



DARRYL ANDERSON CONSULTING PTY LTD  
TOWN PLANNING & DEVELOPMENT CONSULTANTS

18 September 2007

Our Ref: TGM 04/66 Part 5

Director General  
Department of Planning  
G P O Box 39  
Sydney NSW 2001

Attention: Liz Boggie

Dear Sir



**State Significant Site Submission – Pacific Highlands Estate, Bilambil Heights**

Thank you for your email dated 14 September 2007. We confirm that the Minister is requested to declare the site to be a State Significant Site and authorise the preparation of a Concept Plan to enable both processes to be undertaken concurrently. In this regard, as advised in the email from Mr Steve MacRae dated Friday 14 September 2007 the preparation of a Draft Concept Plan (based on the Department's initial Draft Guidelines) is well advanced and this could be completed promptly following receipt of the Director General's Environmental Assessment Requirements.

In relation to the other matters raised in your email we respond as follows:

1. We attach a copy of the Staged Structure Plan of the site clearly showing the Stage boundaries.
2. An assessment of the proposal against the construction criteria for projects greater than \$50 million is contained at Section 8.3 of the State Significant Site Submission.
3. Section 6.9 of our State Significant Site Submission addresses the criteria in Schedules 1 and 2 of State Environmental Planning Policy (Major Projects) 2005 and concludes that the project is caught by Clause 13 of Schedule 1 as it is a residential, commercial and retail project with a capital investment value in excess of \$50 million.


Section 6.9 also identifies that the project is caught by Clause 1(1)(h) of Schedule 2 as it involves a subdivision in the coastal zone into more than twenty five lots.

The revised State Significant Site Submission dated August 2007 also proposes buildings up to nine storeys in height which would exceed the 13m criteria in Clause 1(g) of Schedule 2 and therefore the project would also be caught by this Clause.

4. As indicated at Section 1.2.5 of the revised State Significant Site Submission the capital investment value of the project is \$1.2 billion based on initial cost estimates provided by WT Partners, Cost Planners.

We trust that the above advice satisfactorily responds to the issues raised however should you require any further information please do not hesitate to contact Darryl Anderson.

Yours faithfully  
Darryl Anderson Consulting Pty Ltd

  
Darryl Anderson  
Director  
Encl.