

PLANNING & NATURAL SYSTEMS

ATTACHMENT C

**PLANNING PROPOSAL - 391 DIAMOND
BEACH ROAD, DIAMOND BEACH**

ORDINARY MEETING

19 APRIL 2017

OCEANIC REALTY PTY. LIMITED

A B N 86 103 880 637

391 DIAMOND BEACH ROAD
DIAMOND BEACH NSW 2430
PHONE 02 6559 2543

dennisbalson@bigpond.com

PO BOX 5030
HALLIDAYS POINT
NSW 2430

14 March, 2017

The General Manager
Midcoast Council
2 Pulteney Street
Taree NSW 243

Dear Sir,

Re: Planning Proposal - Rezoning to SP3 and E2, 391 Diamond Beach Road, Diamond Beach.

Council has indicated that Public access to the foreshore should be provided behind the dune in the locality. Council will be undertaking further investigation and preparation of a Beach Access Strategy in the location to provide Public access from Diamond Beach Road north to the National Park.

In addition Council has identified the need to protect the proposed E2 Environment Conservation land by way of a Vegetation Management Plan.

In order to facilitate the Public access provision and Vegetation Management Plan, Oceanic Realty provides this letter of offer to prepare a Voluntary Planning Agreement (VPA) that commits to the following:

1. Dedication to Council of a 5m wide strip of land adjacent to the eastern boundary for the entire frontage.
2. A monetary contribution (TBD) for the construction of a 3m wide concrete pathway within this 5m strip that will provide future public access, and fencing to control access to the coastal area.
3. The conditions of the VPA will be reliant on Council preparing a strategy with the aim to provide a link along the coastline to the north. In consultation with the community, the strategy will identify the extent of the coastal link.
4. A time limit of up to three years for the preparation of a strategy by Council, and one year after the endorsement of the strategy by Council for the dedication of land. Immediately upon the dedication of land, the monetary contribution for construction of the pathway and fencing will be paid to Council.

5. Preparation of a Vegetation Management Plan for the proposed E2 Environmental Conservation areas of the site.

My Company trusts this letter is sufficient to enable Council to progress the rezoning of the land and to further discussions in relation to the preparation of the VPA.

Yours faithfully,

Oceanic Realty Pty Ltd.

Dennis Balson - sole director.

