



28 November 2011

Mr Sam Haddad
Director General
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Haddad,

**Concept Plan and Stage 1 Project Applications
Mixed use development at Lake Cathie, Port Macquarie**

I refer to the Deputy Director General's letter dated 15 November 2011 referring the above applications to the Planning Assessment Commission for determination.

Mr Lindsay Kelly and I were nominated by Ms Gabrielle Kibble AO to consider and determine the application.

We have considered the applications, the submissions from community groups, Port Macquarie-Hastings Council and public authorities and the Department's assessment report and its recommendation supporting the applications. We noted the proposed development is permissible under the Port Macquarie Hastings Local Environmental Plan 2011. Council supports the proposal as it will assist in meeting the housing targets and objectives of the Mid-North Coast Regional Strategy by providing a range of housing options for the area to meet the housing demand due to population growth and change of household size and their needs.

We are satisfied that issues raised in the submissions, particularly those relating to vegetation management, stormwater and groundwater impacts, buffer size, and impact to SEPP 26 Littoral Rainforest have been adequately addressed via modification to the proposal, in the Department's assessment report and the recommended conditions of consent. We consider the Department has carried out a comprehensive assessment of the applications and accept the recommendations for approval subject to the recommended conditions.

The files and signed instruments of approval are returned with this letter.

Yours sincerely

Kevin Sproats
Planning Assessment Commission