

CHASE TAREE DEVELOPMENTS PTY LTD

ABN 38 085 938 959

13 February 2008

Minister for Planning
C/- Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Mr Chris Wilson, Executive Director

Dear Minister

Redevelopment of Pitt Street waterfront precinct, Taree

The Pitt Street waterfront precinct development at Taree is located approximately 2km from the Taree town centre. Chase Property Developments and two other land owners own the 22 hectare precinct which is currently undergoing the process of rezoning.

The rezoning of the site is required so that a range of mixed uses can be approved on the site including residential, commercial, open-space and maritime and tourist developments.

The purpose of this letter is to:

1. Seek your opinion under clause 6 of State Environmental Planning Policy 2005 (Major Projects SEPP) as to whether the proposed development is a project under Part 3A;
2. Seek your authorisation under section 75M for the submission of a concept plan in relation to the proposal;
3. Comprise a concept plan application (in the event that the development is a Part 3A project and a concept plan is authorised); and
4. Request the Director-General's requirements for the preparation of the environmental assessment for the concept plan.

In support of this request we attach a preliminary assessment which outlines the proposal for a concept plan and highlights the key planning and environmental issues which will be faced by the redevelopment proposal.

The development will generally consist of the following:

Land Use Type	Area (m2)
Residential Medium Density	26790
Residential Apartments	68560
Mixed Use (3-4 storeys)	13650
Commercial (3-6 storeys)	14190
Heritage	6310
Hotel / Conference	7550
Marina / Commercial	38130
Working Marina	46320
Total	221590

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This strategic site is proposed to accommodate the abovementioned built form over 22 Hectares of Manning River frontage.

The site is currently majority owned by three (3) entities all of whom have committed to the rezoning process.

All owners have also committed to this process with the understanding that Public foreshore access will be returned to this section of the Manning River creating additional large scale amenity and public benefit to the Taree community.

By returning this section of the Manning River to Public access, the site will strategically link the Taree Town Centre with the Sports and Entertainment Precinct to the East via a series of public walkways, cycle paths and recreational open space.

Clause 6 opinion

The proposed redevelopment of the waterfront precinct appears to be caught by a number of provisions in Clause 1 of Schedule 2 to the Major Projects SEPP. The following matters are triggered.

- 1 Clause 1(1)(d) - Marinas that are designated development and that are wholly or partly in a sensitive coastal location.

Reason

As set out in the preliminary assessment, the following provisions of Schedule 3 to the Environmental Planning and Assessment Regulation 2000 are triggered:

- (a) marinas with an intended capacity of 80 or more vessels of any size;
- (b) facilities that repair or maintain vessels out of the water with an intended capacity of 1 or more vessels having a length of 25 metres or more;
- (c) facilities that repair or maintain vessels out of the water with an intended capacity of 5 or more vessels of any length at any one time.

- 2 Clause 1(1)(f)(i) - Recreational or tourist facilities in a sensitive coastal location outside the metropolitan coastal zone that provide for any number of persons.

Reason

The proposal is within 100m of the Manning River and provides for a hotel as set out in the preliminary assessment.

- 3 Clause (1)(1)(g)(i) - Buildings or structures greater than 13 metres in height within a sensitive coastal location.

Reason

The proposal is within 100m of the Manning River and provides for buildings over 12 metres in height as set out in the preliminary assessment.

Any one of the above requirements would support the Minister in forming an opinion under clause 6 of the Major Projects SEPP that the proposed development is a project to which Part 3A applies.

Concept plan authorisation

The redevelopment of the waterfront precinct is a locally and regionally significant development.

The proposal presents a unique opportunity to combine three large Manning River frontage properties into one coordinated planning scheme that will deliver sound financial, social and community outcomes for Taree.

The proposal with its diverse mix of land uses will deliver planning and development outcomes over a 10-15 year period providing strong economic and social infrastructure benefits to the region. The key economic and financial factors will evolve from the construction and development of over 220,000m² of residential, commercial, retail, marina and mixed use space.

The proposal also has a significant public amenity focus with all landowners agreeing to return Public access to the foreshore with a series of proposed boardwalks, public parks and recreation areas.

The proposed Marina will be the first real attempt in providing Marine services to over 180 kilometres of navigable Manning River waterways.

This unique opportunity will provide significant long term benefits to the key regional area of Taree.

The development is likely to be carried out in stages, both with immediate development and future development over a 10 to 15 year time horizon. A significant site such as this requires a strategic approval to be in place to guide future development.

It is considered appropriate that the proposal be determined as a concept plan under Part 3A with the possibility that a substantial amount of future development will be returned to the Council under section 75P for determination under Part 4 of the Act. The Minister is therefore requested to authorise an application for concept plan approval under section 75M.

Concept plan application and Director-General's requirements

If the Minister forms the opinion that the development is a project to which Part 3A applies and a concept plan application is authorised for the site, we request that this letter together with the attached preliminary assessment and application form be taken to be a concept plan application within the meaning of section 75M.

We also request that the Director-General's requirements be issued for the preparation of the environmental assessment.


All landowners have consented to this application as set out below, in accordance with the requirements of clause 8F of the Regulation.

Please do not hesitate to contact Mr Anthony Elias on (02) 8752 8900 if you have any questions or require any further information with respect to this application.

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