



P 02 4015 2666

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a

PO Box 93, Lorn NSW 2320

ABN 72 156 575 156

24<sup>th</sup> March, 2016

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

Dear Sir,

**Re: Electronic Submissions to Central Coast Regional Plan**

Please find attached hard copies of 2x submissions which were lodged electronically via the department's website.

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

Yours Sincerely

**MAVID PROPERTIES PTY LTD**

A handwritten signature in black ink, appearing to be "J. Armstrong", written over a white background.

Jim Armstrong

**Development Manager**





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23<sup>rd</sup> 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 be "JA", with a large, stylized flourish extending to the right.

Jim Armstrong

**Development Manager**



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ABN 72 156 575 156

23<sup>rd</sup> March, 2016

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

Dear Sir,

**Re: Kincumber Quarry 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 owners of the Kincumber Quarry, Rexdor Pty. Ltd., for a number of months to enter into a contract to acquire their site with a view to redeveloping it. An agreement has been struck which is now in the final stages of the preparation of the required legal documentation.

Once executed, it is our intention to progress with a planning proposal leading to a gateway application to request rezoning of this site to a residential zoning.

This site has operated as a quarry for in excess of 50 years and is approaching the end of its useful life. The current "existing use" approval under which the quarry has operated has minimal requirements for formal rehabilitation of the land.

There has also been residential development which has occurred around the southern interface of the quarry which has generated some degree of conflict between the incompatible residential and quarry land uses, particularly with respect to truck movements.

It is our view that a form of residential redevelopment represents the best outcome for this land as this will:-

1. Eliminate the current land use conflicts;
2. Facilitate a degree of rehabilitation of the quarry landform;

3. Assist in achieving the growth objectives of the Draft Central Coast Regional Plan.

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

**Diagram 1: Quarry 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: Extents of Kincumber Quarry Site

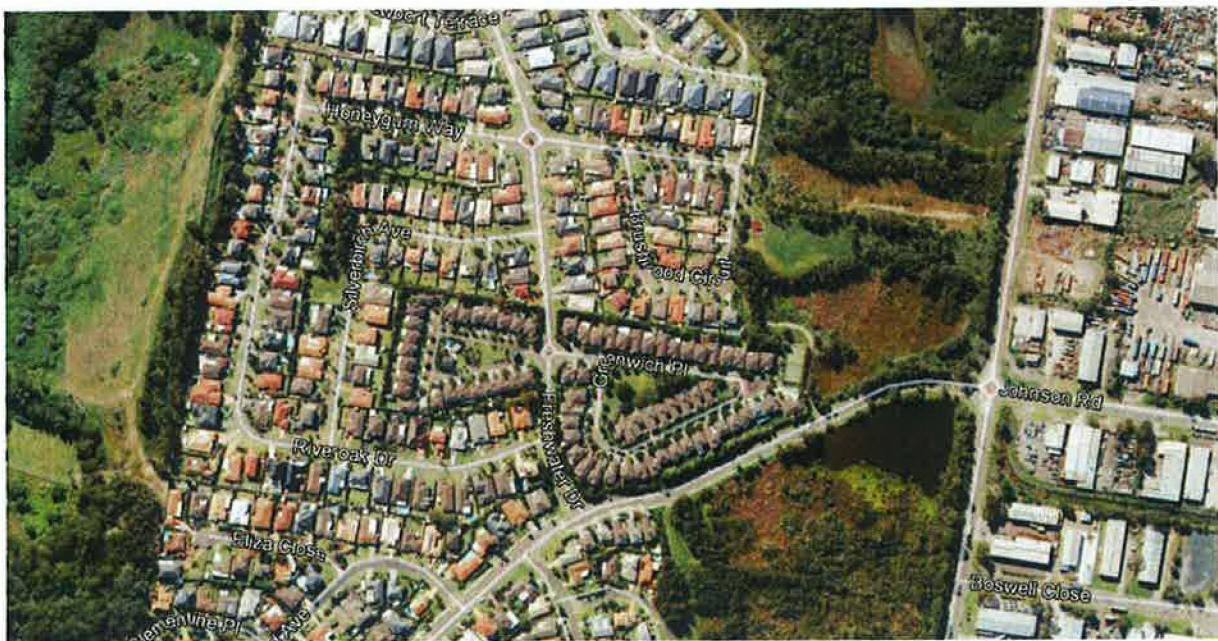


There are examples within the Gosford and Wyong LGA's of former quarries which have been successfully rehabilitated into residential developments. In the early 1990's the Manooka Road precinct at West Gosford and the Sternbeck's Quarry site at Wyong where both successfully redeveloped in this fashion. Aerial images of both of these sites follow as Photo 1 and Photo 2 respectively.

Photo 1: Manooka Road Quarry Redevelopment- West Gosford



Photo 2: Sternbecks Quarry Redevelopment – Wyong



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 be 'Jim Armstrong', written in a cursive style.

Jim Armstrong

**Development Manager**