



NSW GOVERNMENT
Department of Planning

30 MAR 2006

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Our ref: 9041893

Ms Kathryn Perry
Senior Planner
JBA Urban Planning Consultants
Level 2, 97 Pacific Highway
NORTH SYDNEY NSW 2060

27 March 2006

Dear Ms Perry,

Subject: Proposed State Significant Site – East Darling Harbour

I am writing to advise you that on 22 March 2006 the Minister for Planning agreed to consider the above site a potential State significant site under the provisions of the State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP).

In considering whether to include the site in Schedule 3 of the Major Projects SEPP, the Minister requested that the Director General make arrangements for a study to be undertaken by the proponent (Sydney Harbour Foreshore Authority) that will assess:

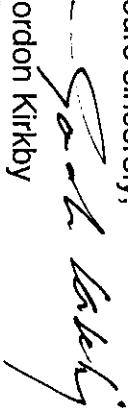
- the State or regional planning significance of the site;
- the suitability of the site for the proposed land use taking into consideration environmental, social and economic factors, the principles of ecologically sustainable development and any applicable State or regional planning strategy;
- the implications of any proposed land use for local and regional land use, infrastructure, service delivery and natural resource planning; and
- any other matters required by the Director General.

The study will also be used by the Director-General to make recommendations to the Minister with regard to appropriate zoning and development controls for the site, and whether any subsequent development on the site should be declared to be a project subject to the provisions of Part 3A of the *Environmental Planning and Assessment Act 1979*, local development or exempt and complying development.

We note your organisation (on behalf of the Foreshore Authority) has advised the Department that it will also seek approval for a concept plan under Part 3A of the *Environmental Planning and Assessment Act 1979* for the redevelopment proposal concurrently with the State Significant Site study. We further advise that the Minister has authorised submission of a concept plan for the site. The Department will be in contact with the relevant agencies in the near future to seek comments on the Director General's environmental assessment requirements for the concept plan. The requirements will be finalised and issued shortly thereafter.

We look forward to meeting with you in the future to discuss the project and associated processes. In the meantime should you wish to discuss this matter further, please do not hesitate to contact either myself on 9228 6407 or Felicity Greenway, Team Leader Strategic Assessment on 9228 6401.

Yours sincerely,


Gordon Kirkby

Director

Strategic Assessments