

**ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**

**DETERMINATION OF THE HUNTINGWOOD WEST (EMPLOYMENT LANDS) CONCEPT PLAN  
(MPA No. 06\_0203)**

**(File No. 9042140)**

I, the Minister for Planning, pursuant to Section 75O of the *Environmental Planning & Assessment Act, 1979*, determine the Huntingwood West (Employment Lands) Concept Plan (MPA No. 06\_0203) referred to in the attached Schedule 1, by **granting approval** subject to the modifications in the attached Schedule 2.

The reasons for modifications are:

- (1) To encourage good urban design.
- (2) To adequately mitigate the environmental impact of the development.
- (3) To maintain the amenity of the local area.

Frank Sartor MP  
**Minister for Planning**

Sydney,

2006

# SCHEDULE 1

## PART A — TABLE

<b>Application made by:</b>	Landcom
<b>Application made to:</b>	Minister for Planning
<b>On land comprising:</b>	Lot 1 DP 976165; Lots AX,AY DP 374284; Lots B,C DP 371678; Lot 4A DP 378122; Lot B DP 108398; Lot 1,2 DP 171732; Lot 1 DP 915115; Lot 1 DP 916147; Lot 17 DP 666798; Part Lot 2 DP 244378; Lot 8A, 8B DP 391499; Lot 7 DP 913820; Lot 1 DP 802277; Lot 5 DP 913789; Lot 4 DP 976165; Lot A DP 108398; Lot 1 DP 523422
<b>Local Government Area</b>	Blacktown City
<b>For the carrying out of:</b>	A detailed description of the proposal approved to is described in Modification A1, Part A, Schedule 2
<b>Capital Investment Value</b>	Concept Plan for subdivision only (\$10.5 million for future roads/ infrastructure)
<b>Type of development:</b>	Concept approval under Part 3A of the EP&A Act
<b>Determination made on:</b>	November 2006
<b>Determination:</b>	Concept approval is granted subject to the modifications in the attached Schedule 2.
<b>Date of commencement of approval:</b>	This approval commences on the date of the Minister's approval.
<b>Date approval is liable to lapse</b>	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the EP&A Act.

## PART B — DEFINITIONS

In this approval the following definitions apply:

**Act** means the *Environmental Planning and Assessment Act, 1979* (as amended).

**Council** means Blacktown City Council.

**Department** means the Department of Planning or its successors.

**Director General** means the Director General of the Department of Planning.

**Minister** means the Minister for Planning.

**Project** means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

**Proponent** means the person proposing the carry out of development comprising all or any part of the project, and includes persons certified by the Minister to be the proponent.

**Regulations** means the Environmental Planning and Assessment Regulations, 2000 (as amended).

**RTA** means the Roads and Traffic Authority.

**Subject Site** has the same meaning as the land identified in Part A of this schedule.

**Huntingwood West** has the same meaning as the land identified in Part A of this schedule.

**Huntingwood West Concept Plan** means the project described in Schedule 2, Part A, Modification A1 and the accompanying plans and documentation described in Schedule 2, Part A, Modification A2.

## SCHEDULE 2

### MODIFICATIONS TO THE HUNTINGWOOD WEST (EMPLOYMENT LANDS) CONCEPT PLAN CONCEPT PLAN No 06\_0203

#### PART A – ADMINISTRATIVE MODIFICATIONS

##### **A1. Development Description**

Concept approval is granted only to the carrying out of the development solely within the concept plan area as described in the document titled “**Employment Lands (Huntingwood West)**” prepared by Landcom & The Planning Group (dated 18 September 2006) including:

1. A 47 lot subdivision for employment generating uses;
2. Associated roads, services and infrastructure; and
3. Public open space.

##### **A2. Development in Accordance with Plans and Documentation**

The development shall be generally consistent with the following plans and documentation:

- a) **Employment Lands (Huntingwood West) – Executive Summary, Concept Plan (Volume One), Environmental Assessment (Volume Two) & Supporting Documents (Volume Three)** – dated 18 September 2006; except as amended by the Preferred Project Report titled **Concept Plan (Volume 1) Employment Lands (Huntingwood West)** dated 28 November 2006, incorporating revised **Statement of Commitments** prepared by Landcom.
- b) **Huntingwood West Proposed Subdivision Plan, Option 3 – Small Lots**, Drawing No. 2203 (Rev I), dated 21 November 2006 and prepared by Architectus.
- c) **Masterplan – small lot subdivision Option Three, Huntingwood West**, Drawing No. SK11D (Project No. 06047), dated 29 November 2006 and prepared by EDAW/AECOM.
- d) **Employment Lands (Huntingwood West) – Volume 1 Appendix C – Development Design Controls**, dated November 2006 and prepared by Architectus Sydney Pty Ltd.

Except for otherwise provided by the Department's modifications of approval as set out in Schedule 2, Part B and the proponent's statement of commitments.

##### **A3. Inconsistency Between Documentation**

In the event of any inconsistency between the modifications of this concept approval and the plans and documentation described in Modification A2, Part A, Schedule 2 referred to above, the modifications of this concept approval prevail.

##### **A4. Lapsing of Approval**

Approval of the Huntingwood West Concept Plan shall lapse 5 years after the determination date in Part A of Schedule 1 unless an application is submitted to carry out a project or development for which concept approval has been given.

##### **A5. Determination of Future Applications**

The determination of future applications for development is to be generally consistent with the terms of approval of Concept Plan No. 06\_0203 as described in Part A of Schedule 1 and subject to the modifications of approval set out in Parts A and B of Schedule 2.

#### PART B – DEPARTMENT OF PLANNING'S MODIFICATIONS

##### **B1. Intersection with Great Western Highway**

The RTA has no objection to a vehicular connection to the Highway in the location proposed on the submitted concept plan. However, the type of intersection treatment and configuration has not been agreed to at this stage and the RTA will confirm its preferred intersection treatment as part of its involvement in the determination of project/development applications for the proposed future development of the site, unless the RTA and the proponent reach an agreement in the meantime.

The RTA's concurrence under Section 138 will be granted following its adoption of a preferred intersection treatment.

## ***B2. Planning Agreement***

The proposed development is a significant traffic generator and is likely to affect traffic flow on the Great Western Highway and M7. Hence, the proponent(s) acting on the concept plan are to enter in to a future planning agreement (or other suitable mechanism) with the RTA and/or the Department of Planning for appropriate contribution towards regional road improvements (in addition to any proposed access arrangement off the Highway and Bradham Drive). The level of funding is to be agreed to prior to the determination of any project/development application on the site.

## ***B3. Road Design and Construction***

- a) The internal road network, including the connection to Bradham Drive and associated upgrading of the roundabout are to be designed and constructed to the satisfaction of Blacktown City Council.
- b) A 'Works Authorisation Deed' will be required for any proposed roadworks and connection to the Great Western Highway.
- c) The design requirements of any roadworks on the Highway shall be in accordance with the RTA Road Design Guide and other Australian Codes of Practice. Certified copies of the design plans shall be submitted to the RTA for consideration and approval prior to the commencement of road works.
- d) The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
- e) The RTA's fees for administration, plan checking, civil and signal works inspections and project management shall be paid by the developer prior to the release of the approved road design plans.
- f) A 'Construction Management Plan' is to be undertaken and approved as part of a project/ development application of any development on the site.
- g) The existing (redundant) driveway off the Great Western Highway shall be removed as part of the proposed development. The road works associated with the closure of this driveway shall be determined when a development application is lodged for the proposed industrial development.
- h) Any project/development application lodged for the proposed future development of the site shall illustrate that the internal road network has been designed to permit vehicular access to the neighbouring lots to the east of the subject site (adjacent the signalised intersection of the Great Western Highway/Bradham Drive/Doonside Road).