



NSW GOVERNMENT
Department of Planning

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Our ref: MP 09_0066
File: S09/00518-1

Ms Audrey Thomas
Conybeare Morrison
PO Box A866
SYDNEY SOUTH NSW 1235

Dear Ms Thomas,

**CONSTRUCTION OF TWO MIXED USE COMMERCIAL, RETAIL AND RESIDENTIAL
TOWERS, THOMAS STREET & ALBERT AVENUE, CHATSWOOD - MP 09_0066**

Thankyou for your request for Director-General's environmental assessment requirements (DGRs) for the above project. The DGRs were prepared from the information provided within your application and in consultation with relevant Government agencies, including Council (attached).

Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

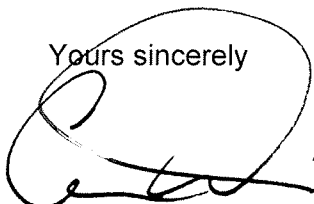
Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

While the provision of key issues and assessment requirements means you are able to commence preparation of your Environmental Assessment, I would like to take this opportunity to remind you of the Department's particular concerns regarding the form, layout and siting of the development envelopes and the need for appropriate contextual and massing studies to be undertaken. Potential overshadowing impacts upon nearby areas, including residential properties and areas of open space, have also been identified as requiring careful consideration.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the Environmental Assessment.

Should you have any questions regarding any of the above, please contact Andrew Beattie on the contact details above.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Wilson', enclosed within a large, hand-drawn oval.

21.6.09

Chris Wilson

Executive Director

Major Project Assessments

As delegate for the Director General