

### CONCEPT PLAN APPLICATION

A Concept Plan provides a broad overview of what is proposed for a site. A Concept Plan outlines key development parameters such as land uses, building envelopes, landscaping and vehicle and pedestrian circulation on the site. If approved, this will provide a general framework for more detailed design and development at a later stage, subject to further applications and approvals.

<p><b>DECLARATION AS A MAJOR PROJECT</b></p>	<ul style="list-style-type: none"> <li>• The Applicant seeks the opinion of the Minister of Planning as to whether the project is a 'major project' to which Part 3A applies.</li> <li>• A 'major project' is one which is of state or regional significance and over a particular capital investment value.</li> <li>• If the Minister declares the project a 'major project' then the Part 3A process applies.</li> <li>• An opinion for this project was sought on 3 September 2010. It was declared a 'major project' on 4 November 2010.</li> </ul>
<p><b>PREPARATION OF A PRELIMINARY ENVIRONMENTAL ASSESSMENT</b></p>	<ul style="list-style-type: none"> <li>• The Applicant prepares a Preliminary Environmental Assessment (PEA).</li> <li>• The Preliminary Environmental Assessment outlines matters to be addressed in a later Environmental Assessment including an overview of the project, the site, the key planning controls applying and a preliminary assessment of any environmental issues.</li> <li>• The Preliminary Environmental Assessment is made available for the public to view on the Department of Planning's website.</li> <li>• A Preliminary Environmental Assessment for this project was lodged with the Department of Planning on 26 November 2010.</li> </ul>
<p><b>THE DIRECTOR GENERAL OF PLANNING ISSUES REQUIREMENTS FOR AN ENVIRONMENTAL ASSESSMENT</b></p>	<ul style="list-style-type: none"> <li>• The Department of Planning considers the Preliminary Environmental Assessment and sets out requirements (known as the Director General's Requirements) to be addressed within the applicant's Environmental Assessment.</li> <li>• As part of this process the Department of Planning seeks input from the Council and other government agencies to ensure that all matters are addressed.</li> <li>• Usually these are issued by the Department of Planning within 28 days after submission of the PEA. The Director General's Requirements were issued for this project on 23 December 2010.</li> </ul>
<p><b>AN ENVIRONMENTAL ASSESSMENT IS PREPARED AND SUBMITTED TO THE DEPARTMENT OF PLANNING</b></p>	<ul style="list-style-type: none"> <li>• The applicant considers the Director General's Requirements and submits a more detailed, Environmental Assessment report to the Department of Planning.</li> <li>• The proponent is encouraged to consult with the community, government and other stakeholders as part of this process.</li> </ul>
<p><b>TEST OF ADEQUACY</b></p>	<ul style="list-style-type: none"> <li>• The Department of Planning considers whether the submission meets the Director General's Requirements and is 'adequate' to place on public exhibition.</li> <li>• If the application is not deemed adequate the proponent will be asked to revise the Environmental Assessment and resubmit.</li> <li>• Usually a response is given to the applicant within 21 days.</li> </ul>
<p><b>FORMAL PUBLIC EXHIBITION</b></p>	<ul style="list-style-type: none"> <li>• Once deemed 'adequate', the project is placed on public exhibition for at least 30 days.</li> <li>• During this time, the submission documentation will be available for the public to review on the Department of Planning's website.</li> <li>• The public can prepare submissions or objections formally at this stage of the process.</li> </ul>
<p><b>REVIEW OF SUBMISSIONS</b></p>	<ul style="list-style-type: none"> <li>• Following the exhibition period, the Department of Planning will consider these submissions.</li> <li>• The submissions and comments on the proposal will be issued to the applicant.</li> <li>• Where necessary, the proponent will make changes to the proposal and a 'Preferred Project Report' will be prepared outlining these changes.</li> <li>• The Preferred Project Report will be usually be made available to the public after it is submitted.</li> </ul>
<p><b>DETERMINATION</b></p>	<ul style="list-style-type: none"> <li>• Pending any final comments from those who made submissions to the project, the Department of Planning will make a determination of the project.</li> </ul>
<p><b>NOTICE OF DETERMINATION</b></p>	<ul style="list-style-type: none"> <li>• Should the Minister approve the project, the applicant will be issued a Notice of Determination which stipulates conditions that must be complied with.</li> <li>• It will also set out whether the Department of Planning or the Council will be the consent authority for the subsequent Project Application or Development Application stage.</li> </ul>