

ANNEXURE A

Attention Mr Ian Hanson
Land and Property Management Authority
Crowns Land Division
Far North Coast

12 /11/ 2009.

Dear Ian

Further to our site meeting and discussions I would outline BBK Development Corporation PTY LTD position regarding proposed improvements to Crown Land (shown in figure 1-your reference 09/08674) to offset benefits by utilising the existing 4M wide access track servicing existing permissive occupancies as a combined fire trail and pedestrian public walk way.

BBK proposed to carry out works in kind which will be listed in a statement of commitments and to be added to our existing commitments listed in our PPR.

- BBK will expand the scope of the proposed Vegetation Management Plan to encompass the adjacent Crown lands and submit this to LPMA for comment during the development and approval once development is completed.
- Extend the proposed subdivision dog proof fence (seaward of subdivision fire trail) to include a dog proof fence South of the existing permissive occupancies access track terminating at the existing car parking area. Two access gates will be provided opposite the two permissive occupancies. The benefits of the fences are:
 - A. Formalisation of pedestrian track to navigate beach users to the existing beach access point and reduce unfettered beach access.
 - B. Provide a clear vegetation corridor from lake foreshore to SEPP 26.
- Revegetation of areas currently impacted by permissive occupancies on removal of beach shacks when tenancy expires as per the proposed Vegetation Management Plan.
- BBK proposed to dedicate land seaward of the proposed subdivision fire trail for inclusion into the existing Regional Crown Reserve shown in gold in Figure 1 (this will be via an addition to Crown Reserve 74543). Dedication of land known as lot 28 in proposed subdivision would be on issue of Construction Certificate and Linen plan as per our PPR. Dedication to Regional Crown Reserve would replace existing PPR proposal to dedicate lot 28 of the proposed subdivision to Coffs Harbour City Council.
- Edge planting to Southern tip of SEPP 26 to reduce impact from "Edge Effects" with suitable species as listed in PPR and as per the Vegetation management Plan.
- Formalisation of existing car park area and where possible increase number of parking bays subject to LPMA design approval.
- Formalisation of lake car parking area to reduce impacts from random vehicle parking subject to LPMA design approval. Revegetate parts of lake foreshore area with suitable grasses and plants as per the Vegetation Management Plan.
- Provide dedicated picnic area with timber seating and tables subject to LPMA design and location approvals.
- Provided interpretive signage at beach access point, car park areas and picnic area subject to LPMA design and location approvals. Interpretive signage to include such items as location and importance of Little Terns nesting area and the Solitary Islands Marine Park.
- Provide gravel surface to existing permissive occupancies access track and form to include adequate drainage of track. Track to be utilized as combined fire trail and pedestrian access.

- Provide sewer point and mains water to a determined location in existing car park for proposed toilet facilities.
- Provide weed management for a two year period (post construction) to the adjacent Crown land as detailed in the Vegetation Management Plan. Further weed management and allocation of responsibilities would be detailed in the Vegetation Management Plan.

The above commitments / works are to be carried out by date of issue of Construction Certificate for the subdivision.

Upgrade works to be carried out on Hearne's Lake Road will be carried out as listed in PPR.

Note: Additional works suggested by BBK but not to form part of our current subdivisional approval /assessment by DOP. We believe the following items require further discussion with various stakeholders and we request these be addressed as specified post Part 3 A determination. CHCC have listed a Canoe Launching and Toilet facility in the Hearne's Lake / Sandy Beach DCP. Section 94 contributions have been allocated towards the provision of these proposed facilities. We seek consent be granted for these works to be carried out on Crown Land subject to a LPMA approval on design and location. We propose funding of these facilities and ongoing maintenance be allocated from CHCC section 94 contributions. BBK proposes to forward fund these facilities in lieu of section 94 and section 64 contribution payments. CHCC and LPMA to form agreement for DCP listed facilities.

We believe these facilities would be of benefit to the public and the inclusion of a toilet facility to have environmental benefit.

Yours sincerely

Barry France
Director BBK
0407301404.