



Planning

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

Our ref: MP10_0165
File: 10/19087

Dear Mr Neish,

Request for Declaration of Major Project – Whiteside Street and David Avenue, North Ryde (MP10_0165)

I refer to a recent request from Urbis on behalf of EGC Custodian Services Pty Ltd to declare a 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 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.

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 also authorised the submission of a Concept Plan under Section 75M of the Act.

In forming the opinion to declare the project, I have advised the proponent that the relationship to adjacent residential land uses in terms of building height and amenity impacts, the interface to Epping Road, on-site parking provision, and accessibility to public transport will need to be carefully considered. I have noted the proximity of the site to nearby railway stations.

These key issues will be addressed as part of the Director General's Environmental Assessment Requirements (DGR's) and Council will be formally consulted on the draft DGRs 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, or by email at michael.woodland@planning.nsw.gov.au.

Yours sincerely,


Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance

15/10/10