BEFORE YOU DIG - ON PH 100 PRIOR TO COMMENCING WORK ON SITE.

FIGURE 1



MARTENS & ASSOCIATES PTY LTD
Sustainable Solutions
Environmental - Geotechnical - Civil
Hydraulic - Wastewater Engineers

6/37 Kippax Place,
Hurstville NSW 2227 Australia
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Email: info@martens.com.au
Website: www.martens.com.au

CLIENT PROJECT	TITLE	DESIGNER	DISTANCE	SHEET	REV.	DESCRIPTION	DATE	ISSUED
HANSON CONSTRUCTION MATERIALS EASTERN CREEK QUARRY	SITE SURVEY PLAN	PROJECT MANAGER DR. DANIEL MARTENS	NO SA REVIEWED DN	2 OF 5 SHEETS PAPER SIZE A1/A3	1.0 2.0	STORMWATER MANAGEMENT PLAN - FINAL	25.02.2005 01.12.2006	GT GT

THE PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS
AS APPROVED BY RELEVANT COMPETENT AUTHORITY