

# Major Projects Application



NSW GOVERNMENT  
Department of Planning

Date received: 26 JAN 2008

Project Application No. 05 0130

## 1. Before you lodge

Under Section 75E of the *Environmental Planning and Assessment Act, 1979* (the Act) this form is required to apply for the approval of the Minister to carry out a Project to which Part 3A of the Act applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your Project.

Please be aware that before lodging this application you may need to conduct a Planning Focus Meeting that involves the Department, relevant agencies, Council or other groups identified by the Department. If you are required to conduct a Planning Focus Meeting, you will need to provide details on the meeting and any outcomes arising from it.

So that your application to carry out a Project is accepted as being duly made, you will need to

- complete ALL parts of this form, **and**
- submit all relevant information required by this form.

**All applications must be lodged with the Director-General, by courier or mail.**

Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000  
GPO Box 39 SYDNEY NSW 2001

## 2. Details of the Proponent

Part 3A identifies that the Proponent as the person proposing to carry out development comprising all or any part of the project.

Company/organisation/agency CRI AUSTRALIA PTY LIMITED		ABN 20 075 466 330
<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Dr <input type="checkbox"/> Other		
First name MALCOLM	Family name NAYLOR	
STREET ADDRESS		
Unit/street no. LEVEL 16	Street name 65 BERRY STREET	
Suburb or town NORTH SYDNEY	State NSW	Postcode 2060
POSTAL ADDRESS (or mark 'as above')		
AS ABOVE		
Suburb or town	State	Postcode
Daytime telephone 9954 8888	Fax 9929 3388	Mobile 0417 715 763
Email MalcolmN@cri.com.au		

## 3. Identify the land you propose to develop

STREET ADDRESS		
Unit/street no. nil	Street or property name RYEDALE ROAD	
Suburb, town or locality WEST RYDE	Postcode NSW	Local government area CITY OF RYDE
REAL PROPERTY DESCRIPTION		
Lots 100, 101, 102 and 103 in DP 1067460		

**OR:** A detailed description of the land to which this application applies is attached:

The real property description is found on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the Major Project applies to more than one piece of land, please use a comma to distinguish between each real property description.

**If Clause 8F of the *Environmental Planning and Assessment Regulation 2000* applies to this Project, then this section does NOT need to be completed. However, you must ensure that the documents required by Part 4 below identify the land to which this Project applies.**

## 4. Proposed Major Project – Description and other Requirements

Provide a brief title for your Project that includes all significant components. If the application relates to only part of a Project, include a clear title that describes the relevant part.

DEMOLITION OF ALL STRUCTURES ON THE SITE, CONSTRUCTION OF A MIXED USE DEVELOPMENT CONSISTING OF RESIDENTIAL, RETAIL AND COMMERCIAL COMPONENTS, WITH COMMUTER PARKING, SIGNIFICANT PUBLIC DOMAIN WORKS RECOMMENDED IN THE DCP, WITH STRATA AND STRATUM SUBDIVISION. ADDITIONAL OFF-SITE PUBLIC BENEFITS ARE ALSO PROPOSED, INCLUDING: SIGNIFICANT UPGRADING OF THE EXISTING BUS INTERCHANGE, RYEDALE ROAD STREETScape, THE RAILWAY CORRIDOR AND THE VICTORIA ROAD PEDESTRIAN UNDERPASS, TOGETHER WITH MODIFICATIONS TO THE EXISTING RAILWAY STATION BRIDGE TO ACCOMMODATE THROUGH PEDESTRIAN TRAFFIC BETWEEN THE TWO SIDES OF THE TOWN CENTRE.

Is the application related only to a part of a Project?  Yes  No

**You are also required to provide a Preliminary Assessment and address any matters required by the Director-General in accordance with 75E of the Act. Failing to do so may lead to your application being rejected.**

Is a Preliminary Assessment attached:

Hard copy:  Yes  No

Electronic version:  Yes  No

(NB: An electronic copy is required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format).

Is the Preliminary Assessment consistent with the requirements of any Guideline produced by the Department (including any draft)?  Yes  No

Does the Preliminary Assessment include additional matters required by the Director-General, such as evidence of a Planning Focus Meeting and consultation?  Yes  No

#### CONCEPT PLAN

Is there an existing approved Concept Plan for the Site?  Yes  No

If Yes, the Preliminary Assessment must provide details on the Concept Plan approval.

Does this application involve submitting a Concept Plan for the Project?  Yes  No

If Yes, does the Preliminary Assessment address the Department's *Concept Approval Guidelines*?  Yes  No

#### FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed Major Project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)	1,400
Operational jobs (full-time equivalent)	200

### 5. Approvals from State agencies

Does the proposed Major Project require any of the following: (tick all appropriate)

- an aquaculture permit under Section 144 of the *Fisheries Management Act 1994*
- an approval under Section 15 of the *Mine Subsidence Compensation Act 1961*
- a mining lease under the *Mining Act 1992*
- a production lease under the *Petroleum (Onshore) Act 1991*
- an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- a consent under Section 138 of the *Roads Act 1993*

### 6. Capital Investment Value

The Capital Investment Value of the development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding land costs).

Estimated Capital Investment Value of Project: \$ 105,000,000.00

**7. Owner's Consent**

As the owner(s) of the above property, I / we consent to the Proponent making this application on our behalf:

Signature  
  
Name  
  
Date


Signature  
Refer Attached Letters from  
Owners  
Name  
  
Date

Note: The Department will **not** accept an application for a Major Project without having the signature of the owner of the land, **unless** the Major Project is subject to Clause 8F of the *Environmental Planning and Assessment Regulation 2000*.

**8. Proponent's Signatures**

As the Proponent(s) of the proposed Major Project proposing to carry out development comprising all or any part of the project and, in signing below, I / we hereby:

- have provide an accurate description of the Project and have addressed all matters required by the Director-General pursuant to Section 75E of the Act, and
- request the Director General, subject to satisfying Clause 8D of the *Environmental Planning and Assessment Regulation 2000*, to prepare Environmental Assessment Requirements pursuant to Section 75F of the Act, and
- declare that the information contained within this application is accurate.

Signature 1  
  
Name  
MALCOLM NAYLOR  
Date  
18 JANUARY 2006

Signature 2  
  
Name  
  
Date