

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
DETERMINATION OF DEVELOPMENT APPLICATION NO. 388-8-2003
(FILE NO. S03/02473 PARTS 1 & 2)

**LOT 22 DP 624240 KNOWN AS 2-4 WALKER STREET, RHODES.
RESIDENTIAL BUILDING COMPRISING 42 UNITS, LOCAL SHOPS AND
CHILDCARE CENTRE.**

I, the Minister for Infrastructure and Planning, pursuant to Section 80 (3) of the *Environmental Planning & Assessment Act, 1979*, and clause 5 of *Sydney Regional Environmental Plan No.29—Rhodes Peninsula*, determine the development application referred to in the attached Schedule 1, by granting a deferred commencement consent to the application subject to the conditions of consent in the attached Schedule 2.

The reasons for the imposition of conditions are:

- (1) To ensure appropriate traffic management controls in the vicinity of proposed development and relevant approvals under s.138 of the Roads Act are addressed,
- (2) To encourage good urban design and a high standard of architecture that is consistent with the vision for the Rhodes Peninsula,
- (3) To promote the orderly and ecologically sustainable use and development of this land,
- (4) To enhance the amenity of the local area,
- (5) To require the provision of a developer contribution due to an increase in the demand for public amenities and public services within the area,
- (6) To encourage a vibrant community and safe public domain with active frontages along main streets,
- (7) To provide a high quality landscaping and planting within the public and private domain, and
- (8) To make a significant contribution to ecological sustainability through reduced energy requirements, particularly those of a non-renewable nature.

Craig Knowles MP
Minister for Infrastructure and Planning
Minister for Natural Resources