



NSW GOVERNMENT
Department of Planning

17 JAN 2008

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Ms Sue Francis
Director
Planning Work Shop Australia
GPO BOX 3275
SYDNEY NSW 2001

Our ref: MP 07_01065
Your ref:
File: S07/01183

Dear Ms Francis,

**Subject: Proposed Mixed Use Development at 60 Charlotte Street Campsie
(former Sunbeam Site)**

I refer to your recent letter regarding the above proposal in which you requested confirmation that your proposal is a Major Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies, and sought authorisation for the submission of a Concept Plan.

I am writing to advise you that the Minister formed the opinion on 20 December 2007 that your proposal is a Project to which Part 3A of the Act applies, and authorised the submission of a concept plan pursuant to Section 75M of the Act.

In forming the opinion the Minister noted the Department's concerns regarding the loss of employment land from this site, particularly as the site is identified within the recently released South Subregional Strategy as land to be retained for industrial purposes. Whilst the Department supports redevelopment on the site and is willing to consider some non employment uses despite the Subregional Strategy, the residential component of the proposal should be reduced in favour of greater industrial/employment uses.

You may now apply for the approval of the Minister to carry out the Concept Plan and a concurrent Project Application if desired. In seeking the Minister's approval, Section 75E of the Act requires you to lodge an application with the Director General. The application you will lodge with the Director General must include a completed Application form, a Preliminary Assessment based on the information contained in this Schedule, and the correct fee. I have enclosed an Application Form with this letter, along with a schedule that identifies what information should be addressed in the Preliminary Assessment and the fees to be paid.

If you have any questions concerning any of the above matters or information required for the Preliminary Assessment, you should contact Anthony Witherdin on the phone number 9228 6173 or via e-mail to anthony.witherdin@planning.nsw.gov.au.

Yours sincerely

Jason Perica
Executive Director
Strategic Sites and Urban Renewal

11/1/08

Schedule – Information required at lodgement

Application form	You must complete in full the Application for a Major Project form enclosed.
Preliminary Assessment – Purpose	The purpose of the Preliminary Assessment is to assist the preparation of the Director General's Environmental Assessment Requirements. The purpose of the Preliminary Assessment is to culminate in a summary of the "Key Issues". Key Issues are those matters that if not addressed satisfactorily may lead to refusal of the project.
Preliminary Assessment – Identifying Key Issues	"Key Issues" will emerge from: (a) the proponent's consultation with all relevant agencies and groups, and (b) from the proponent's assessment of the proposed project against applicable environmental planning instruments, policies, guidelines and other relevant planning documents. "Key issues" could include, but may not be limited to: (a) non-compliances with known relevant planning controls; (b) known community concerns about the development proposed; (c) potential environmental impacts associated with construction, operation, or occupation of a project; (d) likely environmental risks; (e) constraints arising from the peculiarities of a project site. "Key Issues" should not include those aspects of a proposed project that comply with known planning controls; where there are no community concerns or where there are no other contentious matters.
Preliminary Assessment – Information to be addressed	The Preliminary Assessment should include: (a) a written and graphical description of the project and any ancillary components, including relevant preliminary plans; (b) the location(s) and a map identifying the site(s)/alignment/corridor; (c) the planning provisions applying to the site and whether the project is permitted under the prevailing EPIs, DCPs, policies, etc, and if the project is inconsistent with such instruments/plans/policies; (d) the views of the other agencies, local council and/or the community if known; (e) an identification of any study or investigations undertaken for the preparation of the Metro Strategy or other regional or local strategies that may affect the Project; (f) a quantity surveyor's cost estimate report to verify the capital investment value of the project.
Application Fee	\$1000.00, based on set fee for lodgement of a MP application. Outstanding fee's (to be determined) are to be paid at the lodgement of the Environmental Assessment.
Copies of Documentation	10 copies of all documentation lodged (including plans)
Electronic Version of Documents	1 CD in Rich Text Format of all documentation lodged, and 1 CD in PDF format of all documentation lodged, and All plans should be in PDF format. Note: In the event that the documentation exceeds 5

	Megabytes, you should contact the liaison officer prior to lodgement. Please be aware that you may be required to prepare a website for your Project.
Acceptance of Application	The Director General will not accept your application until such time as you complete all the information required by this schedule, the accompanying fee, and a completed application form