



Planning

Mr Walter Gordon
Manager Planning and Development
Meriton Apartments
Level 11, 528 Kent Street
SYDNEY NSW 2000

Our Ref: MP10_0058
10/08695

Dear Mr Gordon,

MAJOR PROJECT REQUEST: LOTS 101 AND 102, 52 WALKER STREET, RHODES (MP10_0058)

Thank you for your recent correspondence seeking the Minister's opinion as to whether your proposal is a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979* for the above-mentioned site.

I am writing to advise you that as the delegate of the Minister, I have formed the opinion that your proposal meets the mandatory criteria for a Major Project under the *State Environmental Planning Policy (Major Development) 2005* and is therefore a project to which Part 3A of the Act applies.

In forming the opinion to declare the project, I consider that a number of matters will require careful and detailed consideration, including the provision of open space and community facilities, height, bulk and scale of new buildings and traffic generation. In addition, the form of the proposal should be consistent with the provisions of the adopted Draft Rhodes West Masterplan 2009 prepared by Canada Bay Council.

The Director General's Environmental Assessment requirements (DGR's) will identify these issues which will need to be addressed in your Environmental Assessment. The DGR's will be issued shortly.

Further, it has been resolved that Canada Bay Council will undertake assessment of this proposal for determination by the Minister for Planning.

Please note that Section 75E of the Act requires you to lodge a Major Project application with the Director-General. You should also include a completed application form and a Political Donations Declaration Statement with your application (if required).

If you have any enquiries you should contact Michael Woodland, Director Metropolitan Projects who is available during normal business hours on either 9228 6150 or Michael.woodland@planning.nsw.gov.au.

Yours sincerely


Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance