



P 02 4015 2666

f 02 4015 2611

m 0418 495 372

e davidsharpe@maavidgroup.com.au

a PO Box 93, Lorn NSW 2320

ABN 72 156 575 156

23rd March, 2016

The General Manager
NSW Department of Planning
Hunter and Central Coast Region
PO Box 1226 Newcastle NSW 2300

Dear Sir,

Re: "Bangaloe Stud" Site @ Kincumber NSW

Mavid Group is a development and construction organisation specialising in residential land and medium density construction and development. The group employs 25 full time staff and engages a large amount of consulting and sub-contract workers to deliver our projects.

Over the last 5 years, we have completed in excess of 300 residential lots and medium density dwellings, generating gross revenues of \$35M for land sales and \$100M in villa/townhouse developments.

We note that your department is currently exhibiting the Central Coast Regional Plan and has a closing date of 24 March 2014 for submissions.

We have been negotiating with the owner of the "Bangaloe Stud" at Kincumber for a number of months to enter into a contract to acquire their site with a view to redeveloping it. We are in the final stages of completing these negotiations.

Once executed, it is our intention to either progress with a planning proposal leading to a gateway application to request rezoning of this site to a residential zoning or lodge a development application for a use permitted under the current zoning of the land.

Diagram 1 shows the relationship of this site relative to the Kincumber area.

Diagram 1: Bangaloe Stud relative to Kincumber locality

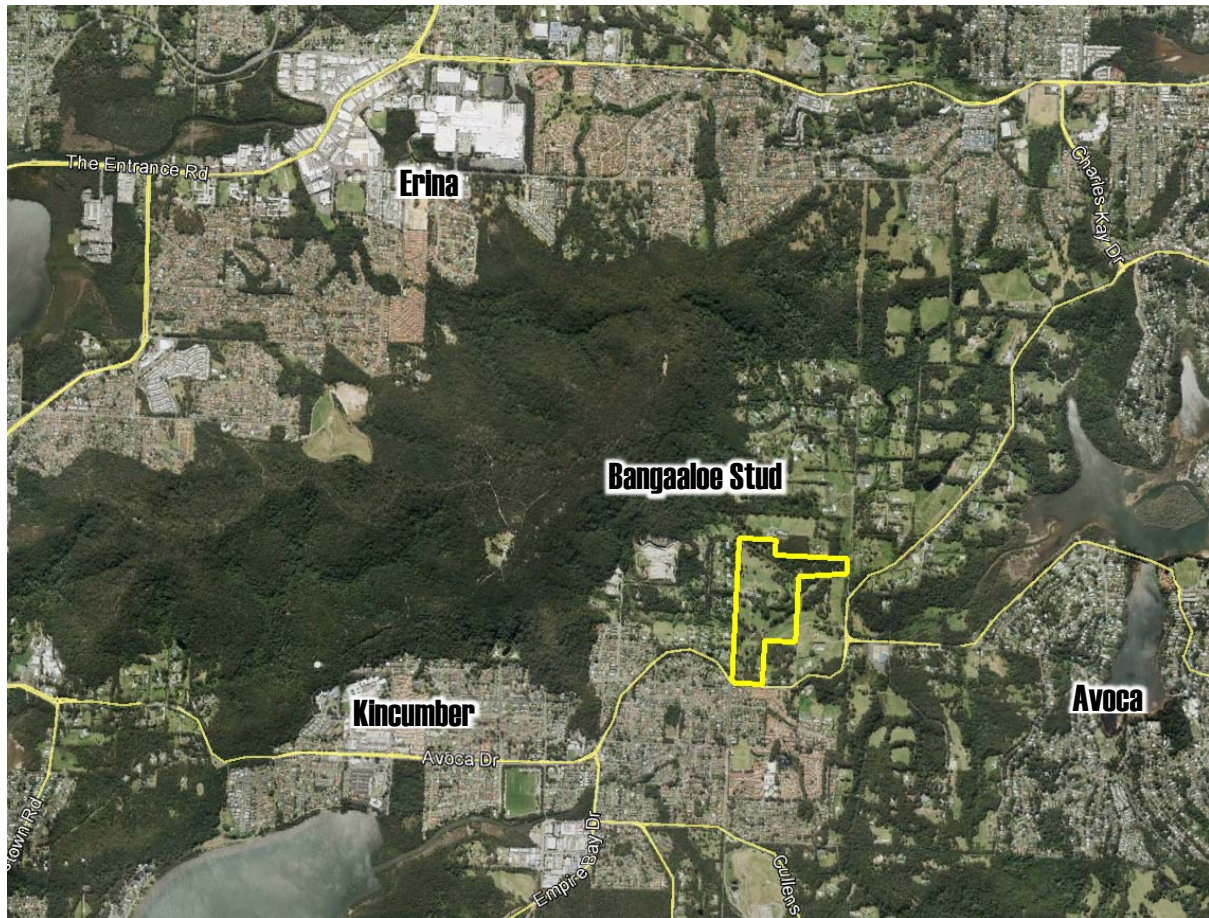


Diagram 1 shows that the site is well serviced with respect to existing urban services and major transport routes.

Initial investigations have shown that there is existing water and sewer services in this area which have capacity to accommodate increased demands which would result from future development of this site.

Diagram 2 which follows provides more detail of the individual titles which make up this site and its characteristics.

Diagram 2: Bangaloe Stud Site



The site is undulating and has the appearance, on aerial photography, of being quite vegetated in parts.

However, much of the vegetation which creates the “canopy” is made up of exotic species – in particular Camphor Laurel. While further studies are obviously required we have a high degree of confidence at this point that there will not be significant environmental issues which will impact on the future development potential of this site.

The site is also very “private” and the future redevelopment will have minimal negative impact on the rural residential amenity of the lands to the North and East or the overall landscape values of the locality.

In closing we ask that the Central Coast Regional Strategy acknowledges the redevelopment potential of this site.

We note that part of the site has already been included in the Gosford City Council Urban Edge Study and we are confident that upon further, more detailed investigation, the majority of the site will be found to be suitable for residential redevelopment.

Should you require any further information or wish to discuss any aspect of this submission please do not hesitate to contact the undersigned.

Yours Sincerely

MAVID PROPERTIES PTY LTD

A handwritten signature in black ink, appearing to read 'J. Armstrong', enclosed in a light grey rectangular box.

Jim Armstrong

Development Manager