



Planning

COPY

Office of Director General

Mr Scott Barwick
SJB Planning Pty Ltd
Level 2, 490 Crown Street
SURRY HILLS NSW 2010

Our ref: MP10_0155
File: 10/18337

Dear Mr Barwick,

I refer to your recent correspondence on behalf of EG Funds Management seeking an opinion as to whether your proposal at the above site is a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979*.

I am writing to advise you that I have formed the opinion your proposal meets the non-discretionary criteria for a Major Project under the *State Environmental Planning Policy (Major Development) 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.

In forming the opinion to declare the project, I consider the proposed mix of land uses, including the proportion of non-employment land uses on the site, will need to be carefully considered. In addition, a detailed assessment of the traffic implications and impacts on other centres will need to be provided.

Please note that Section 75E of the Act requires you to lodge a Major Project application with the Director-General.

Should you have any further enquiries regarding this Project, I have arranged for Mr Michael Woodland, Director, Metropolitan Projects to assist you. Mr Woodland may be contacted on telephone number (02) 9228 6150.

Yours sincerely

SIGNED

Tony Kelly MLC
Minister for Planning

28 OCT 2010