

# Major project application



NSW GOVERNMENT  
Department of Planning

Date duly made: \_\_\_\_/\_\_\_\_/\_\_\_\_

Project application no. MP 09-0217

## 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

Lipman Properties Pty Ltd

ABN

96 099 443 535

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Paul

Family name

Clark

Position

Senior Development Manager

STREET ADDRESS

Unit/street no.

Level 6, 66

Street name

Berry Street

Suburb or town

North Sydney

State

NSW

Postcode

2060

POSTAL ADDRESS (or mark 'as above')

As above Locked Bag 2106

Suburb or town

NORTH SYDNEY

State

NSW

Postcode

2060

Daytime telephone

(02) 9955 7000

Fax

Mobile

0411 417 361

Email

paul.clark@lipman.com.au

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

STREET ADDRESS (where relevant)

Unit/street no.

Street or property name

120 - 128

Herring Road

Suburb, town or locality

Macquarie Park

Postcode

2113

Local government area(s)

City of Ryde

State electorate(s)

REAL PROPERTY DESCRIPTION

Lot B in DP 368446 and Lot 1 in DP 876482

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.

Project Application for the staged subdivision of the development site which will result in 7 allotments at completion of the Concept Plan development, having each of the residential apartment buildings on separate allotments ~~2 allotments for the new local access road~~

#### 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).

\$1,600,681.00

#### 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)

Operational jobs (full-time equivalent)

- N/A

#### 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

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Signature

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Name

--

Date

--

Land

--

Signature

--

Name

--

Date

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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

*Paul A. Clark*

Name

PAUL A. CLARK

Date

7/5/2010

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

SENIOR DEVELOPMENT MANAGER

Name, if you are not the proponent

ON BEHALF OF LIAMIN PROPERTIES  
PTY LTD



7<sup>th</sup> May 2010

Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

**TO WHOM IT MAY CONCERN**

**Re: Political Donations**

Please be advised that Lipman Properties Pty Ltd has not made any political donations over the past two (2) years.

Yours faithfully

**LIPMAN PROPERTIES PTY LTD**

Paul Watkins  
Managing Director

**LIPMAN PROPERTIES PTY LTD**

■ *the obvious choice in property*

■ ABN 96 099 443 535

**Address**

■ Level 6, 66 Berry Street, North Sydney

■ **Facsimile** +61 2 9955 3166

**Postal**

■ Locked Bag 2106, North Sydney NSW 2060 Australia

■ **Telephone** +61 2 9955 7000

# Baptist Union of New South Wales



7 May 2010

The Director General  
Department of Planning  
23-33 Bridge Street  
SYDNEY NSW 2000

Attention Andrew Smith, Team Leader, Major Assessments

Dear Andrew,

**Re: Owners Consent to lodge Part 3A Application with Department of Planning**

The Baptist Union of NSW (BUNSW) is the owner of the land occupied by Morling College at 120 - 128 Herring Road, Macquarie Park, and the details of the relevant lots are mentioned below.

BUNSW has entered into agreements with Lipman Properties Pty Ltd (LPPL) for the subdivision and acquisition of a portion of the total land holding that is surplus to the needs of the College.

BUNSW acknowledges the letter prepared by the Department of Planning to Urbis Pty Ltd (who are acting on behalf of LPPL) dated 13 April 2010, which confirmed that the draft Environmental Assessment for the Major Development Application adequately addressed the Director-General's Environmental Assessment Requirements.

Therefore, BUNSW hereby authorises Lipman Properties Pty Limited (or Urbis Pty Ltd on behalf of LPPL) to lodge an Environmental Assessment for the Major Development Application to the Department of Planning under Part 3A of the Environmental Planning and Assessment Act, 1979 for a mixed use residential development on the land known as Lot B in DP 368446 and part of Lot 1 in DP876482.

The Environmental Assessment for the Major Development Application includes:

A Concept Plan Application for the entire Major Development;

A Project Application for the construction of the first building (Building A); and,

A Project Application for the staged subdivision of the land to facilitate the development.

We also authorise LPPL to act on our behalf for any subsequent submissions or discussions with authorities which are required to facilitate the determination of the Major Development Application. It is envisaged that separate Project Applications for Buildings B to E will be submitted at the appropriate time in the future.

Yours sincerely,

Alan Soden  
General Secretary

CC Ross Clifford