



Planning

Contact: Toby Philp
Phone: 02 9228 6343
Fax: 02 9228 6399
Email: toby.philp@planning.nsw.gov.au
Our ref: MP 09_0197
File: S 09/00272-1

Vince Hardy
Urban Planning Consultant
Cityscape Planning + Projects
PO Box 127
GLENBROOK NSW 2773

Dear Mr Hardy

**Director General's Environmental Assessment Requirements
for a Concept Plan (MP09_0197) and Stage 1 Project Application (MP09_0220) for a
proposed mixed use development at Parker Street, Kingswood**

Thankyou for your request for Director General's Environmental Assessment Requirements (DGR's) for the above project. The DGR's were prepared from the information provided within your application and in consultation with relevant Government agencies including Penrith City Council, NSW Roads and Traffic Authority, NSW Transport and Infrastructure, NSW Department of Health and Railcorp. Please find enclosed a copy of the DGR's.

I note that the project comprises a significant amount of new retail and commercial floor space on a site not located within an existing centre. Furthermore, the proposed maximum height of 12 storeys significantly exceeds the existing height controls applying to the site. These issues will need to be carefully considered, with any non-compliance with controls justified in the Environmental Assessment Report. This has been raised as a key consideration in the DGR's.

Under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment (EA), the Department will review the document to determine if it adequately addresses the DGR's. If the Director General considers that the EA does not adequately address the DGR's, the Director General may require the proponent to revise the document to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGR's for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Toby Philp on 9228 6343 or via e-mail at toby.philp@planning.nsw.gov.au.

Yours sincerely

 1/3/10
Daniel Keary
Director, Government Land and Social Projects