

19th October, 2007

Department of Water and Energy
107-109 Mann Street
PO Box 1148
GOSFORD, NSW 2250

Attention: Algis Sutas

Dear Algis,

RE: Parkside@Terrigal Rezone – proposed briefing.

Algis,

You may recall meeting myself and Matthew Crozier on site at Kings Avenue about 2 years ago (how time flies), at which time we discussed our company's proposal to develop a site on Kings Avenue, that we have owned for some time, for the purpose of a Home Based Business park. You might also recall that our discussions centered around the protection, rehabilitation and establishment of buffer zones around the riparian corridors that run through this site.

We left off at that time with a promise to come back to you at a later date, with further analysis and a proposal as to how these corridors could be properly protected and enhanced.

Since that meeting, Council has subsequently resolved to support development of the Kings Ave site "in Principle" and has applied for, and since received Director Generals Requirements for the preparation of an Environmental Study of the site (see attached). In addition to these requirements Council and ourselves have jointly finalised a more detailed brief which identifies, mapping, analysis and consultation requirements in the preparation of this study (a copy of which is also attached for your records).

The consultant team, has over the past few months, undertaken a detailed analysis of the riparian areas and prepared a draft proposal for buffer zone treatment and management intended to enhance and protect these corridors in perpetuity (considering such issues as vegetation protection, water quality management, bushfire management ETC.).

Prior to continuing further with development of this reporting we would welcome the opportunity to walk you through the work done to date and current concept treatment with a view to gaining some feedback from your Department that might assist in the preparation of the Environmental Study for this site.

I would be happy to meet with you personally Algis in your office, following which – at a later date, you may wish to discuss some further detail with some of the environmental consultants involved in putting this information together (possibly on site). I would appreciate a call from you Algis to arrange a time that suits you to meet in your office in Gosford.

I can be contacted by phone on (02) 4352 4352 or (0439) 971 666, or alternatively I would be happy to receive an E-mail of some suggested meeting times and dates on peter@crighton.com.au.

Yours faithfully
Crighton Properties Pty. Limited

Peter Childs
Director of Planning

Meeting Minutes



JOB NAME	Parkside @ Terrigal	JOB NUMBER	
REGARDING	DWE requirements for Water Course	MEETING NUMBER	DWE-01
HELD AT	DWE - Gosford	DATE	26 th October, 2007
ATTENDEES	Algis Sutas (DWE) - AS Peter Childs (Crighton Properties) - PC		
APOLOGIES			

ITEM	DESCRIPTION	ACTION	BY
1.	PC presented proposal for protection of Riparian Areas	Note	
2.	Algis said he was happy with the approach being taken for the protection and made the following comments 1. No bushfire management is to occur within the 10.0m Buffer area 2. DWE happy for an average buffer to be established with some flexibility to be given using an "ingo / outgo" principle. 3. Creek crossing required to be a bridge like structure to allow for water flow and continuation of stream structure. 4. Should aim to maintain a continuous canopy along length of riparian corridor, particularly in area of bridge. 5. Applicant will need to develop and present draft management principles within a VMP in accordance with DWE's requirements. 6. Applicant to consider connection of riparian area across Kings Ave if appropriate (look also at drainage connection).		
3.	AS generally supportive of concept presented and subject to addressing above considerations, could see no reason why DWE could not support proposal.	Note	
4.	AS suggested we contact Hamantha DeSilva with regard to any licensing issues which may be applicable to the harvesting of stormwater if any is proposed.	PC	
5.	PC to come back with further developed information in 3-4 weeks time, at which time AS would indicate whether any issues remain outstanding to be addressed to the satisfaction of DWE.	PC	3-4 weeks
6.	AS made the point that formal approval by DWE would not be required until such time as a DA had been lodged – as such no formal approval can be provided at this stage.	Note	

11th January, 2008

Department of Water and Energy
107-109 Mann Street
PO Box 1148
GOSFORD, NSW 2250

Attention: Algis Sutas

Dear Algis,

RE: Rezone proposal – Parkside@Terrigal

As foreshadowed in our meeting at the end of October last year, please find attached an updated copy of Parkside Constraints Plan and Proposal which have been amended in accordance with the recommendations you made during our last discussion.

The amendments include the following alterations;

1. **No bushfire management** (or other vegetation management activities – other than weed removal and supplementary planting) to occur within the 10.0m Riparian Buffer
2. An **Ingo-Outgo principle** detailed within the buffer zone for the inclusion of water management swales. In actual fact this, hardly even occurs. Average buffer zone is well over 10.0m.
3. Road crossing of the corridor will utilize **bridge structure** to maintain continuity of flow.
4. Supplementary planting to be provided to maintain a **continuous canopy at bridge crossing**.
5. A draft "**Riparian and Buffer Zone Vegetation Management Plan**" has been prepared to detail management activities (such as weed removal and re-vegetation) within the Riparian Areas for consideration by DECC. *See plan and written document.*

Additionally, further investigation and consideration has been given (upon your request) to the possibility of enhancing continuity of the riparian corridor across Kings Ave. With regard to this, it is clear that the riparian corridor terminates at Kings Ave, with the areas beyond this modified to the representation of an "urban drain". In addition to this, the likely road width requirement of Kings Ave in this location does, and would continue to act as a barrier to continuity, a moot point in any event, given the character of the North side of Kings Ave.

I would be happy to meet with you and discuss these concepts further, with a view to receiving some form of formal support from DECC for the principles contained within this proposal. I would be happy to receive your call.

Yours faithfully
Crighton Properties Pty Ltd.

Peter Childs
Director of Planning

Meeting Minutes



JOB NAME	Parkside @ Terrigal	JOB NUMBER	
REGARDING	DWE requirements for Water Course	MEETING NUMBER	DWE-02
HELD AT	DWE - Gosford	DATE	17 th April, 2007
ATTENDEES	Algis Sutas (DWE) - AS Peter Childs (Crighton Properties) - PC		
APOLOGIES			

ITEM	DESCRIPTION	ACTION	BY
1.	PC presented revised documentation for protection of Riparian Areas in particular 1. Removal of bushfire management from Buffer Zones 2. Discussion of Ingo / Outgo principle 3. Vegetation Management Plan 4. Concise drawing showing site constraints	Note	
2.	PC explained operation of the proposed community scheme, how the funding mechanism of ongoing works would function and the responsibilities of the different parties. PC provided a copy of the VMP and corresponding colour plans.	Note	
3.	AS generally supportive of proposal presented and could see no reason why DWE could not support proposal at the appropriate time.	Note	
4.	AS again suggested we contact Hamantha DeSilva with regard to any licensing issues which may be applicable to the harvesting of stormwater if any is proposed.	PC	
5.	PC discussed Eastern drainage line and the current degraded and heavily modified state in which it currently exists. PC explained that it would be impossible to identify a riparian corridor and unreasonable in any event to create exclusions zones as there was nothing there to protect at this stage. PC also explained that the proposed development included a substantial amount of work along this line which would seek to recreate a drainage corridor and parkland in this area.	Note	
6.	AS stated that he was aware of the condition of that particular drainage line and some of the farm dams along it and that DWE would likely take a favourable view of proposed work in that area if it were to make an improvement to the quality of the drainage line and was to be carried out in a reasonable manner. AS said that it would be the subject of a detailed application at the appropriate time.	Note	

7.	AS suggested modifying the proposed VMP to incorporate a little more detail as to the parties responsible for certain works and any maintenance or monitoring periods that may be applicable to riparian work – and how these would be funded in the long term.	PC	
8.	AS reiterated the point that formal approval by DWE would not be required until such time as a DA had been lodged – as such no formal approval can be provided at this stage, but that the current proposal appeared to be meeting the likely requirements of the DWE.	Note	

Wednesday, 18th June, 2008

Department of Water and Energy
107-109 Mann Street
PO Box 1148
GOSFORD, NSW 2250

Attention: Algis Sutas

Dear Algis,

RE: Proposed Rezone of land at Kings Avenue Terrigal

As foreshadowed in our last meeting in your office on the 17th April, 2008 please find attached a copy of our minutes from the last two meetings as well as the two letters we have written to your Department.

We intend to include this correspondence with the LES documentation as a formal record of consultation with your Department.

We do understand that your Department is not required to issue any formal correspondence back to us, as no application has yet been made to it. However, for the sake of accuracy, could you please review the attached minutes and confirm that they do reflect our conversations to date.

We thank your Department once again for it's time and assistance thus far, and look forward to discussing this project further when a formal application is referred to your Department for consideration.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully
Crighton Properties Pty. Limited

Peter Childs
Director of Planning