



NSW GOVERNMENT
Department of Planning

Office of the Director General

Our ref: Y09/62
File: S08/01920

Coogee Bay Village Pty Ltd
c/- JBA Urban Planning
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2076

Dear Mr Kirkby

Major Project Request – Mixed use development (MP08_0244)

Lot A in DP 418891, Lot 11 in DP 713206, Lots 101, 102 and 103 in DP 1067930 and Lot 3 in DP 713505 – 23, 23A, 27 – 37 Lindfield Avenue and 11 Havilah Lane, Lindfield.

Thank you for your letter dated 17 December 2008, requesting confirmation that your proposal is a Major Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies.

I have formed the opinion that your proposal is development of a kind described in Schedule 2, Clause 15 of the Major Project SEPP and is a Project to which Part 3A of the Act applies.

The Department has concern regarding isolation of 2 Kochia Lane in the eastern corner of Site 4. The design should ensure any future development on the site is not compromised by the exclusion of this site.

Careful consideration should also be given to the visual relationship between the existing residential development to the north-east (rear lane) and the heritage listed building to the south, along Lindfield Avenue. Particular care should also be given to the treatment of the loading dock area. The design of the private communal open space should ensure optimum levels of solar access are provided in accordance with the provisions of SEPP 65.

These issues will need to be addressed in your environmental assessment. We will continue to work together with regards the issue of DGR's and with the Ku-ring-gai Panel.

Should you have any further enquiries about this matter, I have arranged for Michael Woodland, Director, Urban Assessments to assist you. Michael may be contacted at the Department's Bridge Street Office on telephone number (02) 9228 6150.

Yours sincerely


Sam Haddad
Director General

15/1/09