

## **ATTACHMENT A**

Letter from Department of Planning Major Projects Branch

Following preliminary meeting



## Planning

Contact: Michael Woodland  
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Mr Lindsay Hunt  
Colston Budd Hunt & Cafes Pty Ltd  
PO Box 5186  
WEST CHATSWOOD NSW 1515

Dear Mr Hunt

### 6-18 Parramatta Road Homebush – Proposed Mixed Use Development.

I refer to our meeting on 17 September 2009 regarding the above proposal. In order for the Department to consider your proposal a Major Project you will be required to submit a formal request to the Department of Planning seeking an opinion that the proposal is a Major Project to be determined under *Part 3A of the Environmental Planning and Assessment Act, 1979*.

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

To support your request you should submit a Preliminary Environmental Assessment. The Preliminary Environmental Assessment shall provide details on the site, the proposed development (including the statutory and strategic context) and provide a summary of the key issues associated with the proposal. A Quantity Surveyor's Certificate outlining the Capital Investment Value (CIV) of the proposal and a Political Donation Disclosure Statement is also required.

As indicated at our meeting, based on a preliminary review of the proposal, the Department raises concern with non-compliances with Council's controls, particularly in relation to the height controls contained within the *Strathfield Development Control Plan NO 20 - Parramatta Road Corridor Area*. Furthermore, the proposal's impact on nearby town centres and its integration with the adjacent Bakehouse Quarter, will require careful consideration.

If you have any questions regarding this matter please contact Michael Woodland on 9228 6150 or via email at [michael.woodland@planning.nsw.gov.au](mailto:michael.woodland@planning.nsw.gov.au).

Yours sincerely,

22.10.09

Chris Wilson  
Executive Director  
Major DA Assessments