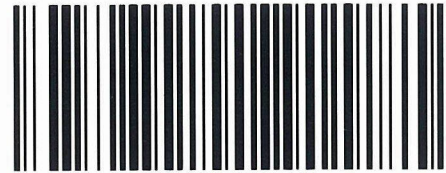


February 2013.

Director Infrastructure Projects.



PCU041716

Please find enclosed submission on the Woolgoolga to Ballina Pacific Highway Upgrade.

Application number SS1-4963.

This proposed Woolgoolga to Ballina Pacific Highway Upgrade, I feel, severely impacts on my property at Corindi Beach NSW. 2456. Not only does it impact on my property, but also impacts severely on my everyday running of my cattle grazing and Commercial Timber operations carried out on the mentioned property and thus my income derived from these operations. I have enclosed details of how this Highway Upgrade effects my property and my concerns.

Department of Planning
Received

19 FEB 2013

Scanning Room

Lily Elizabeth McLaughlin

3540 Pacific Highway.

Corindi Beach.

contact

L. E. McLaughlin

February 2013.

Areas affected by proposed Highway Upgrade Aquisition by RMS.

Lot 100	DP 752820 area to be acquired	85 ha. proposed
Lot 86	DP 752820 area to be acquired	7.55 ha. proposed
Lot 3	DP 623588 area to be acquired	3.84 ha. proposed
Lot 11	DP 1110135 area to be acquired	12.33 ha. proposed
Lot 1	DP 205145 area to be acquired	.01 ha. proposed

This Property under proposed aquisition by RMS has a long history of being owned by the MCLAUGHLIN FAMILY for approximately 70 years. Being originally owned by James McLaughlin, it was inherited by his son in 1964 Richard McLaughlin and then recently, due to Richards passing, it was inherited by his then wife Lily Elizabeth McLaughlin. During this 70 odd year period the property has been used as sole income provider right up to current times.

The property has been used for Beef Cattle Production and continued selective harvesting of Commercial grade Saw logs, poles and Piles over the past 70 odd years. Substantial amount of timber has been continually used over this period for Commercial Grade fencing materials and also fencing materials for our own farm use for both this property and our other cattle grazing property at Corindi Beach 2456 being Lots 1 DP 377554, Lot 60 DP 1153357, Lot 62 DP 752820 a total area approximately 90.8 acres. We use this property with current proposed RMS aquisition in place, as spelling and rotational paddock in conjunction with our other Corindi Beach property. The loss of this proposed Aquisition of approximately 62 acres will have quite a detrimental affect on the everyday running and financial returns on our sole income producing business, both Beef Cattle grazing and Commercial Timber Harvesting.

Areas of concern to us.

- * Private underpass legal access from Eastern side of our property to western side of our property for free roaming and grazing of our cattle from bushland grazing on western side of property to open grasslands on eastern side of property.
 - * In summer time cattle retreat from heavily timbered areas to cleared grassland areas to avoid ticks, march flies etc. which annoy them. Loss of this access from east side to west side of property via under new Highway proposed is of great concern.
 - * Ease of access for us to inspect the property and cattle and daily operation of property as a whole paddock as at the present moment. Property being split by new Highway will make it more difficult for us as we will have to travel around the Corindi Access Rd. to access western side of property, whereas at the moment we can travel straight through our property.
 - * At the moment we have cattle Yards and Holding Paddock on eastern side of property - Lot 11, however when proposed new Highway cuts our property in two, we will have to provide holding paddock and Yards for our cattle on western side of Paddock meaning additional cost and maintenance to us. This maintenance of Holding Paddock and cattle Yards will be ongoing for us meaning a substantial cost financially to us.
- At the moment this 500 acre property - approx, is run as one paddock, with Holding Yard and cattle Yards for mustering and cattle management purposes. The property has no internal fencing apart from Holding Paddock and Yards, making Fencing maintenance minimal.
- * However under the proposed Highway Acquisition situation, we will be left with an additional of approximately 3 kilometres of fencing to maintain, indefinitely, which is an additional financial concern to us. Maintenance of this additional 3 kilometres approx. of fencing will include -

- * Replacement of fencing as a result of severe bushfires which happen in this area on a 4-5 year basis.
- * Replacement of wire in fencing, which is regularly broken by Kangaroos and Wallabies forcing their way through fences.
- * General fencing maintenance created by bush regeneration growing on fence lines and Trees and Limbs from trees falling over fences.
- * We will incur additional cost to us maintaining a cleared strip of land adjacent to all new fencing created by Highway Acquisition Upgrade, for the purpose of access along fencing line for maintenance purposes and control bushfire damaging fences.
- * What type of Vegetation control and clearing will R.M.S. provide on the R.M.S. side of Boundary Fencing on their Land?

As a result of the fencing on the proposed acquisition of land through our property, we'll be left with an additional two creek crossings and flood plain area of fencing subject to flooding. Flooding in these areas occurs on a regular basis - approximately every 12 to 18 months leaving flood debris - Logs and sticks and leaves etc on our fences which has to be cleaned off, which involves quite a lot of manual labour to us. This problem will be increased dramatically after all new fencing is erected because of proposed acquisition resulting in additional ongoing cost to us.

We'll be subjected to ongoing issues with fencing being washed over by flooding of the new additional fences on creek crossings and cattle escaping from paddocks onto public Highway and access road, creating a dangerous situation to Traffic.

- * If no permanent, under proposed Highway access, is provided for our cattle to cross from eastern side of property to western side of property freely, during summer time, when bushfires occur in western timbered areas of property, our cattle will become trapped because they will be unable to retreat to eastern side of side of property which is predominantly cleared grassland.

Redbank Creek Area. Lot 3. DP 1110135
Lot 11 DP 1110135

Unnamed creek Lot 86 DP 752820 - proposed Twin Bridges area.
Lot 3 DP 623588

These 2 creek crossings by the proposed new Highway Upgrade will be impacted by the loss of valuable water holes, which are a permanent water supply for our cattle.

In Lot 11 DP 1110135 we will lose access to 5 valuable watering points for our cattle.

In Lot 86 and Lot 3 we will lose access to 3 valuable watering points for our cattle.

The loss of these 8 major watering points for our cattle will have a large impact on the way we provide essential water for our cattle, especially stock on the western side of the property cut off by the proposed acquisition.

We will have to provide alternate means of supply of water to our cattle at a financial cost to us, both initially and to maintain.

When there is no permanent water supply accessible to cattle for daily use, there is an ongoing almost daily inspection of water supply to assure cattle well being.

This will create additional cost to us as we will have to provide regular Routine inspections and Maintenance.

Apart from the loss of these permanent water holes and access to them for cattle production purposes, we will lose these water holes from our property which at the moment create a peaceful and tranquil Aspect to our property, which I believe adds considerable value financially and attraction to a property like this. We will no longer have access to these waterholes and be able to appreciate their natural attraction and tranquility and peaceful Surrounds. We believe this will be a big loss to us and our property.

* Loss of Timber Production on Proposed Acquisition Site.

We will be losing approximately 60-65 acres of land on the proposed acquisition site. Over the past 70 odd years our family has commercially harvested timber in the form of saw logs and fencing materials ie fence posts, fencing rails etc. Also we have sourced timber off this property for on farm use for building of fences, bridges, sheds etc both on this property where the proposed Acquisition will be and also our cattle production property Lot 1 DP 377554, Lot 601 DP 1153357, Lot 62 DP 752820 - area approximately 90.8 acres.

The proposed Acquisition of 60-65 acres includes good stands of commercially viable timber and timber valuable to our cattle production business. It will be a direct Financial Loss to us not to be able to access this timber now, and into the future.

* Impact of Proposed Highway to adjoining Portions of Land

being Lots 117 DP 752 820
 100 DP 752 820
 87 DP 752 820
 86 DP 752 820
 3 DP 623 588
 11 DP 111 0135

Proposed Highway and Traffic adjacent to these properties will create undue noise and pollution, including light pollution, to these currently isolated portions of Land. This in due course will no doubt have a negative effect on the lands appeal and thus monetary value. We feel this issue must be addressed when RMs is considering compensation for acquisition of our land.

* After completion of proposed new Highway and Corindi Access road through our property, there will be a greater visual situation to our property because of traffic travelling through our property and with this comes the issue of security to any vehicles and buildings situated on the property as experienced at the moment. We will be subjected to additional trespassing of our property leading to the possibility of greater damage and theft to our property, than experienced at the moment..



Photo 1000 Flood Debris Problem Creek Armadillos

Flood debris problems associated with farm areas creek Armadillos



Photo: 2017 Photo: 2017 Photo: 2017 Photo: 2017 Photo: 2017

Flood Debris problems associated with fencing across creek floodplains

Printed : Thursday, 5 April 2012 12:22:29 PM by dwant

Cadastral Records Viewer Print

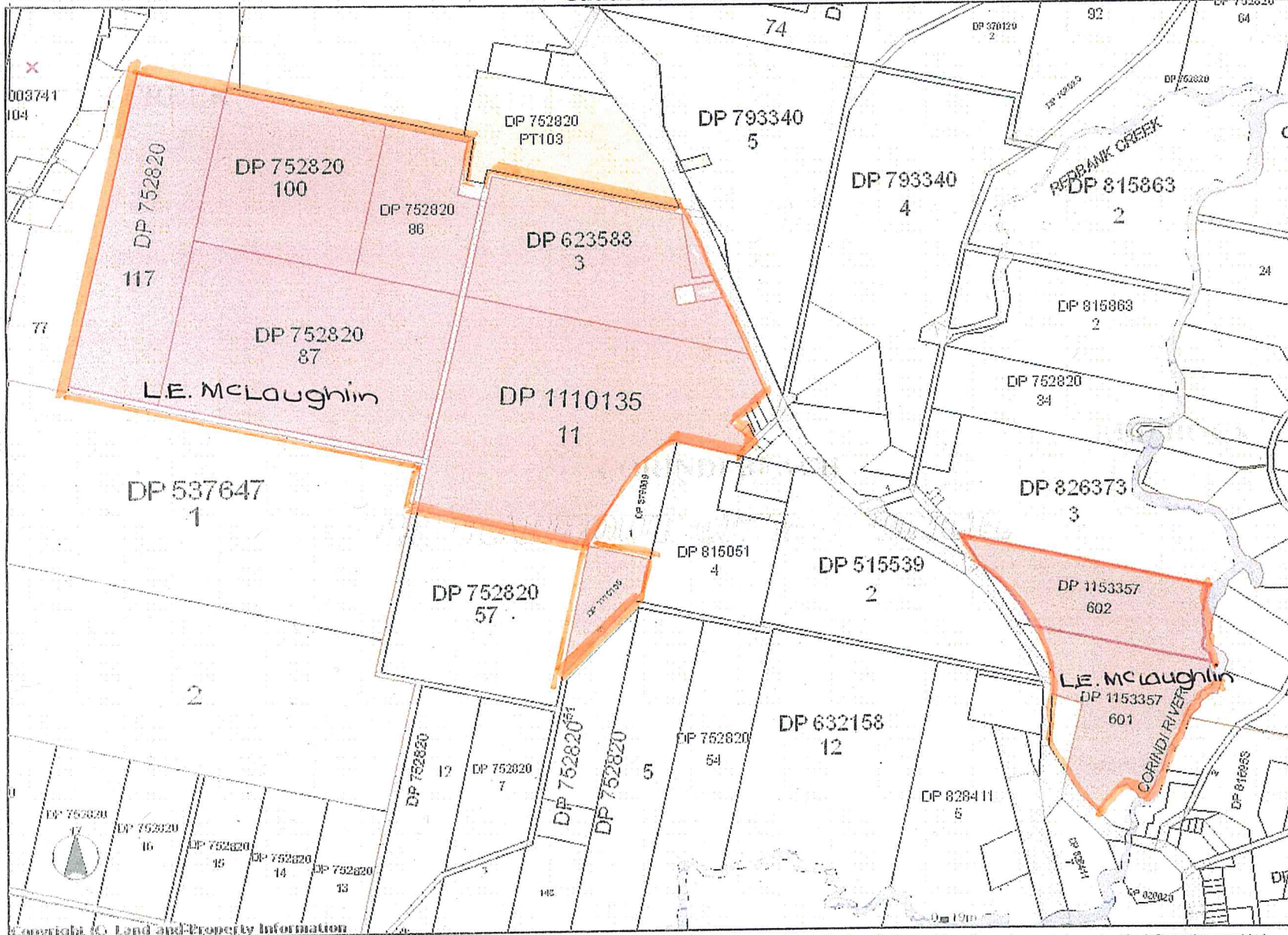
Current Feature

Lot 602 DP1153357
 Locality: CORINDI BEACH
 LGA: COFFS HARBOUR
 Parish: CORINDI
 County: FITZROY

LEGEND

Legend
 Parcels [Selected
 Features]

- Current Feature
- Other Selected Features
- Localities
- LGAs
- Rail Corridor
- Waterway Corridor
- Waterways
- Unidentified Parcels
- Parcels
- Standard Lot
- Standard Part Lot
- Strata
- Stratum
- Road Corridor
- Roads



This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided.
 Copyright (c) Land and Property Information ABN: 84 104 377 806

Map showing / L.E. McLaughlin showing cattle grazing / commercial timber producing properties used in conjunction with each other.



Breakdown by property			
Property Description	Total area (ha)	Total area of acquisition (ha)	Total residual area (ha)
lot 11 DP1110135	65.14	12.33	52.81
lot 3 DP623588	30.44	3.84	26.60
lot 1 DP205145	1.08	0.01	1.07

Schedule of coordinates and distance around acquisition area				
Point No.	Easting	Northing	Line No.	Distance (m)
P11	516246.1	6680900.6	L11	641.6
P12	516879.7	6680800.5	L12	9.4
P13	516888.5	6680799.0	L13	15.2
P14	516897.2	6680786.3	L14	15.0
P15	516882.5	6680789.2	L15	21.2
P16	516862.6	6680793.3	L16	11.5
P17	516851.9	6680795.5	L17	524.2
P18	516934.2	6680881.6	L18	95.8
P19	516902.3	6680965.1	L19	95.3
P20	516277.0	6680840.0	L20	138.4
P21	516255.4	6680703.3	L21	73.1
P22	516296.3	6680642.8	L22	42.1
P23	516304.5	6680601.5	L23	167.0
P24	516404.9	6680468.0	L24	71.8
P25	516448.1	6680410.6	L25	48.5
P26	516491.6	6680389.3	L26	72.2
P27	516538.3	6680334.2	L27	96.7
P28	516579.7	6680246.6	L28	256.5
P29	516750.6	6680055.5	L29	92.4
P30	516796.0	6679975.0	L30	32.8
P31	516773.1	6679951.5	L31	136.5
P32	516707.6	6679831.8	L32	438.1
P33	516437.3	6680176.6	L33	36.4
P34	516412.1	6680202.8	L34	331.4
P35	516205.7	6680462.0	L35	40.6
P36	516181.9	6680494.9	L36	8.3
P37	516183.2	6680503.2	L37	402.5
P38	516836.5	6679655.9	L38	114.9
P39	516817.4	6679542.6	L39	7.5
P40	516816.1	6679535.2	L40	15.1
P41	516806.2	6679523.9	L41	98.7
P42	516822.5	6679621.3	L42	37.3
P43	516820.6	6679658.5	L43	16.0

PROPERTY ACQUISITION SKETCH

Acquisition from:

LOT 11 DP1110135
LOT 3 DP623588
LOT 1 DP205145

R MCLAUGHLIN

V2B_APO 17 MCLAUGHLIN R_O_V3 sheet3.dgm

LGA: COFFS HARBOUR
Locality: CORINDI BEACH
Parish: CORINDI
County: FITZROY

3540-3550 PACIFIC HIGHWAY
CORINDI BEACH NSW 2456

Legend

- Area to be acquired
- Property of interest
- Proposed road boundary

Sheet 3 of 3



Accuracy Disclaimer:
Areas and boundaries
subject to final survey.

0 50 100 150

SCALE 1:5,000 @ A3

Map produced 27/08/2012

GDA94 MGA Zone 56

