

Annex B

Newsletter

SOUTHERN EMPLOYMENT LANDS GREYSTANES ESTATE



INTRODUCTION

In 1999, the Minister for Planning rezoned Boral's Greystanes Estate to facilitate its redevelopment for employment and residential development. The residential development, Nelson's Ridge, being carried out by Delfin Lend Lease on behalf of Boral is well underway. The Northern Employment Lands has been subdivided and largely developed with warehouses, distribution centres and the Boral office building.

WHAT IS PROPOSED?

With Prospect Quarry due to close in the next few years, Boral is now proposing to develop the area known as the Southern Employment Lands. The proposed development will include:

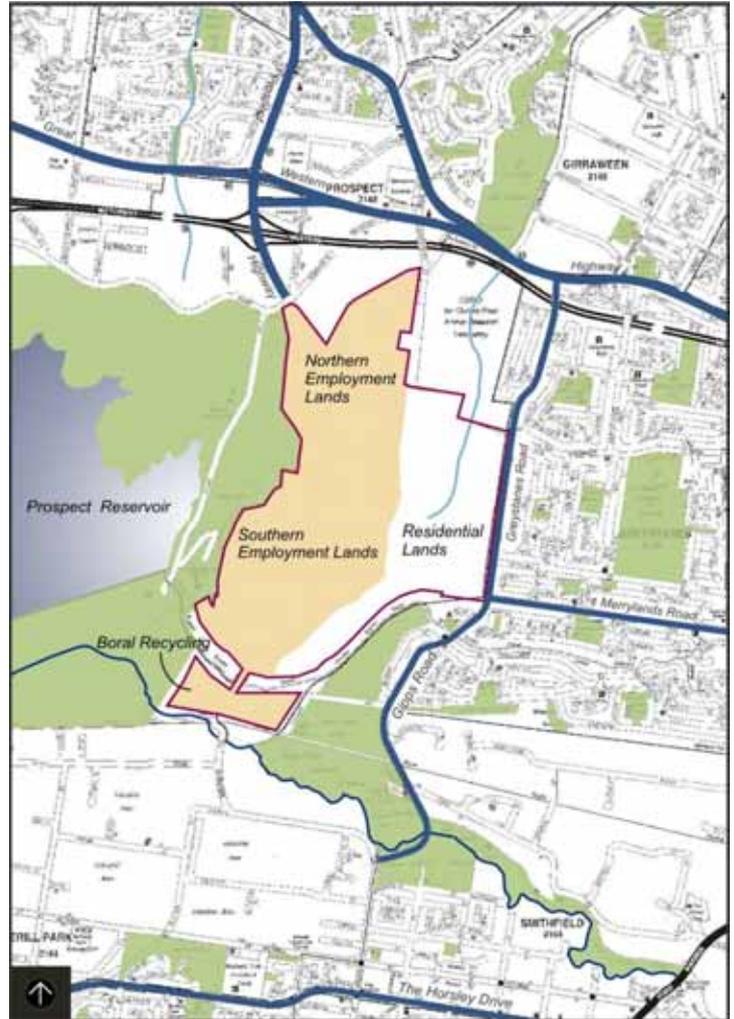
- a subdivision to provide approximately 60 lots with a minimum lot size of 5,000 square metres for employment generating uses including industry, warehouses, research and development, and associated offices;
- a parcel of land for a modern business park to feature high quality office / business accommodation;
- a parcel of land for a service retail centre, which is intended to accommodate a tavern, auto service and repair uses, local convenience store, fast food outlet, café, business support activities;
- infrastructure including roads, stormwater management and detention ponds and the dedication of land for the proposed Blacktown to Wetherill Park bus transit way; and
- design controls to ensure a high standard of future development.

The proposal will see the rehabilitation of the Prospect Quarry providing land for employment uses, promoting economic development and employment opportunities. The final development has the potential to provide up to 5,000 new jobs in Western Sydney.

The development will also provide for the completion of the north south spine road (Reconciliation Drive) linking the Wetherill Park industrial area to the M4 and Great Western Highway with land set aside for the future Blacktown to Wetherill Park bus transitway.

WHAT IS HAPPENING NOW?

The Minister for Planning has indicated that he will consider the proposal a 'major project' under Part 3A of the *Environmental Planning and Assessment Act 1979* which means the application and supporting documentation will be submitted and assessed by the NSW Department of Planning.



Boral has engaged ERM Australia Pty Ltd, an environmental and planning services firm, to prepare the application for submission to the State Government.

Key environmental issues that will be investigated as part of the application include ground and storm water management; traffic and transportation management; European and Aboriginal heritage; the provision of utilities; suitability of the site for the intended uses; and the economic impact of the retail and office uses on nearby commercial centres. Design controls and management measures will be prepared to guide the development.

The application will be submitted to the Department of Planning later this year once the above investigations have been undertaken. The Department of Planning will then place the application on public exhibition to provide the community, councils, government agencies and other interested parties the opportunity to comment on the proposal.

FURTHER INFORMATION

If you would like further information or have any comments or questions, please contact Fiona van der Hoeven or Christine Allen:

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