



## Planning

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Our Ref: DGC09/848

Mr David Furlong  
Director  
Plan Urban Services Pty Ltd  
7 Chudleigh Street  
RYDALMERE NSW 2118

Dear Mr Furlong,

### PROPOSED MAJOR PROJECT WITHIN THE MEADOWBANK EMPLOYMENT AREA, MEADOWBANK

I refer to your letter and recent meeting with the Department and Ryde Council regarding the proposed development of land owned/controlled by Holdmark Property Group within the Meadowbank Employment Area under Part 3A of the *Environmental Planning and Assessment Act, 1979*.

As you may be aware, on 1 July 2009 *State Environmental Planning Policy (Major Projects) 2005* was amended to *State Environmental Planning Policy (Major Development) 2005*. This amendment included increasing the Part 3A project minimum threshold from \$50 million to \$100 million CIV for residential, commercial or retail projects (Schedule 1, Cl. 13).

If your proposal has a CIV of greater than \$100 million, a formal request to the Department will be required. To support your request you should submit a Preliminary Environmental Assessment including:

- Site description, brief consideration against relevant planning controls, proposal, summary of key issues and staging (if applicable);
- Site plan/locality details;
- Indicative drawings indicating:
  - o Site layout (including landuses, envelopes and FSR's);
  - o Public domain concepts
  - o Details of land amalgamations and staging.
- A Quantity Surveyor's Certificate outlining the Capital Investment Value (CIV) of the proposal; and
- A Political Donation Disclosure Statement (if applicable) which is available from the Department's website ([www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)).

Your submission should also request the Minister to authorise the submission of a Concept Plan for the proposal (if required) and the Director General's Environmental Assessment requirements, should the proposal be declared a Major Project.

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

Yours sincerely



3/11/09

Richard Pearson

Deputy Director-General

Development Assessment & Systems Performance