



*Making Luxury Apartments Affordable*

20 July 2009

Major Project Assessments  
Department of Planning  
GPO Box 39,  
SYDNEY NSW 2001



Dear Sir/Madam,

**REQUEST FOR DIRECTOR GENERAL REQUIREMENTS**  
***Clause 6, State Environmental Planning Policy (Major Projects) 2005***  
**12-40 Bonar Street and 5 Loftus Street, Arncliffe**

Meriton Apartments Pty Ltd is in the process of preparing an application for the residential redevelopment of the above site. It is proposed to construct a total of 313 apartments within 4 separate buildings, basement car parking, large areas of communal open space landscaping and a private gymnasium.

The Capital Investment Value of the proposed development exceeds \$100 million and in accordance with Clause 6(1)(a) of *State Environmental Planning Policy (Major Projects) 2005*, the development is therefore of a type to which Part 3A of the EP&A Act, 1979 applies. A detailed cost analysis report prepared by an independent Quantity Surveyor will be submitted with the Development Application.

To assist the Department in issuing the Director General requirements for the project, please find attached an aerial view of the site context and detailed architectural plans.

To avoid any unnecessary delays in the submission of the DA, please issue the Director General requirements as soon as possible. Should you require any further assistance, please do not hesitate to contact me in the first instance on 9287 2629.

Yours sincerely

**MERITON APARTMENTS PTY LIMITED**

**WALTER GORDON**  
**Planning and Development Manager**



Subject site shown outlined red.