

Riverpark Sancrox Pty Ltd

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Ms Sue Chapman,
Lands Department,
PO Box 440,
Taree NSW 2430

Dear Ms Chapman,

Re Boat ramps and jetties on crown land on Le Clos Verdun Redevelopment, Sancrox,
and possible formation of Reserve Trust.

As a follow up to our phone conversation a few days ago concerning the above subject I am providing you with more detailed information.

History of LeClos Verdun Vineyard Estate.

Le Clos Verdun was established in the late 1980's as a vineyard/residential estate (see attachment 1). There were 80 farm owners each of which had a small residential lot and a larger vineyard lot. These lots were not contiguous, the vineyard lot being anywhere on the estate. The local winery managed the vineyards as a whole. For various reasons the whole project failed. The management & maintenance costs of the vineyards far exceeded the yield they produced, and only one of the farm owners built on his residential lot. Consequently grape production ceased around 2000.

Because of changes to on-site effluent regulations the small residential blocks were no longer considered suitable for rural residential so the Hastings Council put a moratorium on any ad-hoc development until the whole estate was re-subdivided into a conventional rural residential subdivision.

A committee of farm owners has been working with Hastings Council over the past 5 years planning this redevelopment. The land has been rezoned from Rural to Rural Residential and all the environmental and other issues have been sorted out with Council. The attached plan (see attachment 2) is the layout of the proposed new subdivision that is part of the Development Application Hastings Council is now assessing. This development falls under Part 3A so will require ministerial approval.

The new estate will be called Riverpark Sancrox Estate.

Riverpark Sancrox Estate. (formerly Le Clos Verdun)

This will consist of 143 rural residential lots of varying size with most of them being 8000 square metres in size. The existing roads & services will be used initially, eventually being upgraded, and new roads & services will be constructed. Because the existing road is a private

road all the roads will remain private roads, owned by the residents in the estate under the Community Title scheme, but the public will have right-of-way access along the roads. There will be picnic and recreational areas, owned by the Community Title. A community title board will be responsible for managing all the community owned areas. The public will have access down to the waterfront reserve along the 4 walkways shown on the map, 2 to Hastings River & 2 to Haydons Creek.

Water Front Facilities

The estate lies on the Hastings River & Haydons Creek with a 30 metre Crown Reserve along the whole water front. The only development that is proposed along the water front reserve is as follows.

1. Two jetties & boat ramps in two locations on the Hastings River (as shown on attachment 2) for the community.

Attached are plans for jetty & boat ramp number 1 with the river bank & bed shown from measurements taken. Jetty and Boat ramp number 2 would be similar to number 1. The ecology consultant Brian Salter whilst doing the assessments for the rest of the estate also examined the site of jetty & ramp #1. In his report he comments that there would be insignificant ecological impact from such a construction. The area selected is an area that is free of mangroves & has some erosion happening. During the construction the eroding bank would be rehabilitated. There is another suitable site just downstream from site #1 which would allow the boat ramp & jetty to be separated a bit more if this seemed more appropriate.

The site for Jetty & boat ramp #2 has not been looked at yet by ecology consultants but the impact would be minimal.

Overall the waterfront would be benefited from these constructions. Most of the waterfront along the estate is protected by mangroves and in very good condition. This construction would tidy up an eroded part and would minimize further damage to the waterfront ecology by confining access to the water to these defined areas, reducing the chance of people making random unofficial access points damaging the mangroves.

2. A sealed walkway/cycleway along part of the Hastings River waterfront.
3. A walking track along part of the Haydons Creek waterfront.
The only construction required for this will be a small walkway across a drainage culvert. The rest of the track will be left in its natural state through open bushland.

Management of Waterfront Facilities

The Community Title management board will be managing the roads, private recreational area and picnic areas. It was originally planned that this board would also manage the waterfront reserve. The area outlined in purple on attachment 2 is the area of concern. The only real management required will be getting the structures constructed, maintaining them, and grass slashing. The Community Title system that will be in place would be the ideal set up for managing the structures and areas.

Someone from your department suggested a Reserve Trust might be needed to manage it all. That seems a lot of work and organizing for a task that can be done by a body that will already be set up and functioning. What we are proposing is the Community Title gets a licence from the Lands Department to construct and manage these structures.

The re-development is presently being done by Riverpark Sancrox Pty Ltd, which is a company with Le Clos Verdun farm owners as share holders & directors. We would like to get the process started for getting approvals for these structures through this company then once the community Title is all in place it could take over.

Please let me know whether we need to establish a Reserve Trust or whether we can accomplish it all through the existing company & Community Title.

I look forward to hearing form you regarding our proposal. Call me on my mobile if there are any questions.

Yours Faithfully,

Dr Adrian Smith,
Director, Riverpark Sancrox Pty Ltd