

PCU015874



Land & Property
Management Authority
Crown Lands

Sebastian Tauni
Department of Planning
GPO Box 39
SYDNEY NSW 2001



Doc. No:
File Ref: 07/2241
22 October 2010

Dear Sir

Rainbow Beach Concept Plan (06_0085) and Project Application (07_0001)

I refer to your letter of 30 August 2010 in relation to the Environmental Assessments (EA)'s prepared for the above project.

The assessments have been reviewed, and the Land and Property Management Authority (LPMA), as an adjoining landowner to the East, notes that the key points raised in earlier correspondence with consultants acting for the Applicant have been addressed, ie, LPMA is satisfied with the content of the EA's.

In terms of conditions of approval, LPMA reiterates the following

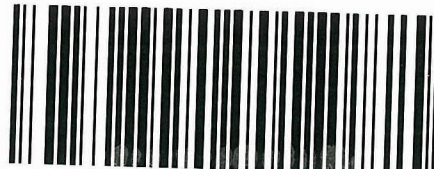
- Beach access from the Eco Tourist Site should be formalised, constructed to best practice to avoid land degradation, fenced where it passes through the Crown reserve to avoid unwanted access in adjacent dunal vegetation. LPMA would need to be contacted prior to any change in access arrangements across the Crown reserve to enable review and possible (conditional) licensing.
- A fence should be erected between the developed lands and the Crown reserve so that access is directed to the formal beach access.
- Where the proposal abuts the Crown land, any Bushfire Protection works/requirements flowing from the development must be contained on the applicant's freehold land, ie, the Crown land cannot be used for possible Asset Protection or Strategic Fire Advantage Zones.
- Stormwater runoff (including possible runoff from hard surfaced roads and car parks) must not be directed onto the adjacent Crown reserve.

Yours sincerely

Terry Hemmingway
Senior Environmental Officer



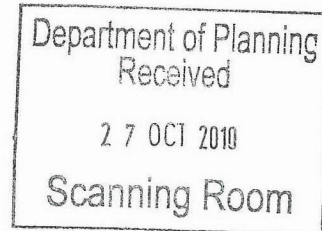
Industry &
Investment



PCU015979

Ref: Trim BA1-0158
OUT10/16727

A/Director Regional Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001



22 October 2010

Attention: Mr Sebastian Tauni

Dear Mr Tauni

**Re: MP06- 0085 Concept Plan and MP07_0001 Project Application
– Rainbow Beach development, PORT MACQUARIE HASTINGS LGA.**

Thank you for your letter of 1 September 2010 and subsequent email of 13 October 2010 seeking comment from Industry & Investment NSW (I&I NSW) on both the Concept Plan and the Project Application for the above mentioned major project. This correspondence updates I&I NSW's letter of 16 September 2010 as it also addresses MP07_0001. The referral for this matter may have been lost in the post as it was not received by I&I NSW.

I&I NSW is responsible for ensuring that fish stocks are conserved and that there is "no net loss" of key fish habitats upon which they depend. I&I NSW has reviewed the Concept Plan and notes that the proposed development generally avoids direct impacts on key fish habitats.

Maintaining an effective separation between the key fish habitat of Duchess Gully ICOLL and water quality control infrastructure is an important design criteria and this is partially achieved as the average bed of the new constructed wetland is RL 1.0m AHD. Such a separation facilitates operation of the facilities uncompromised by the present or future opening strategy of Duchess Gully ICOLL.

Further, ensuring the natural and constructed features are separated reduces the likelihood of fish populations moving into the water quality control ponds, which are generally unsuitable habitats for fish. Final levels for the subject development should be cognisant of projected sea level for the 20 and 50 year time horizons.

Should you require further information please contact Fisheries Conservation Manager, Patrick Dwyer, on (02) 6626 1397.

Yours sincerely

Marcus Riches
Senior Fisheries Conservation Manager
Fisheries Ecosystems