



Planning

Mr John Neish
General Manager
Ryde City Council
Locked Bag 2069
NORTH RYDE NSW 1670

Our ref: MP10_0112
and MP10_0113
File: 10/15387
and 10/15388

Dear Mr Neish,

Request for Declaration of Major Project, *Stamford Grand North Ryde* (MP10_0112 and MP10_0113)

I refer to a recent request from JBA Urban Planning Consultants on behalf of Stamford Property Services to declare the proposed development at the above site a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979*.

I have formed the opinion, as the delegate of the Minister, that the proposal is a Major Project as described under Clause 13, Schedule 1 of the *State Environmental Planning Policy (Major Projects) 2005* and is therefore a project to which Part 3A of the Act applies for the purposes of Section 75B of the Act. I have also authorised the submission of a Concept Plan under Section 75M of the Act.

The declaration of projects of this type (where the capital investment value exceeds \$100 million) under the Major Development SEPP is non-discretionary and automatically falls within Part 3A of the Act.

I have advised the Proponent that a height of 21 storeys is not supported on this site. Whilst some additional height beyond the current and draft LEP controls may be appropriate, I have required that a detailed justification be provided. In forming the opinion to declare the project, I have also required that a justification for the proposed density of development and the predominance of residential uses within a designated 'Mixed Use Zone' be provided with the Environmental Assessment.

These issues will be addressed as part of the Director General's Environmental Assessment Requirements (DGR's) and Council will be formally consulted shortly.

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

2/9/10



Planning

Authorisation of a Concept Plan under section 75M(1) of the Environmental Planning and Assessment Act 1979

I, the Deputy Director General, as delegate of the Minister for Planning under delegation executed 25 January 2010, authorise the submission of a Concept Plan for the development described in the Schedule below.

Schedule

A proposal for a mixed use development at 110-114 Herring Road, Macquarie Park.



Richard Pearson
Deputy Director General
Development Assessment & Systems Performance

Date:

2/9/10



Planning

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

As delegate of the Minister for Planning under delegation executed on 25 January 2010, I 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 Development) 2005* – namely clause 13 (residential, retail or commercial projects with a capital investment value in excess of \$100 million) – 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 mixed use development at 110-114 Herring Road, Macquarie Park.



Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance

Date:

2/2/10