

TIERNEY PROPERTY SERVICES

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17 December 2010

NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Mark Schofield, Acting Director Regional Projects.

Dear Sirs,

**Re: Part 3A Major Project (07_0010)
Concept Plan and Project Application proposal for Residential,
Commercial and Tourist Development and Environmental Works at
Ocean Drive, Lake Cathie, Port Macquarie.**

We refer to your letter dated 17 November 2010, advising the public exhibition of the Environmental Assessment ("EA") lodged for the subject project and calling for submissions from interested persons.

This submission is lodged on behalf of St Vincent's Foundation Pty Limited ("SVF"), being the registered proprietor of Lot 1232 DP 1142133, Lots 1, 2, 3, and 4 DP 1150758 and Lot 5 DP 25886, Ocean Drive, Bonny Hills, which as a collective property adjoins the subject property. You will be aware that SVF have lodged separate Part 3A Applications for development of its property (Refer Concept Plan MP 06_0085 and Project Application MP 07_0001).

The proponents for the subject application (Milland Pty Limited and Seawide Pty Limited) and SVF have carried out significant consultation over a number of years in the preparation of their respective Part 3A applications. This consultation has recently resulted in a formal Memorandum of Understanding ("MOU") that provides for co-operation in respect to the orderly co-ordination of development across property boundaries including the delivery of essential services and infrastructure to the respective proposed developments (road access, water supply, sewerage services, stormwater, drainage and localised flooding among other items).

The purpose of this submission is to support the subject applications, and in this regard we make the following comments:

- There has been significant consultation between Council, the community and all landowners in the "Area 14 Urban Release Area" ("Area 14") both before and after the adoption by Port Macquarie Hastings Council of the Urban Design Master Plan for Area 14 in 2004;

- There are no elements of the proposed development that will have any significant impact upon the adjoining property owned by SVF and / or that have not been the subject of consultation and detailed discussion between the respective landowners and resolved and / or a framework established to resolve these in future, to achieve a satisfactory and environmentally sustainable outcome;
- The Area 14 urban development is identified in Port Macquarie Hastings Council's Urban Growth Management Strategy (adopted 15 December 2010) as being essential to cater for the orderly and environmentally sustainable expansion of the population of the LGA to 2030;
- The Area 14 development is identified in the Department of Planning document "Mid North Coast Regional Strategy" as being essential to cater for the orderly and environmentally sustainable expansion of the population of the North Coast Region to 2030;
- The subject application represents a key element of the overall Area 14 urban development;
- There has been significant investment in infrastructure by Port Macquarie Hastings Council located in and to cater for the anticipated future development within Area 14, most particularly with respect to the upgrade of the Lake Cathie-Bonny Hills Sewerage Treatment Plant and major water supply infrastructure within Ocean Drive.

In summary the subject Concept Plan Application and Project Application 07_0010 provide for future urban development that is essential to the successful delivery of the new urban area currently known as Area 14.

Planning for Area 14 has proceeded since 2001 and has been exhaustive.

SVF supports the subject application and looks forward to delivery of this important project which will contribute to the much needed supply of urban development in Area 14, in the Port Macquarie Hastings LGA, in the Mid North Coast Region and ultimately within NSW as a whole.

Yours faithfully,



Brian Tierney
Director, Tierney Property Services Pty Ltd

On behalf of St Vincents Foundation Pty Ltd