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## 1.00 INTRODUCTION

By submissions dated 11 October 2006 to the Minister for Planning, a request was made on behalf of the proponent, Kings Beach No. 2 Pty Ltd, the registered owner of land described as Lot 223 in DP 1048494 (19.03 hectares), Lot 3 in DP 1042119 (0.9575 hectares - Closed Road), Lot 144 in DP 1030322 (1.076 hectares) and Lot 13 in DP 1014470 (5.215 hectares), Parish of Cudgen, County of Rous, having an area of 26.278 hectares and situated at Coast Road, Casuarina Beach, Kingscliff South,

The purpose of the request to the Minister was to seek his opinion whether, having regard to the relevant provisions of the Environmental Planning and Assessment Act 1999, the proposal for a projected development of a Town Centre at Casuarina Beach was a Major Project. A Project Outline and Preliminary Assessment was lodged at the same time.

By letter dated 9 December 2006, the Minister advised confirmation that the proposed development was a Major Project and that Part 3A of the Act therefore applied.

The Director General's Environmental Assessment requirements (DGR's) were issued by letter dated 17 January 2007. Further requirements and advices were issued by letter dated 21 March 2007.

An Environmental Assessment was duly prepared and submitted with the Department of Planning on 23 June 2008.

By further letter dated 8 July 2008, the proponent was advised by the Department of the adequacy of the Environmental Assessment and a revised Environmental Assessment was submitted 7 August 2008.

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The Environmental Assessment was duly exhibited from 26 August 2008 until 30 September 2008.

By letter dated 14 November 2008, the Department advised a listing of Key Issues and forwarded the Agency Submissions and Public Submissions received during the exhibition period referred to above.

By letter dated 16 January 2009, the Department provided further commentary in relation to the listing of key issues above.

This **Preferred Project Report** is in response to the listing of Key Issues and the Agency and Public Submissions referred to above. The Report proceeds on the basis of a reviewed and revised **Concept Plan (ML Design Drawing Number No. MP-31(J))** and attendant plans which are described and addressed in following Sections.

The changes that are proposed to the project are made to minimise environmental impacts, so requiring the preparation and lodgement of this **Preferred Project Report**.