



NSW GOVERNMENT  
Department of Planning

Office of the Director General

Ms Jennifer Cooper  
Associate Director  
Urbis Pty Ltd  
GPO Box 5278  
SYDNEY NSW 2001

Y09/937

Dear Ms Cooper,

**REQUEST FOR DIRECTOR-GENERAL'S OPINION ON DECLARATION OF MAJOR PROJECT, MIXED USE DEVELOPMENT, 'BAKEHOUSE QUARTER', NORTH STRATHFIELD (MP 09\_0054)**

Thank you for your letter dated 5 March 2009, requesting confirmation that your proposal is a Major Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies.

I have formed the opinion that your proposal is development of a kind described in Schedule 1, Group 6, Clause 17 of the Major Project SEPP and is a Project to which Part 3A of the Act applies, and have also authorised the submission of a Concept Plan under Section 75M of the Act.

In forming this opinion, I raise concern with the total FSR and height of the development. In addition, further analysis will need to be undertaken in regards to the impact of the proposal upon the role and function of nearby centres.

The concerns identified above will need to be addressed in your Environmental Assessment. You may now apply to the Department to issue the Director-General's Requirements (DGRs).

Should you have any further enquiries about this matter, I have arranged for Michael Woodland, Director, Urban Assessments to assist you. Michael may be contacted at the Department's Bridge Street Office on telephone number (02) 9228 6150.

Yours sincerely

Sam Haddad  
Director General

29/4/2009.