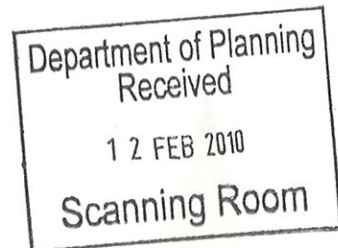


PCU002647

8 February 2010

Department of Planning
23-33 Bridge Street,
Sydney NSW 2000

**Attention: Jane Flanagan - A/Senior Planner – South Coast****S96 MINOR MODIFICATION - PROPOSED STAGING TO EXISTING APPROVED DA (DA 170-7-2004):**

Further to our recent approval and subsequent correspondence we are close to finalising CC documentation for the project, however we have decided that initially we only wish to proceed with New Office/Shop and Residence Building, New Park Entry and New Visitor Car Park (Stage 1 as shown on the attached plan) and also the New Kids Club/Games and New Playground (Stage 2 as shown on the attached plan), with the other stages to follow within a reasonable timeframe. In order to do this we request approval for Staging of the application, by way of Section 96. Please find attached a copy of the proposed Staging Plan. I have also attached copies of the recent modified approval for your reference being DA (DA 170-7-2004) dated 4 December 2005 at Racecourse Beach Tourist Resort.

Please note that the landscaping for the site is proposed as Stage 6 so that these works can be undertaken once all the site works are completed and an integrated approach to landscaping can be achieved rather than a piecemeal approach with each stage.

The proposed staging is extremely minor in nature and therefore pursuant to S96(1A), being modifications involving minor environmental impact, we request the Departments favourable consideration of the application.

Staging was not proposed originally and therefore the modification proposed relates to Condition "A2 Development in Accordance with Plans" whereby we request inclusion of an additional Plan (DA-1A Staging Plan) being the proposed Staging Plan.

Should you require any further information or clarification in regard to the application, please do not hesitate to contact me via email wes@rochegroup.com.au or by telephone on 9270 6003 or 0402 872 562.

Kind regards,



Wes van der Gardner
Planning and Development Manager
Roche Group Pty Limited