

Thakral Holdings Limited

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7 July 2006

Sam Haddad
Director-General
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2001

Dear Mr Haddad

Pacific Bay Western Lands, West Korora

Thakral Holdings Group seeks approval from the Minister for Planning to carry out the project as outlined in the attached Preliminary Submission under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Description of Proposed Project and Project Site

The application seeks approval for a residential development ('Proposed Project') on the Pacific Bay, Western Lands site located at Korora, 4.5km north of Coffs Harbour. The site comprises Lot 1 DP 592173, Lot 2 DP 226560, Lot 3 DP 820652, Lot 4 DP 820652, Lot 5 DP 820652; and Lot 23 DP 716144.

The site currently has multiple zonings under the Coffs Harbour Local Environmental Plan 2000. The majority of the site is zoned 1A Rural Agricultural while the vegetated areas are zoned 7A Environmental Protection Habitat & Catchment. There is also land along the Pacific Highway frontage zoned 7A Environmental Protection Scenic Buffer.

The proposed project is more fully described in the attached documentation. While the current zoning of the site does not permit the proposed projects, on 20 April 2006, Coffs Harbour Council resolved to formally commence preparation of an amendment to the Coffs Harbour Local Environmental Plan 2000 for the North Coffs area, in accordance with the Department of Planning requirements. It was recommended that Council prepare a Local Environmental Study and draft Local Environmental Plan for the lands in the West Korora area. The subject site is included within these lands.

Accordingly, pursuant to clause 72J of the EP&A Act, it is intended to lodge the Project Application simultaneously with the application to rezone the land in accordance with Council's resolution of 20 April 2006.

Opinion as to Part 3A

We seek confirmation that the Minister has formed the opinion that the Proposed Project is development of a kind described in Schedule 2, clause 1(i) of the *State Environmental Planning Policy (Major Projects) 2005* ('Major Projects SEPP'). We consider that the Proposed Project is of a kind described in Schedule 2, clause 1(i) of the Major Projects SEPP because the Proposed Project is development within the coastal zone that:



1. following rezoning, will involve the subdivision of residentially zoned land into more than 25 lots.

In addition, we are unaware of any other environmental planning instruments that requires the Minister's or Director-General's approval or concurrence with respect to the Proposed Project.

Concept Plan

Clause 18 of *State Environmental Planning Policy No.71 – Coastal Protection* requires a master plan to be approved for the Project Site prior to the grant of an approval. Pursuant to section 75M of the EP&A Act, the proponent requests that the Minister authorises the submission of a concept plan for the Proposed Project. The concept plan is as outlined in the attachment.

Environmental Assessment Requirements

We request that the environmental assessment requirements for the proposed project be issued under Section 75F of the *Environmental Planning and Assessment Act 1979*.

If you have any queries, please do not hesitate to contact us.

Yours faithfully,
Thakral Holdings Limited



David Hogendijk
Development Manager

Enclosed:

Preliminary Concept Plan Report
Pacific Bay Western Lands
July 2006

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 before lodging this application you may need to conduct a Planning Focus Meeting that involves 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 on the meeting and any outcomes arising from it.

So that your application to carry out a Project is accepted as being duly made, you will need to

- 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

2. Details of the Proponent

Part 3A identifies that the Proponent as the person proposing to carry out development comprising all or any part of the project.

Company/organisation/agency

ABN

Thakral Holdings Limited

95 054 346 315

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

David

Hogendijk

STREET ADDRESS

Unit/street no.

Street name

1/112, 301

George Street

Suburb or town

State

Postcode

Sydney

NSW

2000

POSTAL ADDRESS (or mark 'as above')

as above

Suburb or town

State

Postcode

Daytime telephone

Fax

Mobile

9272 8703

9272 8771

0417 279 295

Email

david.hogendijk@thakral.com.au

3. Identify the land you propose to develop**STREET ADDRESS**

Unit/street no.

N/A.

Street or property name

Suburb, town or locality

Postcode

Local government area

REAL PROPERTY DESCRIPTION

Refer to page 8 under "Site Description".

OR: A detailed description of the land to which this application applies is attached: ☒

The real property description is found 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.

If Clause 8F of the *Environmental Planning and Assessment Regulation 2000* applies to this Project, then this section does NOT need to be completed. However, you must ensure that the documents required by Part 4 below identify the land to which this Project applies.

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.

200 lot residential development and associated commercial sites.

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

☐ Yes☒ No

You are also required to provide a Preliminary Assessment and address any matters required by the Director-General in accordance with 75E of the Act. Failing 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)? *(there are no guidelines)* ☒ Yes ☐ NoDoes the Preliminary Assessment include additional matters required by the Director-General such as evidence of a Planning Focus Meeting and consultation? ☐ Yes ☒ No**CONCEPT PLAN**

Is there an existing approved Concept Plan for the Site?

☐ Yes☒ No

If Yes, the Preliminary Assessment must provide details on the Concept Plan approval.

Does this application involve submitting a Concept Plan for the Project? ☒ Yes ☐ No

If Yes, does the Preliminary Assessment address the Department's Concept Approval 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)

100

Operational jobs (full-time equivalent)

20.

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. Capital Investment Value

The Capital Investment Value of the development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding land costs).

Estimated Capital Investment Value of Project: \$ 90,000,000.

7. Owner's Consent

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

Signature



Name

John Hudson.

Date

07/07/2006.

Signature



Name



Date



Note: The consent of the owner of land on which a project is to be carried out is required for an application for approval under Part 3A of the Act, 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 proposing to carry out development comprising all or any part of the project and, in signing below, I / we hereby:

- have provide an accurate description of the Project and have addressed all matters required by the Director-General pursuant to Section 75E of the Act, and
- request the Director General, subject to satisfying Clause 8D of the *Environmental Planning and Assessment Regulation 2000*, to prepare Environmental Assessment Requirements pursuant to Section 75F of the Act, and
- declare that the information contained within this application is accurate.

Signature 1



Name

David Hogendijk

Date

07/07/2006.

Signature 2



Name



Date

