



NSW GOVERNMENT
Department of Planning

16 DEC 2005

13 December 2005

Contact: Nathan Wort
Phone: (02) 9228 6369
Fax: 02 9228 6366
Email: nathan.wort@dipnr.nsw.gov.au
Our ref: 05-0083
Your ref:

**Mr Charles Hill
Planning Workshop Australia
GPO Box 3275
Sydney NSW 2001**

Dear Mr Hill,

RE: Lot 2 DP 813954 Pacific Highway, Sandy Beach North

I refer to your letter dated 04 November 2005 in which you request confirmation that your project proposal is a major project under Part 3A of the Environmental Planning and Assessment Act, 1979 (the Act).

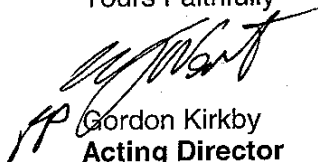
I am writing to advise you that the Director-General, as a delegate of the Minister, formed the opinion on 25 November 2005 that your proposal is a Project and that Part 3A of the Act applies. Consequently, you may now apply for the approval of the Minister to carry out this Project.

In seeking the Minister's approval, Section 75E of the Act requires you to lodge an application for your Project with the Director-General. The application you lodge with the Director-General for the Project must include a completed Application Form, a Preliminary Assessment based on the information contained in this Schedule, and the correct fee. I have enclosed an Application Form with this letter, along with the Schedule that identifies what information should be addressed in the Preliminary Assessment and the fee to be paid.

You have indicated that you would submit a Concept Plan for this Project. The Minister will consider your request to submit a Concept Plan after you lodge your application. Please ensure that your application clearly states your intention to submit a Concept Plan and that your Preliminary Assessment addresses all the information concerning Concept Plans in the attached Schedule. Once your application has been accepted by the Director-General, I will advise you of the Minister's decision to authorise a Concept Plan.

If you have any questions regarding the above, please do not hesitate to contact Mr Nathan Wort on the contact details provided above. Prior to project application lodgement, it is recommended that you consult the assigned planning officer to confirm application requirements.

Yours Faithfully



**Gordon Kirkby
Acting Director
Urban Assessments**

Schedule – Information Required at Lodgement

Application form	You must complete in full the Application for a Major Project form enclosed.
Preliminary Assessment – Purpose	<p>The purpose of the Preliminary Assessment is to assist the preparation of the Director General's Environmental Assessment Requirements.</p> <p>The purpose of the Preliminary Assessment is to culminate in a summary of the 'Key Issues'. Key Issues are those matters that if not addressed satisfactorily may lead to refusal of the project.</p>
Preliminary Assessment – Identifying Key Issues	<p>'Key Issues' will emerge from:</p> <ul style="list-style-type: none"> (a) the proponent's consultation with all relevant agencies and groups, and (b) from the proponent's assessment of the proposed project against applicable environmental planning instruments, policies, guidelines and other relevant planning documents. <p>'Key issues' could include, but may not be limited to:</p> <ul style="list-style-type: none"> (a) non-compliances with known relevant planning controls; (b) known community concerns about the development proposed; (c) potential environmental impacts associated with construction, operation, or occupation of a project; (d) likely environmental risks; (e) constraints arising from the peculiarities of a project site. <p>'Key Issues' should not include those aspects of a proposed project that comply with known planning controls; where there are no community concerns or where there are no other contentious matters.</p>
Preliminary Assessment – Information to be addressed	<p>The Preliminary Assessment should include:</p> <ul style="list-style-type: none"> (a) a written and graphical description of the project and any ancillary components, including relevant preliminary plans; (b) the location(s) and a map identifying the site(s)/alignment/corridor; (c) the planning provisions applying to the site and whether the project is permitted under the prevailing EPIs, DCPs, policies, etc, and if the project is inconsistent with such instruments/plans/policies; (d) the views of the other agencies, local council and/or the community if known; and (e) an identification of any study or investigations undertaken for the preparation of the Metro Strategy or other regional or local strategies that may affect the Project.
Application Fee	\$775.00 based on 5% of the fee arising from 300 lot residential subdivision. Outstanding fee is \$14,725.00 plus advertising fee. Variation to outstanding fees may occur if numbers of lots or works are amended.
Copies of Documentation	10 copies of all documentation lodged (including plans)
Electronic Version of Documents	<p>1 CD in Rich Text Format / Word Document format of all written documentation lodged, or</p> <p>1 CD in PDF format (unlocked) of all documentation lodged, and</p> <p>All plans should be in PDF, JPEG or TIFF format.</p> <p>Note: In the event that the documentation or individual files, exceeds 5 Megabytes, you should contact the liaison officer prior to lodgement. Please be aware that you may be required to prepare a website for your Project.</p>
Acceptance of Application	The Director-General will not accept your application until such time as you complete all the information required by this schedule, the accompanying fee, and a completed application form.

Major Projects application



NSW GOVERNMENT
Department of Planning

Date received: ____/____/____

Project Application No. _____

1. Before you lodge

Under section 75E of the *Environmental Planning and Assessment Act, 1979* (the Act) this form is required to apply for the approval of the Minister to carry out a Project to which Part 3A of the Act applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your Project.

Please be aware that you may need to conduct a Planning Focus Meeting before lodging this application involving the Department, relevant agencies, Council or other groups identified by the Department. If you are required to conduct a Planning Focus Meeting, you will need to provide details and outcomes arising from the meeting.

To ensure that your application is accepted as being duly made, you must

- complete ALL parts of this form, and
- submit all relevant information required by this form.

All applications must be lodged with the Director-General, by courier or mail.

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

ABN

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

STREET ADDRESS

Unit/street no.

Street name

Suburb or town

State

Postcode

POSTAL ADDRESS (or mark 'as above')

Suburb or town

State

Postcode

Daytime telephone

Fax

Mobile

Email

3. Identify the land you propose to develop

STREET ADDRESS

Unit/street no.

Street or property name

Suburb, town or locality

Postcode

Local government area

REAL PROPERTY DESCRIPTION

OR: detailed description of land attached: ☐

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.

Where the Major Project is subject to Clause 8F of the *Environmental Planning and Assessment Regulation 2000* and in lieu of completing the above, a description or detailed plan of the land affected must be included with the documents required with Part 4 below.

4. Proposed Major Project – Description and other Requirements

Provide a brief title for your Project that includes all significant components. If the application relates to only part of a Project, include a clear title that describes the relevant part.

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

☐ Yes ☐ No

You are also required to provide a Project Description Report and address any matters required by the Director-General in accordance with 75E of the Act. Failure to do so may lead to your application being rejected.

Is a Preliminary Assessment attached:

Hard copy:

☐ Yes ☐ No

Electronic version:

☐ Yes ☐ No

(NB: 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).

Is the Preliminary Assessment consistent with the requirements of any Guideline produced by the Department (including any draft)?

☐ Yes ☐ No

Does the Preliminary Assessment include additional matters required by the Director-General, such as evidence of a Planning Focus Meeting and consultation?

☐ Yes ☐ No

CONCEPT APPROVAL

If you are applying for a **concept approval**, the Department's *Concept Approval Guideline* should be consulted and the matters identified therein must be addressed as part of your application.

Does the Preliminary Assessment address these guidelines?

☐ Yes ☐ No

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)

Operational jobs (full-time equivalent)

5. 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*

6. 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.

The Department requires a proportion of the total fee to be paid with this application. You should consult with the Department before lodging this application to determine the proportion to be paid.

Estimated Project Cost

7. Owner's Consent

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

Signature

Name

Date

Signature

Name

Date

Note: The Department will not accept an application for a Major Project without having the signature of the owner of the land, **unless** the Major Project is subject to Clause 8F of the *Environmental Planning and Assessment Regulation 2000*.

8. 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 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

Date

If not Proponent, in what capacity are you signing

Name, if you are not the proponent

Coffs Harbour City Council



Winner - "Enhancing the Landscape", and Silver Medal - "Most Liveable City" - 2004 International Awards for Liveable Communities.

Your ref:
Our ref: 1115934

7 December 2005

14 DEC 2005

Mr C Hill
Planning Workshop Australia
Level 3
7 Bridge Street
SYDNEY NSW

Leading The World

Dear Mr Hill

Hearnes Lake/Sandy Beach Development Control Plan and Developer Contributions Plan

Council at its meeting of 1 December 2005 adopted the Hearnes Lake/Sandy Beach Development Control Plan (DCP) and Developer Contributions Plan (CP), which came into effect on 7 December 2005.

I wish to thank you for your submission and/or participation in the community consultation process associated with the DCP.

The Plans can be viewed on Council's Website at www.coffsharbour.nsw.gov.au or copies can be purchased from Council's Administration Building.

For further information please contact Marcy Mills on (02) 6648 4656.

Yours faithfully

Marcelle L Mills

Marcelle Mills
Development Control Planner

MLM:kdI

The LivCom Awards



Fax No

- Communications to: The General Manager, Locked Bag 155, Coffs Harbour NSW 2450
- Administration Building, 2 Castle Street, Coffs Harbour NSW 2450
- Tel: (02) 6648 4000 • Fax: (02) 6648 4199 • DX: 7559 • ABN 79 126 214 487
- Email: coffs.council@chcc.nsw.gov.au • Website: www.coffsharbour.nsw.gov.au