



Planning

Mrs Clare Swan
Associate
JBA Urban Planning Consultants
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2060

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

Dear Mrs Swan,

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

Thank you for your recent correspondence on behalf of Stamford Property Services 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 non-discretionary 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.

You should note that the Department does not support a height of 21 storeys on this site. Whilst some additional height beyond the current and draft LEP controls may be appropriate, a detailed justification for the mix and scale of building envelopes will be required.

In forming the opinion to declare the project, I consider that a detailed justification for the proposed mix and scale of building envelopes, the density of development and the predominance of residential uses within a designated 'Mixed Use Zone' will also be required.

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



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



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:

2/9/10