



Planning

Mr Ian Cady
Associate Director
Urbis Pty Ltd
Level 21, 321 Kent Street
SYDNEY NSW 2000

Our Ref: MP10_0037
10/07965

Dear Mr Cady,

MAJOR PROJECT REQUEST: 1-9 ALLENGROVE CRESCENT, 116A-122B EPPING ROAD, AND 259-263 LANE COVE ROAD, NORTH RYDE (MP10_0037)

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 Development) 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 concerns regarding the proposed building heights and in particular their relationship to adjacent development. In addition, further analysis will need to occur regarding the site isolation issue for Nos 253-257 Lane Cove Road, and the urban design and contextual surrounds of the proposal, demonstrating that reasonable residential amenity will be achieved and maintained.

The Director General's Environmental Assessment requirements (DGR's) will identify these issues which will need to be addressed in your Environmental Assessment.

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

Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance