

Major project application



NSW GOVERNMENT
Department of Planning

Date duly made: ____/____/____

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.

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.

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

GENSTED PTY LTD.

ABN

19 406 360 494

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

ROBERT

Family name

TUCKWELL

Position

DIRECTOR

STREET ADDRESS

Unit/street no.

Street name

PO BOX 479

Suburb or town

GOSFORD

State

NSW

Postcode

2250

POSTAL ADDRESS (or mark 'as above')

c/- ADW JOHNSON PTY LTD PO BOX 3717

Suburb or town

TUGGERAH

State

NSW

Postcode

2259

Daytime telephone

02 4305 4300

Fax

02 4305 4399

Mobile

0413 804 112

Email

adame@adwjohnson.com.au.

3. Identify the land you propose to develop

STREET ADDRESS (where relevant)

Unit/street no.

19

Street or property name

BRISBANE WATER DRIVE

Suburb, town or locality

KOOLEWONG

Postcode

2259

Local government area(s)

GOSFORD

State electorate(s)

GOSFORD

REAL PROPERTY DESCRIPTION

Lot 519 DP 729020

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.

50 BERTH MARINA, AND UPGRADE OF EXISTING
CAR PARKING.

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).

\$ 1.94 MILLION

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)

5

Operational jobs (full-time equivalent)

2 to 4

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

SEE ATTACHED

Signature

Name

Date

Land

Signature

Name

Date

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.

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

R. Tuckwell

Name

Robert W. Tuckwell

Date

04/11/2010

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

Director of Gemsted P/L

Name, if you are not the proponent



Cnr Newcastle Road & Berke St
PO Box 1234 ST MAITLAND NSW 2325
P 02 4904 2282 F 02 4904 2280
www.landproperty.nsw.gov.au

28 October 2010
Our Ref: 10/01505-02
Your Ref: 150134 AC/BM

Gemsted Pty Ltd
c/- ADW Johnson
PO Box 3717
TUGGERAH NSW 2259

Attention: Adam Crampton

**CONSENT OF LAND OWNER - PROPOSAL TO BE ASSESSED UNDER PART 3A OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

PROPONENT: Gemsted Pty Ltd.

PROPERTY DETAILS: Crown land above and below mean high water mark off Brisbane Water Drive Koolewong, comprising Lot 519 DP 729020 currently held under Lease by the proponent as well as adjoining unsurveyed Crown land comprising part of the bed of Brisbane Water.

DESCRIPTION OF PROPOSED DEVELOPMENT: Construction of a 50 berth marina and reconfiguration of the existing car park.

CONSENT STATEMENT

So far as the interests of the Land & Property Management Authority (LPMA) are concerned, consent is hereby given to the lodgement of a request for this proposal to be accepted by the Department of Planning as a Major Development under the provisions of Part 3A of the Environmental Planning and Assessment Act 1979, and proceed to seek the Director General's Requirements for the Project.

CONSENT STIPULATIONS: This consent is subject to the following stipulations:

1. This consent is given, without prejudice, so that full investigation of the proposal may proceed under environmental planning law.

LPMA have agreed to commence private treaty lease negotiations with the proponent with consideration to be given to the issue of a 25 year consolidated term Lease, subject to development consent being obtained.

2. The giving of this consent does not imply or allow presumption of the concurrence of the Minister for Lands to the proposal and does not prevent LPMA or the Minister lodging an objection at a later date when the full implications of the proposal are evident.
3. The right is reserved to revoke or modify the consent at any time prior to determination of the request.

Yours sincerely

Stewart Veitch
Senior Manager Hunter Area
North Region

Date of Issue of Consent - 29-10-10