



PCU020626



Land & Property
Management Authority
Crown Lands

The Director
Metropolitan & Regional North
NSW Planning
GPO Box 39
SYDNEY NSW 2001

Crown Lands Division
Level 1, 76 Victoria Street
PO Box 272
Grafton NSW 2460

Ph: (02) 66403401

Fax: (02) 66425375

Email: peter.baumann@lpma.nsw.gov.au

www.lands.nsw.gov.au

Our Ref: 11/00393

Your Ref:

11 March 2011



Attention: Daniel Cavallo

Dear Sir/Madam

Re: **Exhibition of Environmental Assessment:
Major Project 09_0166 'Altitude Aspire' Terranora**

I refer to your letter of 21 February 2011 advising of exhibition of the environmental assessment for the Major Project 'Altitude Aspire' at Terranora.

The subject site does not immediately adjoin any Crown lands however in our submission of 9 November 2009 we raised concerns relating to the cumulative impact on the Crown estate. We appreciate that Land & Property Management Authority (LPMA) requirements were incorporated in the DGs requirements and acknowledge that the key points raised have been recognised by the proponent.

Notwithstanding the above it is unclear from the information provided what contributions, if any, to mitigate off site cumulative impacts have been proposed as part of the development or indeed whether practical avenues are available to effectively contribute to off site regional open space outcomes i.e. through appropriate local planning instruments or policies.

For example, it is unclear in Section 8.13.6 (P167) how the acquisition of the freehold land adjoining Lot 227 DP 755740 as foreshadowed in the LES and draft DCP relates to the proposed development or contributions by the proponent to mitigating off site cumulative impacts.

Cumulative impacts on the Crown estate and open space values in general are a particular concern in the Tweed coastal region given the high rate of residential development and projected population growth. In the absence of any strategic open space planning in NSW the onus appears to fall back on NSW Planning to ensure due consideration has been applied by developers to this important issue during the Part 3A review process.

Thank you for the opportunity to comment further on this project.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Baumann', with a long, horizontal, wavy underline.

Peter Baumann
Senior Natural Resource Management Officer
Far North Coast