



NSW GOVERNMENT
Department of Planning

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Mr Ben Hendricks
MacroPlan Australia
PO Box R1987
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Our ref: MP08_0235
File: S08/01808-1

Dear Mr Hendricks

MIXED USE RETAIL/RESIDENTIAL DEVELOPMENT AT 78-96 ARNCLIFFE STREET AND 31-45 PRINCES HIGHWAY, WOLLI CREEK (MP 08_0235)

I refer to your correspondence dated 8 October 2008 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* and to request authorisation for the submission of a Concept Plan for the above-mentioned site.

I am writing to advise you that the Minister for Planning formed the opinion on 12 January 2009 that your proposal is a Major Project under the *State Environmental Planning Policy (Major Projects) 2005* and is therefore a project to which Part 3A of the Act applies, and has also authorised the submission of a Concept Plan under Section 75M of the Act.

In forming the opinion to declare the project, a number of issues regarding the proposal were raised by the Department as follows:

- Height, bulk and scale, particularly the podium envelope;
- Building coverage and open space (including public domain/public open space);
- Above ground level car parking; and,
- Relationship with surrounding development (including possible future development to the south).

The concerns identified above will need to be addressed in your environmental assessment. You may now apply to the Department to issue the Director-General's Requirements (DGR's).

You may now apply for the approval of the Minister to carry out this Project. In seeking the Minister's approval, Section 75E of the Act requires you to lodge a Major Project application with the Director General. You should also include a Political Donations Declaration with your application.

If you have any enquiries you should contact Andrew Beattie who is available during normal business hours on either 9228 6384 or andrew.beattie@planning.nsw.gov.au.

Yours sincerely

Michael Woodland
Director, Urban Assessments

TAG "A"

Record of Minister's opinion for the purposes of Clause 6(1) of the State Environmental Planning Policy (Major Projects) 2005

I, the Minister, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1 of the *State Environmental Planning Policy (Major Projects) 2005* – namely Clause 13 Residential, commercial or retail projects, development for the purpose of a mixed use development, and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies.

Schedule

A proposal to construct a mixed use development on a site in Wolli Creek known as Nos. 78-96 Arncliffe Street and 31-45 Princes Highway, generally as described in the Major Project application (MP 08_0235) submitted 8 October 2008 and a planning report and cover letter prepared by MacroPlan Australia dated October 2008.



The Hon. Kristina Keneally MP
Minister for Planning

Date:

12/1/09