

Major Projects application



NSW GOVERNMENT
Department of Planning

Date received: ____/____/____

Project Application No. _____

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 you may need to conduct a Planning Focus Meeting before lodging this application involving 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 and outcomes arising from the meeting.

To ensure that your application is accepted as being duly made, you must

- 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
DX 10181 Sydney Stock Exchange
T: 02 9228 6111
F: 02 9228 6455

2. Details of the proponent

Company/Organisation/Agency

ABN

Mr Roy Syne c/o SPD Town Planners

☐ M ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

STREET ADDRESS

Unit/street no.

Street name

Level 5, 110-114

KIPPAX STREET

Suburb or town

SURRY HILLS

State

NSW

Postcode

2010

POSTAL ADDRESS (or mark as above)

AS ABOVE

Suburb or town

State

Postcode

Daytime telephone

02 9212 5999

Fax

02 9212 1415

Mobile

Email

genevieve@spdtownplanners.com.au

3. Identify the land you propose to develop

STREET ADDRESS

Unit/street no.

N0.3

Street or property name

CLYDE STREET

Suburb, town or locality

BATEMANS BAY NSW

Postcode

2536

Local government area

EUROBODALLA

REAL PROPERTY DESCRIPTION

LOT 4 DP 585 556

OR, detailed description of land attached: ☐

The real property description is found on a map of the land or 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.

Where the Major Project is subject to Clause 8F of the *Environmental Planning and Assessment Regulation 2000* and in lieu of completing the above, a description or detailed plan of the land affected must be included with the documents required with Part 4 below.

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 existing structures and construction of a new building containing basement + ground level parking, 3 ground level shops plus a serviced apartments building containing 72 apartments (approx)

Is the application related only to a part of a Project?

☐ Yes ☒ No

You are also required to provide a Project Description Report and address any matters required by the Director-General in accordance with 75E of the Act. Failure 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 APPROVAL

If you are applying for a concept approval, the Department's *Concept Approval Guideline* should be consulted and the matters identified therein must be addressed as part of your application.

Does the Preliminary Assessment address these guidelines?

☐ Yes ☒ No N/A

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)

Operational jobs (full-time equivalent)

100 (approx)

30 (approx)

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. Application fee

You are required to pay a fee for the assessment of a Major Project. This fee is based on the estimated cost of the Major Project.

The Department requires a proportion of the total fee to be paid with this application. You should consult with the Department before lodging this application to determine the proportion to be paid.

Estimated Project Cost

\$19,196,286.00

7. Owner's Consent

As the owner(s) of the above property, I/we consent to this application being made on our behalf by the Proponent.

Signature

Signature

Name

SEE ATTACHED LETTER OF AUTHORITY

Name

Date

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 and in signing below, I/we hereby:

- provide a description of the proposed Project and address all matters required by the Director-General pursuant to Section 75E of the Act; and
- apply, subject to satisfying Clause 8D of the *Environmental Planning and Assessment Regulation 2000*, for the Director-General Environmental Assessment Requirements pursuant to Part 3A of the Act; and
- declare that all information contained within this application is accurate at the time of signing.

Signature

If not Proponent, in what capacity are you signing

Name

Abbateley

Town Planning Consultant

Name

Genevieve Slattery

Name, if you are not the proponent

SPD Town Planners

Date

17/2/2006.

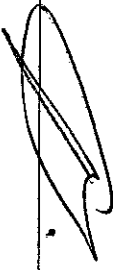
The Director-General
Department of Planning
GPO Box 39
SYDNEY NSW 2001

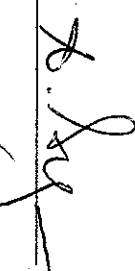
Dear Sir/Madam,

**RE: MAJOR PROJECTS APPLICATION
3 CLYDE STREET, BATEMANS BAY**

As owners of the property at No. 3 Clyde Street, Batemans Bay (lot 4 DP 585556), we hereby authorise SPD Town Planners to lodge a Major Projects Application for the redevelopment of the abovementioned property, on our behalf.

Yours faithfully,

Signed: 
Print name: ROY SYNE
Date: 27.2.2006

Signed: 
Print name: ALLAN SYNE
Date: 27.2.2006

Signed: 
Print name: JENNIFER SYNE
Date: 27/2/06.

Signed: 
Print name: JULIE SYNE
Date: 27/02/06.

Signed: 
Print name: BRUCE INNES
Date: 27-2-06.

Signed: 
Print name: YVONNE INNES
Date: 27-2-2006

Signed: 
Print name: ERIC SYNE
Date: 1-3-2006

Signed: 
Print name: JULIE-LEE SYNE
Date: 1-3-06