

15 March 2010

Mr Chris Ritchie  
Manager, Mining & Industry  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

**MINCHINBURY EMPLOYMENT PARK PROJECT (09\_099)  
60 WALLGROVE RD, MINCHINBURY  
RESPONSE TO SUBMISSIONS**

Attention: Ms Haley Rich

I refer to the submissions received from the Department regarding the exhibition of the above application. In summary we have considered the issues raised in those submissions and have attached to this letter a tabulated response to each issue raised. In summary, the response has resulted in the following:

1. Where warranted, environmental and/or development control issues raised have been addressed within the revised draft Statement of Commitments, including:
  - o Future compliance with the Urban Design Guidelines (c1.2)
  - o Requirement for a Stormwater Management Plan that complies with the runoff quantity and quality controls of Blacktown City Council and the WSUD report (c3.3)
  - o Collection and reuse of rainwater (c10.2)
  - o Compliance with noise goals for construction and operational phases of development (c8.1-8.3)
  - o Construction of off-site road infrastructure improvements, including the new signalised intersection in Wallgrove Road (c13.1, c13A.1), new cycleway and bus stops (c17.1-17.1)
  - o Removal of requirement for DECCW approval for future Aboriginal Heritage Management Strategy (c14.1)
  - o Construction of future public drainage and road infrastructure on-site to satisfy Council standards (c18.1-18.2)
2. Development control issues that were found to warrant support have been considered and fully addressed in the revised Urban Design Guidelines:
  - o Outdoor private open space for each development site (cl 7.1.3)

- Water tanks not permitted between buildings and the M4 or Wallgrove Road (cl 7.1.3)
  - Fencing design forward of the building line (cl 7.1.3)
  - Increased emphasis of façade presentation and architectural quality facing the M4, Wallgrove Road, and the drainage reserves proposed on-site (cl 7.3.3)
3. Agency issues raised by the RTA and DECCW have been addressed through the following:
- Completion of an additional intersection survey (to bring the intersections analysed to 4 along Wallgrove Road). The resulting analysis revealed no loss of intersection performance of any existing intersection on Wallgrove Road.
  - The provision of DECCW requested background data and recalculation of the Biobanking Assessment model

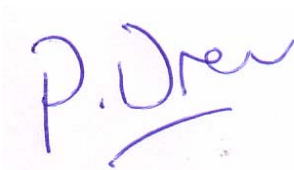
With regard to section 75H(6) of the *Environmental Planning & Assessment Act 1979*, and the following is noted:

- The Director-General's request for a response to the issues raised in the submissions has been supplied
- No issue was raised during the exhibition process or response consideration that warranted the preparation of a "preferred project report" which made changes to the project as exhibited
- Certain changes were made to the draft Statement of Commitments to clarify commitments to adherence to development control guidelines, compliance with acoustic standards, and completion of road infrastructure works

In addition to the tabulated response to issues raised, a revised draft Statement of Commitments, and revised Urban Design Report and Guidelines (Revision F) are also attached to this correspondence.

If you require any further information or wish to discuss any matter raised in this letter please contact the undersigned on 0413 098 609.

Yours sincerely,



P Drew  
Planning Logic Pty Ltd  
15/3/10