

Major Projects application



NSW GOVERNMENT
Department of Planning

Date received: 24 / 11 / 05

This form is required to apply for Major Projects proposals that require the approval of the Minister for Planning under Part 3A of the *Environmental Planning and Assessment Act, 1979*.

You will first need to consult with the Department of Planning (Department) to determine if the project is subject to the provisions of Part 3A of the EP&A Act. Please contact the Information Centre on 9228 6111 to arrange a pre-lodgement consultation **before completing this form**.

To ensure that your application is accepted, you must

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

All applications must be lodged at the Department's head office in person, 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
e: information@dipnr.nsw.gov.au
w: www.dipnr.nsw.gov.au

You will be advised in writing after lodgement that your application has been accepted.

1. Details of the proponent

NAME

Mr Ms Mrs Dr Other

First name: Family name:

Company/organisation: ABN:
~~ON BEHALF OF DOLPHIN POINT PROPERTIES P/L~~

STREET ADDRESS
Unit/street no: Street name:

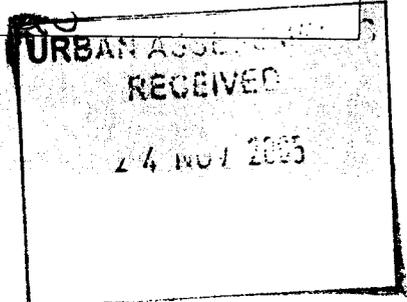
Suburb or town: State: Postcode:

POSTAL ADDRESS (or mark 'as above')

Suburb or town: State: Postcode:

CONTACT DETAILS
C/- THE TURNBULL GROUP, TOWN PLANNERS
Daytime telephone: Fax: Mobile:

Email: (PETER A. LEBAS)



2. Identify the land you propose to develop

STREET ADDRESS

Unit/street no.

Street or property name

Suburb, town or locality

Postcode

Local government area

REAL PROPERTY DESCRIPTION

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*, a description of the land affected must be included with the documents required with Part 3 below in lieu of completing this Part.

3. Proposed Major Project – Description and other Requirements

BRIEF DESCRIPTION

Provide a brief title for your development that includes all significant components:

You are also required to provide a Project Description 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.

erecting, altering or adding to a building or structure

> Is it a temporary building or structure?

Yes

No

subdivide land into strata lots

Please specify the no. of lots

N/A

subdividing a building into strata lots

Please specify the no. of lots

N/A

demolition

changing the use of land or a building or the classification of a building under the Building Code of Australia (without building, subdividing or demolishing)

other work (without building, subdividing or demolishing)

DOCUMENTS LODGED

You are required to lodge documents, including an electronic copy of the documents in an approved format, with the application. You should consult with the Department on the number of documents and the approved format for electronic copies before you lodge your application.

Number of Copies lodged

10

Electronic Copy

CD attached

emailed to: information@dipnr.nsw.gov.au

CONSISTENCY WITH GUIDELINES

Are documents submitted with the Application that address Section 75E of the Act and address the relevant 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)

10

Operational jobs (full-time equivalent)

2 (NOTIONAL)

4. 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*

5. 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

Total fee estimate

Proportion of fees lodged

N/A - PER WT BASIS

6450.00

5% (500)

6. Owner's Signatures

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

Signature

SEE ATTACHED LETTER

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*.

7. 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 *Environmental Planning and Assessment Act 1979*, 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

PETER A LEBAS
AGENT FOR
INDUSTRIAL PROPERTY

Name INVESTMENTS P/L

PETER A LEBAS

Date

23/11/05

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

AGENT

Name, if you are not the proponent

PETER A LEBAS

Schedule – Information required at lodgement

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	<p>"Key Issues" will emerge from:</p> <ul style="list-style-type: none"> (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. <p>"Key issues" could include, but may not be limited to:</p> <ul style="list-style-type: none"> (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. <p>"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.</p>
Preliminary Assessment information to be addressed	<p>The Preliminary Assessment should include:</p> <ul style="list-style-type: none"> (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. <p>(f)</p>
Application Fee	\$500.00, based on 5% of the fee arising from 129 Additional Lots subject to a minimum fee of \$500.00. Outstanding fee is \$6,450.00 plus advertising fee.
Copies of Documentation	10 copies of all documentation lodged (including plans)
Electronic Version of Documents	<p>1 CD in Rich Text Format of all documentation lodged, and 1 CD in PDF format of all documentation lodged, and All plans should be in PDF or TIFF format.</p> <p>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.</p>
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

Dolphins Point Developments Pty Limited (ACN 003 748 007)
and
John McLeod Thomson

To Whom It May Concern

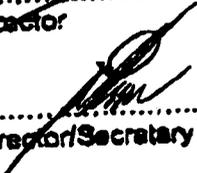
Properties: Lot 1 in DP1045990
Lot 74 in DP1073600

As owners of the above Properties we hereby consent to Elderslie Property Investments Pty Limited on its behalf lodging any applications for development consents, subdivision consents and/or rezoning of the Properties or any part of the Properties.

Dolphins Point Developments Pty Limited
under Section 127 of the Corporations Act


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John McLeod Thomson

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Director


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Director/Secretary

Date: 22 APRIL 2005
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