

13 December 2013

Mr Daniel Keary
Acting Executive Director
NSW Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Dear Sir/Madam

**RE: Planning Proposal from City of Canada Bay Council - Rhodes West Master Plan
2013 (Stage 2 relating to Station Precinct)**

Please find attached the Planning Proposal from City of Canada Bay relating to the Rhodes West Stage 2 Master Plan, which was the subject of discussions with Daniel Keary and Sandy Shewell on Monday 9 December, in a pre-Gateway Consultation.

The Planning Proposal for the Station Precinct is submitted under Part 3, Section 55 of the Environmental Planning and Assessment Act.

Please find attached the subject Planning Proposal and the following relevant attachments:

Attachment A:	Preliminary Traffic Findings by GTA Consultants
Attachment B:	Draft Final Report – Retail and Commercial Viability Study by Hill PDA

Should you require any further clarification, please do not hesitate to contact me on 0418 265 271.

Yours faithfully



Tony McNamara
Director of Planning and Environment, City of Canada Bay