

# 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](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

AET ATF Summer Hill Ownership Trust  
c/o EG Funds Management

ABN

62 465 607 975

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Mark

Family name

Syke

Position

Director of Planning and Design

### STREET ADDRESS

Unit/street no.

Level 14, 345

Street name

George Street

Suburb or town

Sydney

State

NSW

Postcode

2000

POSTAL ADDRESS (or mark 'as above')

C/- SJB Planning Pty Ltd Level 2, 490 Crown Street

Suburb or town

Surry Hills

State

NSW

Postcode

2010

Daytime telephone

(02) 9380 9911

Fax

(02) 9380 9922

Mobile

Email

sbarwick@sjb.com.au

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

STREET ADDRESS (where relevant)

Unit/street no.

2-32

Street or property name

Smith Street

Suburb, town or locality

Summer Hill

Postcode

2130

Local government area(s)

Ashfield and Marrickville

State electorate(s)

Marrickville

REAL PROPERTY DESCRIPTION

Lot 1 DP73521, Lots 1-2 DP131120, Lot 1 DP171676, Lot 1 DP302585, Lot B DP171931, Lot B DP172600, Lot 1 DP182276, Lot 16 DP130884, Lot 11 DP315, Lot 13 DP315, Lot 14 DP315, Lot 15 DP315, Lot A DP302421, Lot B DP302421, Lot 1 DP955001, Lot1 DP951124, Lot 100 DP221222 and Lot 1 DP900501.

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.

The proponent of the Concept Plan proposes to develop the site including the adaptive re-use of existing buildings and structures of heritage significance and the construction of new residential and mixed use buildings and publicly accessible open space.

The Concept Plan proposes the provision of:

- 280-300 dwellings
- 3,500-4,000m<sup>2</sup> of commercial space
- 2,500-2,800m<sup>2</sup> of retail space
- 450-500 basement car parking spaces in basement car parks provided below the new buildings
- 50-70 on-street car spaces
- 8,400m<sup>2</sup> of publicly accessible open space
- publicly accessible linkages to the Lewisham West light rail stop
- new vehicle and pedestrian access points from the Smith Street and Edward Street frontages of the site.

#### 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).

\$156,200,000.00

#### 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)

783 job years

Operational jobs (full-time equivalent)

200-230

### 5. Approvals from State agencies

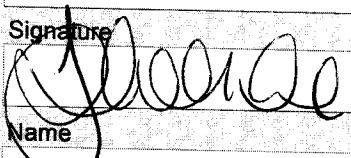
Does the project require any of the following: (tick all that are appropriate)

- ☐ 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:

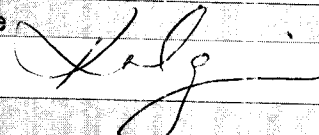
Land  
 \_\_\_\_\_

Signature  


Name  
 JOANNE COGHANE

Date  
 10/5/11

Land  
 \_\_\_\_\_

Signature  


Name  
 KERRY NGAI

Date  
 10/5/11

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?

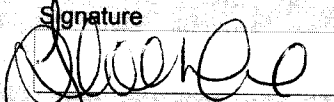
- ☐ Yes  
☒ No

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:

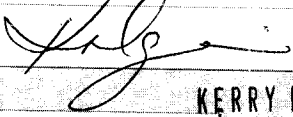
- provide a description of the project and address all matters required by the Director-General pursuant to section 75E and/or section 75M of the Act, and
- apply, subject to satisfying clause 8D of the Environmental Planning and Assessment Regulation, for the Director-General's environmental assessment 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  


Name  
 JOANNE COGHANE

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

Authorised Officer

  
Date KERRY NGAI

Name, if you are not the proponent

AUTHORISED OFFICER

Australian Executor Trustees Limited  
ABN 84 007 869 794 AFSL No. 240023 RSEL No. L0002554  
Australian Executor Trustees (NSW) Limited  
ABN 70 000 329 706  
Australian Executor Trustees (SA) Limited  
ABN 23 007 870 644  
AET Structured Finance Services Pty Ltd  
ABN 12 106 424 088 AFSL No. 259829  
AET SPV Management Pty Ltd  
ABN 67 088 261 349 AFSL No. 279157  
www.aetlimited.com.au



A member of the Australian Wealth Management Group

## **CORPORATE TRUST COMPANY SEAL AND AUTHORISED OFFICERS SIGNATORY LIST**

AET SPV Management Pty Limited  
Australian Executor Trustees Limited  
Australian Executor Trustees (SA) Limited  
AET Structured Finance Services Pty Limited  
("the Companies")

### **Signatory**

### **Position**

#### **'A' Signatory List**

Philip Joseph	CEO Corporate Trust
Stuart Howard	Senior Relationship Manager
Danielle Corcoran	Company Secretary
Glenn White	Senior Manager Structured Products & RE Services
Yvonne Kelaher	Senior Relationship Manager

#### **'B' Signatory List**

Pina Spathis	Relationship Manager
Joanne Cochrane	Relationship Manager
Catherine McBurney	Relationship Manager
Kerry Ngai	Relationship Manager
Kerrie King	Operations Manager

The Board resolved that the persons from time to time holding the positions/titles within each company and identified above under the headings "A Signatory List" and "B Signatory List" (including those persons specifically identified above and holding those positions/titles as at the date of this meeting of each company) are proposed to be constituted as authorised officers for each company in connection with the execution of, and affixing of the company seal of that company to, any document to which that company is or is to be a party in any capacity in which that company may from time to time be required to be a party to a document in connection with the trustee business of each company, provided that each document must only be executed and/or the common seal affixed if it has been executed and/or affixed (as the case may be) by either 2 "A" Signatories or 1 "A" Signatory and 1 "B" Signatory.

I Danielle Corcoran, Company Secretary for the above companies, certify that the above Signatory List has been approved by resolution of the Directors for the above Companies on 31 March 2011 in relation to the signing of documents under Company Seal or by duly Authorised Officers.

  
Danielle Corcoran  
Company Secretary  
DATE: 13 April 2011