



NSW GOVERNMENT
Department of Planning

Contact: Andrew Beattie
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Our ref: MP 08_0235
File: S08/01808-1

Mr Ben Hendriks
Mecone Pty Ltd
PO Box 357
Bondi Junction NSW 1355

Dear Mr Hendriks,

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

Thankyou for your request for Director-General's environmental assessment requirements (DGRs) for the above project. The DGRs were prepared from the information provided within your application and in consultation with relevant Government agencies, including Council (attached).

Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project. **Please note:** The Department of Environment and Climate Change (DECC) is yet to provide comment. When these comments become available I will forward a copy to you in accordance with the Act.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGR's. If the Director-General considers that the Environmental Assessment does not adequately address the DGR's, the Director-General may require the proponent to revise the Environmental Assessment to address the matters notified to the proponent.

Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

While the provision of key issues and assessment requirements means you are able to commence preparation of your Environmental Assessment, I would like to take this opportunity to remind you of the Department's concerns regarding a number of urban design issues relating to the height, bulk and scale (particularly the podium envelope), the extent of site coverage and the relationship with surrounding development (including possible future development to the south).

In this regard, a more modest FSR than that identified in your Cause 6 request is a likely outcome and you are asked to consider a lesser density of development for this site in the Environmental Assessment.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the Environmental Assessment.

If you have any enquiries about these requirements, please contact Mr Andrew Beattie on 02 9228 6384 or via e-mail at andrew.beattie@planning.nsw.gov.au.

Yours sincerely



Jason Perica
Executive Director
(as delegate for the Director General)

13/3/09