



Vince Hardy
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Y09/3259

Dear Mr Hardy

**REQUEST FOR DECLARATION OF MAJOR PROJECT AND AUTHORISATION OF A CONCEPT
PLAN
MIXED USE DEVELOPMENT AT PARKER STREET, KINGSWOOD**

Thank you for your request dated 8 October 2009 requesting confirmation that the above proposal is a Major Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the EP&A Act) applies.

I have formed the opinion that your proposal is development of a kind described in Schedule 1, Group 5 Clause 13, of the State Environmental Planning Policy (Major Development) 2005 (MD SEPP) and is a Project to which Part 3A of the EP&A Act applies. I have also authorised the submission of a Concept Plan for the proposal under Section 75M of the EP&A Act.

I note that the project comprises a significant amount of new retail and commercial floorspace on a site not located within an existing centre. Furthermore the proposed maximum height of 12 storeys significantly exceeds the existing height controls applying to the site. These issues will need to be carefully considered, with any exceedance justified in the Environmental Assessment Report, and will be raised as a key consideration in the Director-General's Environmental Assessment Requirements when issued.

A Preliminary Environmental Assessment for the Concept Plan and Project Application is to be lodged with the Department with a request for the preparation of the Director Generals Environmental Assessment Requirements.

Should you have any further enquiries about this matter, I have arranged for Daniel Keary, Director, Government Land and Social Projects Assessments to assist you. Mr Keary may be contacted at the Department's Bridge Street Office on telephone number (02) 9228 6373 or via email at daniel.keary@planning.nsw.gov.au.

Yours sincerely


Richard Pearson
Deputy Director General
Development Assessment & Systems Performance