



KING + CAMPBELL

CONCEPT PLAN AND PROJECT APPLICATION

FOR AREA 14 STAGE 1B OF LAKE CATHIE (MP07_0010)

Lot 1 DP 374315, Lot 4 DP 615261 and Part Crown Reserves (R82555 and R754444), Ocean Drive, Lake Cathie

King + Campbell, on behalf of the landowners Milland Pty Ltd (Lot 1) and Seawide Pty Ltd (Lot 4), have lodged the following concurrent applications with the Department of Planning;

1. A Concept Plan application for residential, commercial and tourist development and environmental works; and
2. A Project Application for the 'Stage 1' environmental works associated with the SEPP 26 Littoral Rainforest.



Port Macquarie-Hastings Council are currently exhibiting the Draft Local Environmental Plan (LEP) for the Milland and Seawide properties (known as Stage 1B of Area 14), together with the Stage 1A draft LEP (located on the opposite side of Ocean Drive).

The proposed land zones in Council's draft LEP and the land zones in the Concept Plan are consistent with each other.

The Concept Plan:

The purpose of the Concept Plan is to establish a clear vision for development of the site for urban purposes, to ensure integration with the future development of the Area 14 Urban Investigation Area and to ensure the development is sustainable.



The key land use components of the Concept Plan include the following:

- The Environmental Works associated with the SEPP 26 Littoral Rainforest.
- The environmental buffer area to Duchess Gully.
- The subdivision of Lot 1 and Lot 4 to provide for the following land use concepts:
 - Low density residential;
 - Medium density residential;
 - A 'Hill-Top Village';
 - Open Space works; and
 - An access and circulation network of roads and pedestrian / cycle paths.

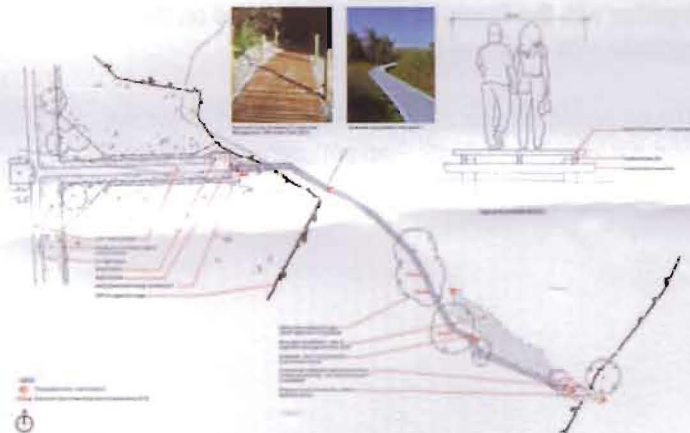
The Project Application:

The Stage 1 Environmental Works will result in the immediate protection and enhancement of the rainforest and will ensure the development overall satisfies the Aims and Objectives of SEPP 26. The proposed staging will ensure the Stage 1 Environmental Works are in place prior to the first stage of residential development.



The Project Application will incorporate the following:

- The retention of all native vegetation on the western side of the rainforest, including the removal of all weed species;
- 40-60m of revegetation and regeneration works on the western side of the rainforest;
- The fencing of the revegetation/regeneration area and hedging with a spiky hedge to minimise the potential impacts of human intrusion edge effects on the rainforest;
- The removal of weeds and regeneration of rainforest species in the vicinity of the western edge of the SEPP 26 rainforest (generally within 10m of that edge and located within part Lot 4 and part crown reserves); and
- The provision of a low impact boardwalk in lieu of the existing informal pedestrian track through the littoral rainforest to Rainbow Beach.



The Rainforest Boardwalk

The provision of a low impact boardwalk in the location of the existing informal pedestrian track within the rainforest is to be undertaken as part of the Stage 1 Project Application.

The Vegetation Management Plan

The revegetation works are to be undertaken in accordance with a Vegetation Management Plan (VMP). The objectives of the VMP are to ensure protection of Littoral Rainforest No.116 by specifying the following control measures;

- fencing and vegetation buffering;
- bush regeneration treatments within and adjacent to Littoral Rainforest No. 116; and
- revegetation providing both protection of Littoral Rainforest No.116 as well as a meaningful extension to it.

A Voluntary Planning Agreement (VPA) will be prepared to provide for the Environmental Works being undertaken as the first stage of the development.

Please find below a link to the Department of Planning's web site and to the application (reference 07_0010) which is currently on exhibition until 20 December, 2010:

www.planning.nsw.gov.au and follow the links to 'Major Projects' on exhibition.