



Mr Gary Sawyer
The General Manager
City of Canada Bay
Locked Bag 1470
DRUMMOYNE NSW 1470

Our ref: MP10_0058
10/08695

Dear Mr Sawyer,

REQUEST FOR DECLARATION OF MAJOR PROJECT, LOTS 101 AND 102, 52 WALKER STREET, RHODES (MP10_0058)

I refer to a recent request from Meriton Apartments to declare the proposed development at the above site a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979*.

I have formed the opinion, as the delegate of the Minister, that the proposal is a Major Project as described under Clause 13, Schedule 1 of the *State Environmental Planning Policy (Major Development) 2005* and is therefore a project to which Part 3A of the Act applies for the purposes of Section 75B of the Act.

The declaration of projects of this type under the Major Development SEPP is non-discretionary and automatically falls within Part 3A of the Act.

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. Further, I have required that the form of the proposal should be consistent with the provisions of the adopted Draft Rhodes West Masterplan 2009.

These issues will be addressed as part of the Director General's Environmental Assessment Requirements (DGR's), and pursuant to Section 75F(4) of the Act, the Director-General requests you to provide details of key issues and assessment requirements which may be included in the final DGR's. To assist you, a copy of the draft DGR's is attached. The provision of key issues and assessment requirements would be appreciated as soon as possible and no later than **17 May 2010**.

As discussed at a recent meeting with the Director General, it is proposed that Canada Bay Council will undertake assessment of this proposal for determination by the Minister for Planning and an assessment of delegation to this effect will be provided shortly.

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

Yours sincerely,



Richard Pearson
Deputy Director-General
Development Assessment & Systems Performance