

Henroth Investments Pty. Ltd.

ACN 000 312 676

AND ASSOCIATED GROUP OF COMPANIES

SUITE 801, LEVEL 8
46-56 KIPPAX STREET
SURRY HILLS NSW 2010

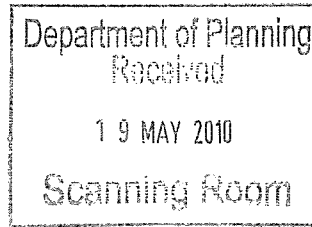
PHONE: (02) 9212 7740
FACSIMILE: (02) 9212 5078
EMAIL: admin@henroth.com.au

19 May 2010

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

Attn: Mr Michael Woodland

Dear Mr Woodland,



RE: KIRRAWEE BRICK PIT DEVELOPMENT

We refer to the recent meetings regarding the proposed mixed use development at the Kirrawee Brick Pit, Cnr Princess Highway & Oak Road, Kirrawee, and now present for your consideration five (5) copies of our Part 3A Application, which includes the following;

1. Application form signed by Henroth Investments Pty Ltd.
2. A Political Donation Disclosure Statement.
3. Development Proposal Report, which includes for:
 - a) Preliminary Environmental Assessment, by City Plan Services;
 - b) Concept Development plans, prepared by Woodhead Architects;
 - c) Quantity Surveyor's Notes verifying the development cost is in excess of \$240 million.

We commend the submission to the Minister as a project of regional significance deriving considerable community benefits, substantial employment and a large number of much needed residential apartments in a development that will become the "heart" of Kirrawee.

Yours sincerely

.....
Henroth Investments Pty Ltd

Attach.

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

HENROTH INVESTMENTS PTY LIMITED

ABN

68 000 312 676

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

DANIEL

Family name

MAURICI

Position

DEVELOPMENT MANAGER

STREET ADDRESS

Unit/street no.

801/46-56

Street name

KIPPAX STREET

Suburb or town

SURRY HILLS

State

NSW

Postcode

2010

POSTAL ADDRESS (or mark 'as above') (ATTN: MR DAVID RYAN)

c/o CITY PLAN, Q1647

Suburb or town

QVB POST OFFICE

State

NSW

Postcode

1230

Daytime telephone

02 8270 3505

Fax

02 8270 3501

Mobile

0404 042 044

Email

davidr@cityplan.com.au

3. Identify the land you propose to develop

STREET ADDRESS (where relevant)

Unit/street no.

566 - 594

Street or property name

PRINCES HIGHWAY

Suburb, town or locality

KIRRAWEE

Postcode

2232

Local government area(s)

SUTHERLAND

State electorate(s)

MIRANDA

REAL PROPERTY DESCRIPTION

LOT 1 DP179075, LOT 1 DP589977, LOT 2 DP589977

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.

KIRRAWEE BRICK PIT MIXED USE CONCEPT
PLAN APPLICATION.

(SEE PEA FOR FULL DESCRIPTION)

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? (SEE PEA FOR DETAILS) ☒ 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? (SEE PEA) ☒ 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).

\$220,000,000

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)

1166

(DIRECT)

Operational jobs (full-time equivalent)

~~1166~~ 327

(DIRECT)

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*

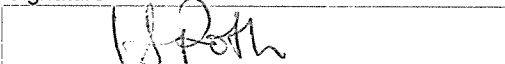
6. Landowner's consent or notification

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

Land

566-594 PRINCES HWY, KIRRAWEE

Signature



Name

JOHN STEVEN ROTH

DIRECTOR, KIRRAWEE CENTRE
PTY LIMITED

Date

14TH MAY 2010

Land

566-594 PRINCES HWY, KIRRAWEE

Signature



Name

STANLEY BARRY ROTH

DIRECTOR, KIRRAWEE CENTRE
PTY LIMITED

Date

14TH MAY 2010

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

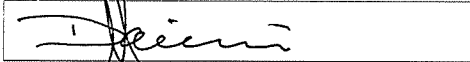
Note: For more details about political donation disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

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



Name

DANIEL MAURICI

Date

14TH MAY 2010

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

DEVELOPMENT MANAGER

Name, if you are not the proponent

Political donations disclosure statement



NSW GOVERNMENT
Department of Planning

Office use only:

Date received: ____/____/____

Planning application no. _____

This form may be used to make a political donations disclosure under section 147(3) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to the Minister or the Director-General.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below). Once completed, please attach the completed declaration to your planning application or submission.

Explanatory information

Making a planning application or a public submission to the Minister or the Director-General

Under section 147(3) of the Environmental Planning and Assessment Act 1979 ('the Act') a person:

- (a) who makes a *relevant planning application* to the Minister or the Director-General is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by any person with a *financial interest* in the application, or
- (b) who makes a *relevant public submission* to the Minister or the Director-General in relation to the application is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by the person making the submission or any *associate of that person*.

How and when do you make a disclosure?

The disclosure to the Minister or the Director-General of a *reportable political donation* under section 147 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation is made before the application or submission is made, or
- (b) if the donation is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation is made.

What information needs to be included in a disclosure?

The information requirements of a disclosure of reportable political donations are outlined in section 147(9) of the Act.

Pages 3 and 4 of this document include a Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General of the Department of Planning.

Note: A separate Disclosure Statement Template is available for disclosures to councils.

Warning: A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147.

The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part.

Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

Glossary of terms (under section 147 of the *Environmental Planning and Assessment Act 1979*)

gift means a gift within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981*. Note. A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

Note: Under section 84(1) of the *Election Funding and Disclosures Act 1981* gift is defined as follows:

gift means any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

local councillor means a councillor (including the mayor) of the council of a local government area.

relevant planning application means:

- a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or
 - b) a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or
 - c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or
 - d) an application for development consent under Part 4 (or for the modification of a development consent), or
 - e) any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application,
- but does not include:
- f) an application for (or for the modification of) a complying development certificate, or
 - g) an application or request made by a public authority on its own behalf or made on behalf of a public authority, or
 - h) any other application or request that is excluded from this definition by the regulations.

relevant period is the period commencing 2 years before the application or submission is made and ending when the application is determined.

relevant public submission means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

reportable political donation means a reportable political donation within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981* that is required to be disclosed under that Part. Note. Reportable political donations include those of or above \$1,000.

Note: Under section 86 of the *Election Funding and Disclosures Act 1981* reportable political donation is defined as follows:

86 Meaning of "reportable political donation"

- (1) For the purposes of this Act, a reportable political donation is:
 - (a) in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or
 - (b) in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000:
 - (i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or
 - (ii) made to the major political donor.
- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- (3) A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- (4) For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

a person has a financial interest in a relevant planning application if:


- a) the person is the applicant or the person on whose behalf the application is made, or
- b) the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- c) the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- d) the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

persons are associated with each other if:

- a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or
- b) they are related bodies corporate under the *Corporations Act 2001* of the Commonwealth, or
- c) one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- d) they have any other relationship prescribed by the regulations.

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details				
Name of person making this disclosure STANLEY BARRY ROTH, DIRECTOR HENROTH INVESTMENTS PTY LIMITED		Planning application reference (e.g. DA number, planning application title or reference, property address or other description) KIRRAWEE BRICK PIT 566-594 PRINCES HIGHWAY, KIRRAWEE		
Your interest in the planning application (circle relevant option below)				
You are the APPLICANT <input checked="" type="radio"/> YES <input type="radio"/> NO OR You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO				
Reportable political donations made by person making this declaration or by other relevant persons				
<p>* State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN).</p> <p>* If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR</p> <p>* If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.</p>				
Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
SEE ATTACHED				
Please list all reportable political donations—additional space is provided overleaf if required.				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date  14 th MAY 2010				
Name(s) STANLEY BARRY ROTH				

DONATIONS MADE TO POLITICAL PARTIES				
1 MAY 08 - 12 MAY 10				
"ANNEXURE A"				
NAME OF DONOR (OR ABN IF AN ENTITY)	NAME OF ENTITY'S REGD ADDRESS OR OTHER OFFICIAL ADDRESS	NAME OF POLITICAL PARTY	DATE OF DONATION	VALUE OF DONATION
1 MAY 2008 - 31 DECEMBER 2008				
NIL				
1 JANUARY 2009 - 31 DECEMBER 2009				
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	LIBERAL PARTY	15-Jan-09	100.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	WARRINGAH CLUB	06-Feb-09	100.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	VAUCLUSE CONFERENCE-LIBERAL	06-Feb-09	150.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	THE STURT FEDERAL ELECTORATE	10-Feb-09	250.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	LIBERAL PARTY	15-Apr-09	100.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	LIBERAL PARTY	11-Jun-09	120.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	THE WARRINGAH CLUB	22-Jun-09	200.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	MILLENIUM FORUM	11-Jun-09	11,000.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	THE WARRINGAH CLUB	17-Aug-09	2,000.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	THE WARRINGAH CLUB	29-Sep-09	100.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	STURT FEC	20-Oct-09	150.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	LIBERAL PARTY VICTORIA DIVISION	04-Nov-09	5,000.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	LIBERAL PARTY	04-Nov-09	12,500.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	LABOR FRIENDS OF ISRAEL	08-Dec-09	1,500.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	THE WARRINGAH CLUB	16-Dec-09	120.00

NAME OF DONOR (OR ABN IF AN ENTITY)	NAME OF ENTITY'S REGD ADDRESS OR OTHER OFFICIAL ADDRESS	NAME OF POLITICAL PARTY	DATE OF DONATION	VALUE OF DONATION
1 JANUARY 2010 - 12 MAY 2010				
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	LIBERAL PARTY	01-Feb-10	2,000.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	LIBERAL PARTY	11-May-10	150.00
HENROTH INVESTMENTS ABN 68 000 312 692	SUITE 801, 46-56 KIPPAX ST SURRY HILLS	LIBERAL PARTY	11-May-10	1,000.00