

23 June 2010

Mr Chris Wilson - Executive Director Major DA Assessment
Department of Planning
GPO Box 37
Sydney NSW 2000

RE: Part 3A Concept Plan Application (MP06_0316) for Cobaki Lakes - Stormwater Management

Dear Sir,

Gilbert & Sutherland Pty Ltd prepared a report titled 'Stormwater Concept Plan, Cobaki Lakes' in May 2008 in support of the Part 3A Concept Plan Application No. MP06_0316 for the Cobaki Lakes development. That report detailed a conceptual stormwater management approach for the development that would achieve the relevant referenced water quality objectives and accord with the requirements and standards described in the local authority's (Tweed Shire Council) Development Control Plan. The conceptual stormwater approach included a lake in the central open space area of the development.

The proponent, Leda Manorstead Pty Ltd, in response to feedback from Council and others, now proposes changes to the Concept Plan including the deletion of the lake. A more detailed description of the changes is provided in the 'Addendum to the Preferred Project Report' prepared by JBA Planning. Our advice should be read in conjunction with JBA's Addendum Report.

Our May 2008 report described the use of the proposed lake for final polishing of stormwater runoff, however the use of other devices can adequately achieve this objective. We can confirm that there is adequate space available within the site to accommodate the required stormwater quality improvement devices (SQIDs). Indeed we understand that others are

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Our REFERENCE: 10134_CNMS1F.doc

Your REFERENCE: MP 06_0316

By Courier Email Facsimile Post

Enclosures Nil

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currently preparing more detailed plans indicating the locations and sizes of the SQIDs as part of the current Project Application No. 08_0200.

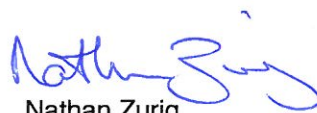
Accordingly, the removal of the proposed lake from the Concept Plan does not represent an impediment to achieving the stated design objectives in terms of stormwater management.

Yours faithfully,


to

Neil Sutherland
**Director/Principal Agricultural &
Environmental Scientist**

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