



Planning

Mr Oliver Klein
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

Our Ref: Y10/01758

Dear Mr Klein,

MAJOR PROJECT REQUEST: 88 CHRISTIE STREET, ST LEONARDS (MP 09_0210)

Thank you for your recent correspondence seeking the Minister's opinion as to whether your proposal is a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979* for the above-mentioned site.

I am writing to advise you that as the delegate of the Minister, I have formed the opinion that your proposal meets the mandatory criteria for a Major Project under the *State Environmental Planning Policy (Major Projects) 2005* and is therefore a project to which Part 3A of the Act applies. I have also authorised the submission of a Concept Plan.

In forming this opinion, you are advised that the Department has concern regarding the potential for the 3 properties to the south to realise viable envelopes/floorplates consistent with the height and FSR controls under the draft Lane Cove LEP 2008. Consideration should be given to amalgamating these properties within the proposal. Alternatively, if amalgamation cannot occur, you are requested to demonstrate that these properties can achieve development outcomes which maximise the opportunities available under the draft LEP controls.

You may now apply to the Department to issue the Director-General's Requirements for the proposal.

Please note that Section 75E of the Act requires you to lodge a Major Project application with the Director-General. You should also include a completed application form and a Political Donations Declaration Statement with your application (if required).

If you have any enquiries you should contact Michael Woodland, Director Metropolitan Projects who is available during normal business hours on either 9228 6150 or Michael.woodland@planning.nsw.gov.au.

Yours sincerely

Marcus Ray
A/Deputy Director-General
Development Assessment & Systems Performance

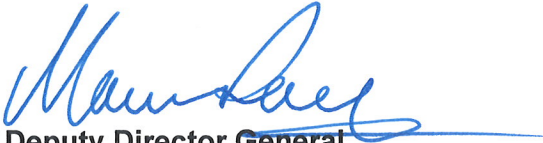
22/01/10

Record of Minister's opinion for the purposes of Clause 6(1) of the State Environmental Planning Policy (Major Development) 2005

I, the A/ Deputy Director-General, as delegate of the Minister for Planning under delegation executed on 4 March 2009, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1 of the *State Environmental Planning Policy (Major Projects) 2005* – namely Part 5 Clause 13 – Residential, commercial or retail projects, and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

Schedule

A proposal for a commercial development at 88 Christie Street, St Leonards.


A/ Deputy Director General
Development Assessment and Systems Performance

Date: 22/01/10