



Planning

Mr Brian Mann
Director
Robertson + Marks Architects
Ground Floor, 11-17 Buckingham Street
SURRY HILLS NSW 2010

Our ref: MP09_0216
File: 09/04920-1

Dear Mr Mann,

Request for Declaration of Major Project, Former Meadowbank Employment Area, Meadowbank/Ryde (MP09_0216)

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* at the above site.

I am writing to advise you that as the delegate for 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 under section 75M of the Act.

In forming the opinion to declare the project, I consider that a detailed justification for the proposed heights, density and predominance of residential uses within a designated 'Mixed Use Zone' will be required. In addition, an assessment of the infrastructure requirements needed to meet the demands from increased densities will need to be provided. The potential isolation of some properties not included in the current proposal, development staging and timing of any decontamination works will also require careful consideration.

Please note that Section 75E of the Act requires you to lodge a Major Project application with the Director-General. You should include with your application a completed application form, and also a Political Donations Declaration Statement (every landowner to which the proposal applies is required to make a declaration).

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

Yours sincerely,

Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance