

Item	Checklist
<p>1. Details of the proposed development or the change to an Environmental Planning Instrument to which the Planning Agreement relates.</p> <ul style="list-style-type: none"> Where the Planning Agreement relates to a rezoning, include a copy of: <ul style="list-style-type: none"> Draft planning proposal Relevant maps. 	
<p>The application does not relate to a rezoning, modification to existing concept approval MP10_0088.</p>	
<ul style="list-style-type: none"> Where the Planning Agreement relates to a development application, include a copy of: <ul style="list-style-type: none"> Development application form Statement of environmental effects Plan of subdivision, including an overlay of the existing lots Details of the relevant Local Environmental Plan and the relevant Urban Release Area map Information on the proposed staging, including a staging map, and information of future development applications that may be lodged <p>Details of other Planning Agreements that may apply to the land and copies of previously issued Satisfactory Arrangements Certificates.</p>	
<p>Application is for a modification to MP10_0088 Nords Wharf residential estate.</p> <p>No revised Statement of environmental effects has been prepared for this modification. The items forming part of the modification are supported by supplementary reports and plans as appended to our request for modification.</p> <p>The revised layout and proposed stages are included as part of the appended information.</p>	
<p>2. Details of the land subject to the Planning Agreement, including:</p> <ul style="list-style-type: none"> Ownership details Current Lot and DP reference(s) Details of any possible land transfers which may occur prior to the Planning Agreement being registered on title. 	
<p>Current land owner – Coal and Allied Operations Ltd</p> <p>Purchaser/Applicant – Nords Wharf Development Company Pty Ltd.</p> <p>Application relates to Lot 1 & 2 or DP1180292</p>	
<p>3. A full list of the proposed parties to the Planning Agreement,</p>	

<p>including:</p> <ul style="list-style-type: none"> (i) Contact details (and contact details of legal representatives where applicable) (ii) A brief explanation of each parties' involvement with the development or Planning Agreement. (iii) A brief explanation involvement with the development (e.g. owner, person who has lodged the Development Application) (iv) If a corporation, whether they are entering into the Planning Agreement as a trustee. If so, please provide details of the Trust Deed. (v) Relevant letters of authority/consent for persons to act on behalf of parties. <ul style="list-style-type: none"> ▪ Whether the landowners are to be parties to the planning agreement. ▪ Whether the landowners consent to a planning agreement to be entered into in connection with their land and whether the landowners consent to a planning agreement being registered on the title of their land. ▪ Whether the landowners grant authority for the developer to act on their behalf. 	
<p>This application for modification is made by Nords Wharf Development Company Pty Ltd C/O Urbanise Consulting PO Box 87 Warners Bay NSW 2280 Murray Towndrow murray@urbanise.com.au 0429875355</p> <p>Please refer to letter appended letter of authority from Coal and Allied Operations permitting Nords Wharf Development Company to lodge application to modify.</p>	
<p>4. Full details of the level and nature of the contributions to be secured by the Planning Agreement, including whether these are:</p> <ul style="list-style-type: none"> • monetary contributions, • the dedication of land, or • works-in-kind. 	
<p>This modification application intends to mirror previous approvals and agreements which are place for MP10_0088, be it modified to reflect requested changes as detailed in our application letter.</p>	
<p>5. Timeframes and milestones for the provision of the contributions, including the development triggers for when infrastructure is required to be provided by.</p>	

This modification application intends to mirror previous approvals and agreements which are place for MP10_0088, be it modified to reflect requested changes as detailed in our application letter.	
<p>6. Whether the Planning Agreement is to exclude the application of section 94, 94A and 94EF to the development.</p> <p>If section 94 is not excluded, whether the benefits under the Planning Agreement are to be taken into consideration in determining a contribution under section 94.</p>	
This modification application intends to mirror previous approvals and agreements which are place for MP10_0088, be it modified to reflect requested changes as detailed in our application letter.	
7. Copies of relevant documents required in order to gain a comprehensive understanding of the matter or which will form an annexure to the Planning Agreement.	
Please refer to modification request letter and appended reports and plans.	
8. Details of State and local infrastructure items, including any correspondence from relevant State agencies.	
Please refer to modification request letter and appended reports and plans.	
9. Written confirmation that the developer has agreed to pay the Minister's legal fees and associated costs of preparing and notifying the Planning Agreement.	
Please refer to appended letter from Nords Wharf Development Company Pty Ltd confirming it will pay Minister's legal fess and associated costs of preparing and notifying the Planning Agreement.	
10. Security to be provided under the Planning Agreement, including a title search of the subject land and any letters of authority that may be required to commence the Planning Agreement.	
Please refer to letter appended letter of authority from Coal and Allied Operations permitting Nords Wharf Development Company to lodge application to modify.	