

Major Projects application



NSW GOVERNMENT
Department of Planning

Date received: ____/____/____

Project Application No. _____

1. Before you lodge

Under Section 75E of the *Environmental Planning and Assessment Act, 1979* (the Act) this form is required to apply for the approval of the Minister to carry out a Project to which Part 3A of 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 before lodging this application you may need to conduct a Planning Focus Meeting that involves 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 on the meeting and any outcomes arising from it.

So that your application to carry out a Project is accepted as being duly made, you will need to

- 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

2. Details of the Proponent

Part 3A identifies that the Proponent as the person proposing to carry out development comprising all or any part of the project.

Company/organisation/agency

LE CLOS PTY LTD

ABN

38 104 919 673

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

STREET ADDRESS

Unit/street no.

312

Street name

SANCROX ROAD

Suburb or town

SANCROX

State

NSW

Postcode

2446

POSTAL ADDRESS (or mark 'as above')

C/- HOPKINS CONSULTANTS PTY LTD, P.O. BOX 1556

Suburb or town

PORT MACQUARIE

State

NSW

Postcode

2444

Daytime telephone

02 6583 6722

Fax

02 6584 9009

Mobile

Email

geraldine@hopcon.com.au

3. Identify the land you propose to develop

STREET ADDRESS

Unit/street no.

'LE CLOS VERDUN'

Street or property name

SANCROX ROAD

Suburb, town or locality

SANCROX

Postcode

NSW

Local government area

PORT MACQUARIE -
HASTINGS LGA

REAL PROPERTY DESCRIPTION

OR: A detailed description of the land to which this application applies is attached: ☒

The real property description is found 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.

If Clause 8F of the *Environmental Planning and Assessment Regulation 2000* applies to this Project, then this section does NOT need to be completed. However, you must ensure that the documents required by Part 4 below identify the land to which this Project applies.

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.

LE CLOS VERDUN - RURAL RESIDENTIAL RESUBDIVISION
OF LAND ADJOINING HASTINGS RIVER.

Is the application related only to a part of a Project?

☐ Yes ☐ No

You are also required to provide a Preliminary Assessment and address any matters required by the Director-General in accordance with 75E of the Act. Failing to do so may lead to your application being rejected.

Is a Preliminary Assessment 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 Preliminary Assessment consistent with the requirements of any Guideline produced by the Department (including any draft)?

☐ Yes ☐ No

Does the Preliminary Assessment include additional matters required by the Director-General, such as evidence of a Planning Focus Meeting and consultation?

☐ Yes ☐ No

CONCEPT PLAN

Is there an existing approved Concept Plan for the Site?

☐ Yes ☒ No

If Yes, the Preliminary Assessment must provide details on the Concept Plan approval.

Does this application involve submitting a Concept Plan for the Project? ☒ Yes ☐ No

If Yes, does the Preliminary Assessment address the Department's *Concept Approval 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)

26

Operational jobs (full-time equivalent)

31

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* - Port Macq. Hastings Cncl

6. Application fee

You are required to pay a fee for the assessment of a Major Project. This fee is based on the estimated Capital Investment Value of the Major Project.

The Department requires a proportion of the total fee to be paid with this application. You should consult with the Department before lodging this application to determine the proportion to be paid.

Estimated Capital Investment Value of Project: \$ 3.5 M CONSTRUCTION
\$ 27.6 M POST CONSTRUCTION - DWQS

7. Owner's Consent

As the owner(s) of the above property, I / we consent to the Proponent making this application on our behalf:

Signature

REFER 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*.

8. Proponent's Signatures

As the Proponent(s) of the proposed Major Project proposing to carry out development comprising all or any part of the project and, in signing below, I / we hereby:

- have provide an accurate description of the Project and have addressed all matters required by the Director-General pursuant to Section 75E of the Act, and
- request the Director General, subject to satisfying Clause 8D of the *Environmental Planning and Assessment Regulation 2000*, to prepare Environmental Assessment Requirements pursuant to Section 75F of the Act, and
- declare that the information contained within this application is accurate.

Signature 1

REFER TO OWNERS LETTER

Name

Date

Signature 2

Name

Date

Le Clos Pty. Limited.

ABN. 38 104 919 673

312 Sancrox Road,
Sancrox NSW 2446

10/7/2006

NSW Dept. of Planning

Dear Sir/Madam,

Re Le Clos Verdun Redevelopment, Sancrox

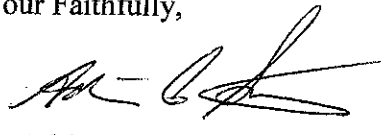
Le Clos Pty Ltd is the company that has been formed by the land owners on Le Clos Verdun to redevelop the estate into a conventional Rural Residential estate following the failure of the original vineyard development.


On behalf of Le Clos Pty Ltd and the Le Clos Verdun land owners I authorise Hopkins Consultants to lodge an application with the Dept of Planning for Concept Approval of the proposed redevelopment of Le Clos Verdun.

Hugh Mackay was originally involved in the planning of the redevelopment but Hopkins Consultants have now taken over all aspects of the planning.

Enclosed is a cheque for \$1,000 covering the application fee.

Your Faithfully,


Dr Adrian Smith
Director, Le Clos Pty Ltd
Project Coordinator

*blue
not
attached*


Le Clos Pty. Limited.

ABN. 38 104 919 673

312 Sancrox Road,
Sancrox NSW 2446

9/10/06

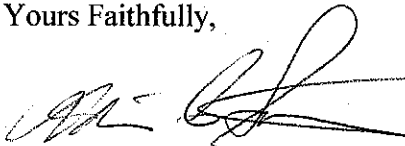
Port Macquarie Hastings Council/NSW Dept of Planning

Dear Sir/Madam,

Re Rezoning & Subdivision DA for Le Clos Verdun estate Sancrox,

As the development company on behalf of the land owners on Le Clos Verdun I wish to inform Port Macquarie Hastings Council & the NSW Department of Planning that Hopkins Consultants have take over the role from Hugh Mackay of consultants & planners for our land re-development on Le Clos Verdun. We give them authority to lodge applications on our behalf for rezoning, DA, & Master Plan & whatever other associated applications are necessary.

Yours Faithfully,



Adrian Smith, Director, Le Clos Pty Ltd

Le Clos Unit Trust
PO Box 967
Port Macquarie NSW 2444

23 June 2004

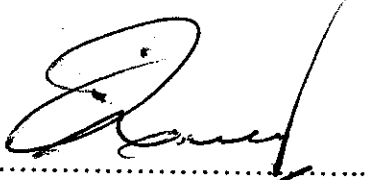
Hastings Council
PO Box 967
Cnr Lord & Burrawan Streets
PORT MACQUARIE NSW 2444

Dear Sir/Madam,

Re : Development Application Involving Lot 35, 49, 72, 84, 86, 88 DP 7911199 & Lot 91 DP 805549 Le Clos Verdun

Director of Le Clos Pty Limited
I, the undersigned as the registered proprietor of the above lot, hereby give my consent for H A Mackay Surveyors to lodge a rezoning and development application in respect of my land.

Yours Faithfully,


.....
Mr Terry Curley. *DM*

312 Sancrox Road
Wauchope NSW 2446

23 June 2004


Hastings Council
PO Box 967
Cnr Lord & Burrawan Streets
PORT MACQUARIE NSW 2444

Dear Sir/Madam,

Re : Development Application Involving Lot 83 Verdun DP 791199

I, the undersigned as the registered proprietor of the above lot, hereby give my consent for H A Mackay Surveyors to lodge a rezoning and development application in respect of my land.

Yours Faithfully,


.....
Mrs J Freeman & Mrs Cindy Smith.

c/- J. P. Mutton

→ ~~Ms~~ Ms Georgina Storey
29 Chesterfield Parade
Waverley NSW 2024

23 June 2004

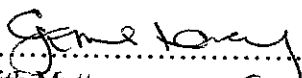
Hastings Council
PO Box 967
Cnr Lord & Burrawan Streets
PORT MACQUARIE NSW 2444

Dear Sir/Madam,

Re : Development Application Involving Lot 37 Le Clos Verdun DP 791199

I, the undersigned as the registered proprietor of the above lot, hereby give my consent for H A Mackay Surveyors to lodge a rezoning and development application in respect of my land.

Yours Faithfully,


.....
~~Ms Judith Mutton.~~ ms Georgina Storey (owner)

23, Paperbark Place
Wauchope NSW 2446

23 June 2004

Hastings Council
PO Box 967
Cnr Lord & Burrawan Streets
PORT MACQUARIE NSW 2444

Dear Sir/Madam,

Re : Development Application Involving Lot 4 Le Clos Verdun DP 791199

I, the undersigned as the registered proprietor of the above lot, hereby give my consent for H A Mackay Surveyors to lodge a rezoning and development application in respect of my land.

Yours Faithfully,



.....
Mrs Kirsti Purss.

Think Inc. Partnership
PO Box 753
Port Macquarie NSW 2444

23 June 2004

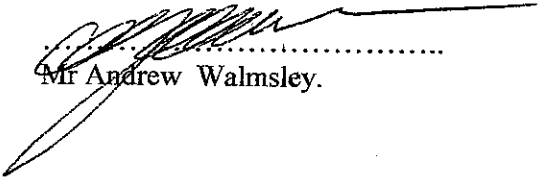
Hastings Council
PO Box 967
Cnr Lord & Burrawan Streets
PORT MACQUARIE NSW 2444

Dear Sir/Madam,

Re : Development Application Involving Lot 39 Le Clos Verdun DP 791199

I, the undersigned as the registered proprietor of the above lot, hereby give my consent for H A Mackay Surveyors to lodge a rezoning and development application in respect of my land.

Yours Faithfully,



.....
Mr Andrew Walmsley.