

4 March 2010

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

Attention: Michael Woodland

Dear Mr Woodland



MERITON
MAKING LUXURY APARTMENTS
AFFORDABLE

MERITON TOWER
Level 11, 528 Kent Street
Sydney NSW 2000
Telephone: (02) 9287 2888
Facsimile: (02) 9287 2777
general@meriton.com.au

REQUEST FOR DIRECTOR GENERAL REQUIREMENTS
Clause 6, State Environmental Planning Policy (Major Projects) 2005
Lots 101 and 102, 52 Walker Street, Rhodes

We have been working closely with the Community and Canada Bay Council for over a year to replan the development of Rhodes Peninsula. A masterplan has been adopted by Council that provides the community with more public open space and services in lieu of more housing.

The proposed development will result in a total of 605 apartments within 4 separate buildings up to a maximum of 25-storeys, private gym and swimming pool facilities, basement car parking and large areas of landscaped public open space. A copy of the approved masterplan and concept plans are attached for your perusal.

Canada Bay Council is currently finalising a Development Control Plan to allow the proposed development to take place, subject to the Department of Planning amending Sydney Regional Environmental Plan No.29. The DCP is anticipated to be adopted at Council's meeting on 24th March 2010.

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. The development will have a capital investment value well in excess of 200m and a Major Project detailed cost analysis report prepared by an independent Quantity Surveyor will be submitted with the Application.

To assist the Department in issuing the Director General requirements for the project, please find attached a copy of our architectural plans to date, Council approved masterplan and aerial view of the site.

It would be most appreciated if you could 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

Handwritten signature of Walter Gordon in blue ink.

WALTER GORDON
Manager Planning and Development



Approximate location of subject site shown outlined red.