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8/11/07

To David

Mutton

Palmer Bruyn

Our Reference: s5930
Your Reference:

2 November, 2007.

Ms Lisa Pemberton
Department of Planning
GPO Box 39
SYDNEY NSW 2001



Dear Lisa

Further to our previous discussions regarding Lot 4 DP 551688 and Lot 3 DP 652596, 484 Tarean Road, Karuah we provide here present information regarding what we consider to be the key issues which will need to be satisfied in determining the development application.

Impact on flora and fauna – we note that the property has been grazing country for about the last 100 years and while a flora and fauna assessment will be prepared, it is expected that a flora and fauna report will form one of the conditions of the Director General's Environmental Assessment requirements. It is expected that the fact that the site has been cleared for several generations, as can be seen on the photos annexed to this report, the impact on flora and fauna is likely to be minimal.

Impact on water quality – during construction phase the possible impact on water quality by the development will be minimized by silt fencing around the earthworks and minimizing the amount of exposed top soil.

Once the development is completed storm water will be managed by onsite rain water tanks, onsite retention pits and a detention and water quality management device for the development. This will minimize the impact of the development on water quality from the proposed development.

Construction phase impact – during construction it is expected work will take place Monday to Friday 7.00 am to 5.30 pm and Saturday's between 8.00 am and 1.00 pm. Access to the site will be managed from Tarean Road.

Following construction, in the operation phase, impacts will principally be maintaining water quality, as listed above, and traffic management. We note that Tarean Road was previously referred to as the Pacific Highway and carried some 11,000 cars per day. We note that the road now carries 80 cars per day and the road system is therefore easily able to cope with the additional dwellings.

Access to the foreshore will be limited to Council designated access points.

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The proposed project is consistent with the Great Lakes LEP which is the applicable environment planning instrument. The land is zoned Village Zone. This provides that appropriate development is development of a small scale compatible with general residential character of village areas and which are unlikely to reduce the viability of established shopping centres.

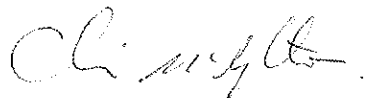
The subdivision as proposed is fully supportive of this zone and we note that the residents will have easy pedestrian access to the main street in Karuah and the services provided there, medical, shopping, school, recreation. The subdivision will enhance the viability of those facilities. Unlike most new subdivision in remote areas the subdivision will be well serviced by the above infrastructure immediately.

There are no known community concerns about the development proposed and discussions with Great Lakes Council support this notion and Council is supportive of the development. We note that the boundary between Great Lakes Council and Port Stephens Council is the bridge over the Karuah River and as such the residents will access services within Port Stephens Council. We have therefore discussed the proposal with Port Stephens Council and they are generally supportive of the proposal. It is noted that Port Stephens Council is seeking to increase the population of Karuah to a point which can sustain a full time General Practitioner at the Medical Centre and to that end, the additional residents will assist in this endeavour.

This report is designed only to consider at a high level the key issues and each of them will be the subject of a further report following investigation by us or by third party consultants once the Director General's Environmental Assessment requirements have been received by us.

We thank you for your ongoing assistance in the assessment of this DA.

Yours faithfully
PALMER BRUYN

A handwritten signature in dark ink, appearing to read 'Chris McNaughton', written in a cursive style.

Chris McNaughton BLA

















Scale: 1 : 5000

Date: 21/03/2007

Notes: Karnuah

HWC