



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

2nd August 2006

Dear Director-General

Subject: Proposed Part 3A project

Prasanthi Developments Pty Ltd proposes to carry out development comprising a multi-storey mixed commercial/residential development at Lot 1 DP449699 and Lot 11 DP531788, No. 159-163 Cleveland Street, Redfern. Further details of the proposed development are set out in the attached application form.

I consider that the proposed development is development of a kind described in clause 13 of schedule 2 to the *State Environmental Planning Policy – Major Projects 2005* and therefore requires the Minister's approval under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

If the Minister is of the opinion that the proposal is a project to which Part 3A of the EP&A Act applies, I request that this letter and the attached application form be regarded as an application for approval to carry out the project under section 75E of the EP&A Act and that environmental assessment requirements for the project be issued under section 75F.

If you have any queries about the proposal please contact the proponents Planning Consultant Mr Patrick Hurley on (02) 4722 5391.

Yours sincerely

PGH Environmental Planning

A handwritten signature in blue ink, appearing to read 'Patrick Hurley', is written over a horizontal line.

Patrick Hurley
Managing Director

Major Projects application



NSW GOVERNMENT
Department of Planning

Date received: ___/___/___

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 consult with the Department of Planning concerning your Project. A Planning Focus Meeting (PFM) may need to be held to identify the matters to be assessed in the Environmental Assessment. The PFM would involve the Department, relevant agencies, Council or other groups identified by the Department. If a PFM is required, you will need to present project details at the meeting. If a PFM is held, the Department will issue the Director General's requirements for the Environmental Assessment following the meeting.

An electronic copy of the Application must be sent to - assessment@planning.nsw.gov.au

An Application may also be lodged with the Director-General by courier or mail including an electronic version of the application.

Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000
GPO Box 39 SYDNEY NSW 2001
DX 10181 Sydney Stock Exchange

t: 02 9228 6111 f: 02 9228 6455

2. Details of the proponent

Company/Organisation/Agency

Prasanthi Developments Pty Ltd
c-/ PGH Environmental Planning

ABN

First name Mr Ms/Mrs Dr

Patrick

Family name

Hurley

Position

Managing Director

POSTAL ADDRESS (or mark 'as above')

Unit/street no.

L1, Suite 2

Street name

483 High Street

Suburb or town

Penrith

State

NSW

Postcode

2750

Email

phurley@pghep.com.au

Telephone

02 47225391

Fax

02 47225392

Mobile

0409 005 355

3. Identify the land you propose to develop

(a) STREET ADDRESS (where relevant)

Unit/street no.

159-163

Street or property name

Cleveland Street

(b) SUBURB, TOWN OR LOCALITY

Redfern

Postcode

2016

(c) LOCAL GOVERNMENT AREA

Sydney City

(d) STATE ELECTORATE

(e) REAL PROPERTY DESCRIPTION (where relevant)

Lot 1 in DP449699 and Lot 11 in DP531788

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 Major Project applies to more than one piece of land, please use a comma to distinguish between each real property description.

(f) MAP OF THE LOCALITY

Yes

(g) MAP OF THE SITE

Yes

4. Proposed Major Project – Description and other Requirements

Provide a brief title for your Project.

Proposed multi-storey mixed commercial/retail and residential complex.

PROJECT APPROVAL

If you are applying for a project approval, include in the project title all significant components for which approval is being sought. If the application relates to only part of a Project, the title of the project should relate the part for which approval is being sought.

Is the application for a Project approval?

Yes No

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

Yes No

CONCEPT APPROVAL

If you are applying for a concept approval, include all components for which approval "in concept" is being sought. If the application relates to approval of Project, the title of the project should relate the part for which approval is being sought.

Is the application for a Concept approval?

Yes No

Is a project application being made concurrently for an approval of part of the site?

Yes No

5. Project Description

ESTIMATED PROJECT CAPITAL INVESTMENT VALUE

Please indicate capital investment value of the project including plant and equipment but excluding the land value.

\$9.8 million

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)

35

Operational jobs (full-time equivalent)

60

You are also required to provide a Project Description (based on the outline in Schedule 1 attached) and address any matters required by the Director-General in accordance with s75E of the Act. Failure to do so may lead to your application being rejected.

Is a Project Description addressing matters in Schedule 1 attached:

Yes No

Does the Project Description include any additional matters required by the Director-General under s75E of the Act?

Yes No

Note: 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. Eight (8) copies of all paper documents (including plans) are required.

6. 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*

7. Application fee

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

Usually the fee is payable prior to the exhibition of the Environmental Assessment. However, the Department may require you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine if a proportion to be paid.

8. Notification or Landowner's Consent

A. LANDOWNERS CONSENT: Where landowners consent is required under Clause 8F of the *Environmental Planning and Assessment Regulation 2000*, a Major Project cannot be determined without having the signature of the owner of the land.

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

Date

Land

Signature

Name

Date

B. NOTIFICATION WHERE LANDOWNERS CONSENT NOT REQUIRED

(a) For Linear projects and Mining or petroleum projects

Newspaper(s) where notice to be advertised

Proposed date(s)

(b) For Critical Infrastructure projects and other cases

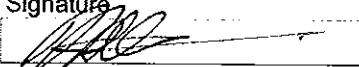
Landowner(s) to be notified

Proposed date

9. Proponent's Signatures

As the proponent(s) of the proposed Major Project and in signing below, I/we hereby:

- provide a description of the proposed Project and address all matters required by the Director-General pursuant to Section 75E of the Act, and
- apply, subject to satisfying Clause 8D of the *Environmental Planning and Assessment Regulation 2000*, for the Director-General Requirements for the Environmental Assessment pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979*, and
- declare that all information contained within this application is accurate at the time of signing.

Signature

Name
Patrick Hurley
Date
2nd August 2006

Company/Organisation/Agency
PGH Environmental Planning
Position
Managing Director
In what capacity are you signing
On behalf of the client