

AJT/WJ 13974
13974.097

8 January 2007

The Director General
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

ATTENTION: Mr Sam Haddad

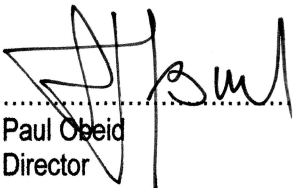
Dear Sir

**RE: PROPOSED RESIDENTIAL, COMMERCIAL AND TOURISM DEVELOPMENT
PURSUANT TO PART 3A ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
PROPERTIES: LOT 1 DP 374315, LOT 4 DP 615261
OCEAN DRIVE, LAKE CATHIE
REGISTERED PROPRIETORS: MILLAND PTY LTD & SEAWIDE PTY LTD**

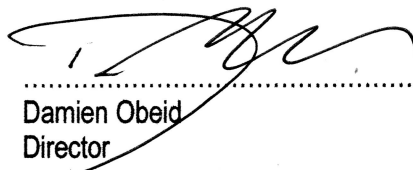
We confirm that Milland Pty Ltd (ABN: 80 003 509 822) is the registered proprietor of Lot 1 DP 374315 Ocean Drive, Lake Cathie.

We hereby provide owner's consent for King & Campbell to lodge the applications for Concept and Project approvals for the subject development pursuant to Part 3A of the Environmental Planning and Assessment Act 1979.

Yours faithfully
Milland Pty Ltd



.....
Paul Obeid
Director



.....
Damien Obeid
Director



Department of Lands

Land Administration & Management
Property & Spatial Information

King & Campbell
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PORT MACQUARIE NSW 2444

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Our Ref: TE06A11
Your Ref: 13922/13974
8 May 2007

Attention: Mr Anthony Thorne

Dear Mr Thorne,

Re: Owner's Consent for Environmental Works on Crown Land adjoining Lot 1 DP 374315 & Lot 4 DP 615261 at Lake Cathie

I refer to your letter of 11 April 2007 and meeting of 9 March 2007 to discuss the proposed residential, commercial and tourist development on Lot 4 DP 615261 and lot 1 DP 374315 and its potential impacts on the adjoining Crown lands.

The project application for the proposed development was reviewed and the following comments were forwarded to the Department of Planning pursuant to Section 75F (4) EP&A Act 1979:

Key Issues

1. *Land Status.* The assessment should identify the location and status of any Crown land included or **directly affected** by the proposal. A detailed status search is required to confirm whether Crown land, as defined by the Crown Lands Act, 1989 is involved and to identify any other interests in the land. It should be noted that the Crown land fronting Lot 4 DP 615261 forms part R82555 for Public Recreation under managed by the Lake Cathie Public Recreation Reserve Trust. The Crown land fronting Lot 1 DP 374315 is unreserved and unsurveyed Crown Land. Crown land identified in the application as R210059 is located further south and is not contiguous to the project area.
2. *Potential Impacts.* In dealing with the development application the consent authority needs to consider any potential impacts the development may have on the current/future use, management or amenity of any Crown land, as defined by the Crown Lands Act, 1989 that is **directly affected** by the proposal. The development site adjoins Crown lands containing SEPP 26 Littoral Rainforest which has recognised conservation and environmental protection values. The proposed development will create public access demands to Rainbow Beach through the SEPP 26 Littoral Rainforest. Department requests that the proposal includes strategies to safeguard and protect these values by formalizing the two existing tracks (for pedestrian access only). Any additional track proposed would require strong

justification and reviewed on merit by Department of Lands. Construction activity is not to impinge on the Crown land in any way, including destruction of vegetation without the prior approval of this Department. In the case of activities upon Crown Reserve R82555, including weed removal and rehabilitation works along the eastern edge of the SEPP 26 Littoral Rainforest, concurrence from the trust manager must be sought.

Proposed works on existing track or new track located on Crown land other than on R82555, must not be carried out without the issue of a licence from the Department of Lands prior to commencement of those works. Period of licence to be the duration of project development.

3. *Storm Water Runoff. Storm water can significantly impact upon Crown land and down stream environments by, causing erosion, sedimentation, altering nutrient levels, increasing levels of pollution, spreading weeds and exacerbating flooding. These can degrade natural systems, increase Departmental land management costs and limit current and future values of Crown land.*

The Consent Authority needs to consider alternatives to the discharge of storm water onto Crown land, such as:

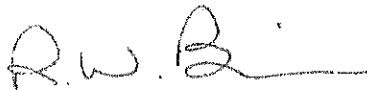
- *on-site pollutant retention and removal*
- *infiltration & sub-surface discharge*

Ideally, the design of the stormwater measures should be considered as part of a Stormwater Management Plan, which should include an assessment of potential impacts on the adjoining SEPP 26 Littoral Rainforest.

Owner's consent is hereby granted for the inclusion of the following associated environmental works on the adjoining Crown lands in the Part 3A Concept Plan Application:

- construction of a low impact boardwalk or similar pedestrian access along the existing track to the beach
- weed removal/rehabilitation works along the eastern edge of the SEPP 26 Littoral Rainforest as part of the continuation of works undertaken adjacent to the Middle Rock Carpark.

Yours sincerely,



Bob Birse
Team Leader
Land Management
Crown Lands NSW, Taree

AJT/WJ 13922
13922.051

8 January 2007

The Director General
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

ATTENTION: Mr Sam Haddad

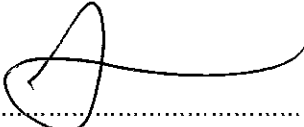
Dear Sir

**RE: PROPOSED RESIDENTIAL, COMMERCIAL AND TOURISM DEVELOPMENT PURSUANT TO PART
3A ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979
PROPERTIES: LOT 1 DP 374315, LOT 4 DP 615261
OCEAN DRIVE, LAKE CATHIE
REGISTERED PROPRIETORS: MILLAND PTY LTD & SEAWIDE PTY LTD**

We confirm that Seawide Pty Ltd (ABN: 18 063 316 736) is the registered proprietor of
Lot 4 DP 615261 Ocean Drive, Lake Cathie.

We hereby provide owner's consent for King & Campbell to lodge the applications for Concept and
Project approvals for the subject development pursuant to Part 3A of the Environmental Planning and
Assessment Act 1979.

Yours faithfully
Seawide Pty Ltd


.....
Graham Cuning
Director

