

# Major project application



NSW GOVERNMENT  
Department of Planning

Date duly made: 30/9/10

Project application no. MP-0185

## 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.

A Planning Focus Meeting may need to be held for this project involving the Department, relevant agencies, council or other groups identified by the Department. If a Planning Focus Meeting is held, the Department will issue the Director-General's requirements for the Environmental Assessment following the meeting.

### Disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

For more details, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

### Lodgement

All applications must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be emailed to the assessment contact officer assigned to the project.

NSW Department of Planning  
Ground floor, 23-33 Bridge Street, Sydney NSW 2000  
GPO Box 39 Sydney NSW 2001  
Phone 1300 305 695.

## 2. Details of the proponent

Company/organisation/agency

Northbank Enterprise Hub Pty Ltd

ABN

77 063 271 625

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

David

Family name

Aspinall

Position

Director, Property Management & Development

STREET ADDRESS

Unit/street no.

30

Street name

Kings Park Road

Suburb or town

West Perth

State

WA

Postcode

6005

POSTAL ADDRESS (or mark 'as above')

PO Box 1398

Suburb or town

West Perth

State

WA

Postcode

6872

Daytime telephone

+61 8 9215 8888

Fax

+61 8 9215 8896

Mobile

+61 (0) 419902452

Email

david@aspinall.com.au

## 3. Identify the land you propose to develop

STREET ADDRESS (where relevant)

Unit/street no.

365

Street or property name

Tomago Road

Suburb, town or locality

Tomago, NSW

Postcode

2322

Local government area(s)

Port Stephens

State electorate(s)

Paterson

REAL PROPERTY DESCRIPTION

Lot 1001 DP 1127780

Note: 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 project applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR detailed description of land attached. ☒

MAP: A map of the site and locality should also be submitted with this application.

**4. Major project description and other requirements**

Provide a brief title for your project.

Subdivision incorporating landfilling & associated earthworks, roads and infrastructure.

PROJECT APPROVAL

If you are applying for approval of a project, include in the project title, all significant components for which approval is being sought. If the application relates to part only of a project, the project title should reflect this.

Is the application for approval of a project?

☒ Yes ☐ No

Is the application related to part only of a project?

☐ Yes ☒ No

CONCEPT PLAN APPROVAL

If you are applying for approval of a concept plan, include in the project title, all components for which approval 'in concept' is being sought. If the application also relates to approval of a project, a description of this should also be included in the project title.

Is the application for approval of a Concept Plan?

☐ Yes ☒ No

Is a project application being made concurrently for all or part of the project?

☐ Yes ☒ No

**You are also required to provide a Project Description and address any matters required by the Director-General in accordance with section 75E or section 75M of the Act. Failure to do so may lead to your application being rejected.**

Is a Project Description attached?

☒ Yes ☐ No

Does the Project Description include any additional matters required by the Director-General under section 75E or section 75M of the Act?

☒ Yes ☐ No

Note: An electronic copy of the project description is also required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format.

## ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the project. The CIV includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST and land costs).

\$300,000,000.00

## EQUIVALENT FULL-TIME JOBS

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

Construction jobs (full-time equivalent)

180

Operational jobs (full-time equivalent)

8

## 5. Approvals from State agencies

Does the project require any of the following: (tick all that are 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*
- ☐ a licence under the *Pipelines Act 1967*

## 6. Landowner's consent or notification

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

Land

Lot 1001 DP 1127780

Signature

Name

Northbank Enterprise Hub Pty Ltd

Date

23rd NOVEMBER 2010

Land

Signature

Name

Date

POWER OF ATTORNEY - 22nd NOVEMBER 2010 BOOK 4602 NO 176,

Note: Under clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require the consent of the landowner, however, the proponent is required to give notice of the application:

- in the case of linear infrastructure projects, by notice in a newspaper circulating in the locality prior to the commencement of the public consultation period,
- in the case of mining or petroleum production projects, by notice in a newspaper circulating in the locality within 14 days of this application being made,
- in the case of critical infrastructure projects, to the owner of the land within 14 days of this application being made, and
- in other cases, to the owner of the land at any time before the application is made.

## 7. Political donation disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. Disclosure statements are to be submitted with your application or request.

Have you attached a disclosure statement to this application?

☒ Yes

☐ No

Note: For more details about political donation disclosure requirements, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

## 8. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the project and address all matters required by the Director-General pursuant to section 75E and/or section 75M of the Act, and
- apply, subject to satisfying clause 8D of the Environmental Planning and Assessment Regulation, for the Director-General's 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



Name

Northbank Enterprise Hub Pty Ltd

Date

15.12.10

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

Power of Attorney Registered 22/11/2010 Book 4602 No. 176

Name, if you are not the proponent

David Aspinall

# Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

<b>Disclosure statement details</b>				
Name of person making this disclosure <b>David Aspinall of Northbank Enterprise Hub PTY LTD.</b>	Planning application reference (e.g. DA number, planning application title or reference, property address or other description) <b>Lot 1001 DP 1127780 - Industrial subdivision incorporating landfilling &amp; associated earthworks, roads and infrastructure.</b>			
Your interest in the planning application (circle relevant option below)				
You are the APPLICANT	YES / NO OR YES / NO			
<b>Reportable political donations made by person making this declaration or by other relevant persons</b>				
<p>* State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN).</p> <p>* If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR</p> <p>* If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.</p>				
Name of donor (or ABN if an entity)	Donor's residential address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
<b>No Donations</b>				
Please list all reportable political donations—additional space is provided overleaf if required.				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date		23RD NOVEMBER 2010		
Name(s)		DAVID RAY ASPINALL		

## AUTHORITY

On the date as set out below **Northbank Enterprise Hub Pty Ltd ACN 063 271 625** (the **Principal**) hereby authorises the attorneys noted in Schedule 1 (the **Attorney**) severally to sign the documents (and make amendments if the Attorney thinks them necessary) referred to in Schedule 2 for and on behalf of the Principal so as to bind the Principal to the terms of the documents described and the Principal agrees to ratify whatever the Attorney may lawfully do pursuant to this authority. This authority shall operate and be effective from the date of this authority until 31 December 2011.

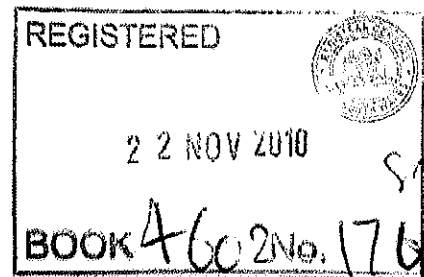
### Schedule 1

1. David Roy Aspinall of Lot 42 Campersic Road, Brigadoon, Western Australia 6056
2. Robin Frederick Waters of 21 McNeill Street, Peppermint Grove, Western Australia 6011
3. Peter Joshua Thomas Gammell of 32 Riley Road, Claremont, Western Australia 6010
4. Ryan Kerry Stokes of Appt 611, Pier 6/7, 19 Hickson Rd Walsh Bay, Sydney, New South Wales
5. Harold John Andrews of MLC Centre, 19-29 Martin Place, Sydney, New South Wales 2000
6. Barry Leon Barker of 14 Merriman St, Kyle Bay, New South Wales 2221


### Schedule 2

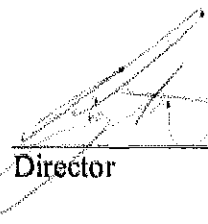
Property related documents including but not limited to asset or property leases, sub-leases, assignments of leases or sub-leases, licences, options (including without limitation, nomination and exercise notices in relation to any options), contracts for the sale or purchase of land (including without limitation, any undertaking required to settle such contracts for sale), contracts relating to the construction of buildings, applications to local government or State authorities relating to the development or construction on a property, variations as to the use of the property and any applications relevant to property, variations or novations of such documents whether by deed or agreement, transfers and any other documentation relating to the documents referred to in this schedule.

Dated: 18<sup>th</sup> November 2010



**Executed by**  
**Northbank Enterprise Hub Pty Ltd ACN 063 271 625**  
in accordance with section 127(1) of the  
Corporations Act 2001 (Cth)  
by:

  
\_\_\_\_\_  
Secretary/Director  
  
Robin Frederick Waters  
Name (please print)

  
\_\_\_\_\_  
Director  
  
Ryan Kerry Stokes  
Name (please print)