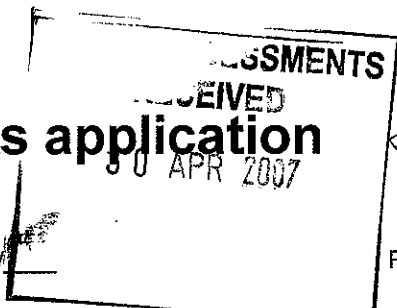


# Major Projects application



NSW GOVERNMENT  
Department of Planning



Date received: \_\_\_/\_\_\_/\_\_\_

Project Application No. \_\_\_\_\_

## 1. Before you lodge

This form is required to apply for the approval of the Minister to carry out a Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (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

Wells Environmental Services

89 104 449 265

Mr  Ms  Mrs  Dr  Other

First name

Family name

Alan

Wells

STREET ADDRESS

Unit/street no.

Street name

1C

Waterfront Road

Suburb or town

State

Postcode

Swan Bay

NSW

POSTAL ADDRESS (or mark 'as above')

PO Box 205

Suburb or town

State

Postcode

East Maitland

NSW

2323

Daytime telephone

Fax

Mobile

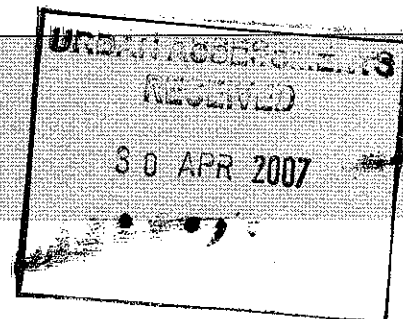
(02) 4934 6588

(02) 4934 6788

0408 968 315

Email

akwells@pacific.net.au



### 3. Identify the land you propose to develop

#### STREET ADDRESS

Unit/street no.

1C

Street or property name

Waterfront Road

Suburb, town or locality

Swan Bay

Postcode

2324

Local government area

Port Stephens

#### REAL PROPERTY DESCRIPTION

Lot 224 and Lot 222 Deposited Plan 862015, Parish of Sutton,  
County of Gloucester.

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.

#### Proposed Three Lot Subdivision of 1C Waterfront Road, Swan Bay

The proposed development is to subdivide Lots 224 DP 862015 and part of Lot 222 DP 862015, 1C Waterfront Road, Swan Bay into three (3) lots, each with a frontage to Waterfront Road of 15m and an area of approximately 4000m<sup>2</sup>.

The village of Swan Bay is located approximately 33 kilometres east-northeast of Raymond Terrace and approximately 7 kilometres south of Karuah on the western shores of Port Stephens.

The Wells Family have owned land zoned Residential 2a in Swan Bay since 1994. The land is located west of Waterfront Road within 100m of Swan Bay in the Port Stephens Local Government Area.

The land is currently divided into 3 registered lots with a further three lots recently approved (see DA 44-2-2004), these lots are yet to be registered.

The proposed subdivision will require the demolition of a brick fence and weatherboard and iron shed.

The land is serviced by electricity from Energy Australia, and mobile and fixed telecommunications. There is no reticulated water or sewer that services the land. Potable water is currently sourced for the existing house on Lot 224 via rainwater tanks. Sewer is serviced by an approved on-site sewerage treatment system registered by Port Stephens Council.

Environmental impacts associated with the subdivision are negligible and would include an increase to existing traffic volumes when residences are progressively constructed, no earthworks are required as such there is not likely to be any disturbance of potential acid sulphate soils beneath the site.

Further information is contained with in the Preliminary Assessment.

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 Project Description 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 Project Description Report consistent with the requirements of any Guideline produced by the Department (including any draft)?  Yes  No

Does the Project Description Report 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 Project Description Report submitted address the relevant guidelines for Concept Approvals?  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)	0.2
Operational jobs (full-time equivalent)	0

**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 that you pay a proportion of the total fee with this application and you should consult with the Department before lodging this application to determine the proportion to be paid.

Estimated Project Cost

**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

Name

Date

Signature

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 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 *Environmental Planning and Assessment Act 1979*, and
- declare that all information contained within this application is accurate at the time of signing.

Signature



Name

Alan Wells

Date

24 April 2007

In what capacity are you signing if you are not the proponent

Name, if you are not the proponent