

Our reference : ERM 2006/04294
Your reference : 05/70

Stephen Richardson
Cowman Stoddart Pty Ltd
PO Box 738
NOWRA NSW 2541

Dear Mr Richardson

Subject: Draft Beach Management Plan
Major Project-Part 3A EP & A ACT
Legitimation of Existing Short Term and Camping Sites
Kioloa Beach Holiday Park, 635 Murramarang Road, Kioloa Beach

Reference is made to your letter of 7 June 2007, seeking comments from the Department of Environment and Climate Change (DECC) in relation to the above mentioned proposal. The following comments are provided:

Reference is made to the Department's letter dated 4 May 2006 to Cowman Stoddart Pty Ltd. The attached draft Beach Management Plan has failed to take into account the Department's advice requesting a detailed environmental assessment including identification of the relevant coastal processes and hazards that affect the area and to take into account long term implications of climate change and sea level rise. The proponent may contact a coastal engineer to undertake a coastal hazard study and establish a setback line of an appropriate time frame in order to determine whether the proposed development will be affected by any coastal hazard during its life time.

Please forward future correspondence to Christine Cronin, Business Services Coordinator, Department of Environment and Climate Change, PO Box 867 Wollongong NSW 2520.

Yours sincerely


Brian Dooley
Manager, Coastal and Floodplain Programmes

The Department of Environment and Conservation NSW is now known as
the Department of Environment and Climate Change NSW

PO Box 867 Wollongong NSW 2520
Level 3, 84 Crown Street, Wollongong NSW 2500
Tel: (02) 4224 9600 Fax: (02) 4224 9650
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Department of **Environment & Climate Change** NSW





City Administrative Centre

Bridge Road, Nowra NSW Australia 2541

Phone: (02) 4429 3111 • Fax: (02) 4422 1816 • DX 5323 Nowra

Address all correspondence to

The General Manager, PO Box 42, Nowra NSW Australia 2541

COUNCIL REFERENCE: 33359-02 ML:cm

CONTACT PERSON: Matthew Lennartz

25 July, 2007

Stephen Richardson
Cowman Stoddart Pty Ltd
P O Box 738
NOWRA 2541

Dear Sir/Madam,

**DRAFT BEACH MANAGEMENT PLAN - MAJOR PROJECT
PART 3A ENVIRONMENTAL PLANNING & ASSESSMENT ACT
LEGITIMISATION OF EXISTING SHORT TERM AND CAMPING SITES
KIOLOA BEACH HOLIDAY PARK, 635 MURRAMARANG ROAD,
KIOLOA BEACH**

With reference to your correspondence dated 7 June, 2007, concerning the abovementioned matter, and one of the requirements as outlined by the Director-General of Planning that a Beach Management Plan over the area of costal foreshore adjacent to Holiday Park is prepared, the following comments are provided for your information.

1. The final Management Plan must be supported by a detailed environmental assessment of the impacts associated with the proposed works on public land. If the works are to be undertaken by the tourist park operator, with approval under Part 3A of the Environmental Planning and Assessment Act (EPAA) 1979, the works must be assessed against s.79C of the EPAA. This assessment would form part of the Statement of Environmental Effects (SEE) associated with the 3A application and should include the minimum assessment criteria for a Review of Environmental Factors (REF).
2. The environmental and management outcomes of the proposed works must be more clearly defined to identify when the works have been satisfactorily completed to achieve compliance with any development approval.
3. A more detailed assessment of the existing vegetation types must be included in the environmental assessment of the proposed works.
4. A more detailed assessment and description of the weed control strategy must be included. This must include specified rehabilitation and implementation strategies which detail the processes involved in controlling weed invasion during and after the proposed works.

5. 'Marram Grass' is no longer considered an appropriate species for the revegetation of dunal areas. Consideration should be given to substituting the grass with 'Isolepis Nodosa', 'Juncus spp.' or 'Lamandra Longifolia'.

If you need further information about this matter, please contact Matthew Lennartz, Senior Development Planner, at Council's Ulladulla office, on 4429 8955.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Warwick Papworth', written in a cursive style.

Warwick Papworth
Ulladulla Office Manager