



Contact: Nathan Wort
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6/02/2006

Our ref: Major Project No MP 06_0002
Your ref:
File: 9041497-1

Ms Sarah Kelly
SAKE Development Pty Ltd
11/340 Darling St
Balmain

Dear Ms Kelly

RE: MAJOR PROJECT APPLICATION 45 LOT RESIDENTIAL SUBDIVISION AT LOT 2 DP 622475- 1 SURVEY ST LENNOX HEADS MP 06_0002

I refer to your letter dated 10/01/2006 in which you requested confirmation that your proposal is a Major Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies.

I am writing to advise you that the Director-General, as a delegate of the Minister, formed the opinion on 27/01/2006 that your proposal is a Project and that Part 3A of the Act applies. Consequently, 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 an application for your Project with the Director-General. The application you lodge with the Director-General for the Project must include a completed Application Form, a Preliminary Assessment based on the information contained in this Schedule, and the correct fee. I have enclosed an Application Form with this letter, along with the Schedule that identifies what information should be addressed in the Preliminary Assessment and the fee to be paid.

You have indicated that you would submit a Concept Plan for this Project. The Minister will consider your request to submit a Concept Plan after you lodge your application. Please ensure that your application clearly states your intention to submit a Concept Plan and that your Preliminary Assessment addresses the scope and level of assessment required and all the information concerning Concept Plans in the attached Schedule. Once your application has been accepted by the Director-General, I will advise you of the Minister's decision to authorise a Concept Plan.

If you have any questions concerning any of the above matters, please should contact Nathan Wort during normal business hours on 9228 6369 or via e-mail to Nathan.wort@dipnr.nsw.gov.au.

Yours sincerely

Gordon Kirkby
Acting Director
Urban Assessments

Application form	You must complete in full the Application for a Major Project form enclosed.
Preliminary Assessment – Purpose	The purpose of the Preliminary Assessment is to assist the preparation of the Director General's Environmental Assessment Requirements. The purpose of the Preliminary Assessment is to culminate in a summary of the "Key Issues". Key Issues are those matters that if not addressed satisfactorily may lead to refusal of the project.
Preliminary Assessment – Identifying Key Issues	"Key Issues" will emerge from: (a) the proponent's consultation with all relevant agencies and groups, and (b) from the proponent's assessment of the proposed project against applicable environmental planning instruments, policies, guidelines and other relevant planning documents. "Key issues" could include, but may not be limited to: (a) non-compliances with known relevant planning controls; (b) known community concerns about the development proposed; (c) potential environmental impacts associated with construction, operation, or occupation of a project; (d) likely environmental risks; (e) constraints arising from the peculiarities of a project site. "Key Issues" should not include those aspects of a proposed project that comply with known planning controls; where there are no community concerns or where there are no other contentious matters.
Preliminary Assessment – Information to be addressed	The Preliminary Assessment should include: (a) a written and graphical description of the project and any ancillary components, including relevant preliminary plans; (b) the location(s) and a map identifying the site(s)/alignment/corridor; (c) the planning provisions applying to the site and whether the project is permitted under the prevailing EPIs, DCPs, policies, etc, and if the project is inconsistent with such instruments/plans/policies; (d) the views of the other agencies, local council and/or the community if known; (e) an identification of any study or investigations undertaken for the preparation of the Metro Strategy or other regional or local strategies that may affect the Project.
Application Fee	\$1000.00, based on set fee for the lodgement of a MP application. Outstanding fee's (to be determined) are to be paid at the lodgement of the Environmental Assessment.
Copies of Documentation	10 copies of all documentation lodged (including plans)
Electronic Version of Documents	1 CD in PDF or Rich Text Format of all documentation lodged. All plans must be in PDF or TIFF format. Note: In the event that the documentation exceeds 5 Megabytes, you should contact the liaison officer prior to lodgement. Please be aware that you may be required to prepare a website for your Project.
Acceptance of Application	The Director-General will not accept your application until such time as you complete all the information required by this schedule, the accompanying fee, and a completed application form