

Contact: Sally Munk
Phone: 02 9228 6431
Fax: (02) 9228 6455
Email: sally.munk@planning.nsw.gov.au

Mr Reg van Rij
Regional Manager - Residential
LEDA Manorstead Pty Ltd
Suite 14, Level 1 Cavill Park
46 Cavill Avenue
Surfers Paradise QLD 4217

Dear Reg

Subject: Cobaki Estate – Central Open Space Earthworks – 08_0200 Mod 1

I refer to your letter dated 17 December 2012 and associated correspondence from your consultant, Darryl Anderson Consulting, in support of an amendment to the current modification application for the Cobaki Estate Central Open Space Project Approval (08_0200 Mod 1).

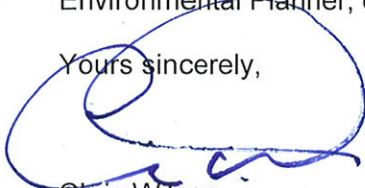
I understand you are seeking approval for the winning of fill from Precincts 1 and 2 in the north of the Cobaki Estate for construction of the Central Open Space area (as approved under 08_0200). The department has reviewed the information submitted and has concluded that there is insufficient information to assess the proposed modification. The following information is required, at a minimum, to enable the department to proceed with its assessment:

1. survey drawings of existing surface levels across Precincts 1 and 2 (minimum A1 size)
2. contour plans showing proposed surface levels across Precincts 1 and 2 (minimum A1 size)
3. cut and fill plans including cross-sections of landformed areas showing predevelopment finished ground levels at intervals of approximately 200m around Precincts 1 and 2. Sections shall extend at least 50m beyond stage or site boundaries to demonstrate continuity
4. an erosion and sediment control plan
5. methods of excavation, transportation and spreading of fill
6. commentary and plans (in plan and cross-section) to clearly describe the relationship of existing and proposed levels to those levels and landforming approved by the Northern Joint Regional Planning Panel under DA 10/0800 for Precincts 1 and 2
7. commentary on the relationship of proposed works to alleged unauthorised works in Precincts 1 and 2
8. confirmation that earthworks in Precincts 1 and 2, which are subject to investigation for unauthorised works by Tweed Shire Council, do not affect the existing or proposed levels for the proposed modification
9. site analysis, including a description of the existing environment
10. an assessment of the potential environmental impacts of the proposal and a description of the proposed environmental management, mitigation and monitoring measures to minimise potential impacts of the proposal.

Documentation submitted should be specific to the proposed modification and should contain sufficient information to avoid the need to search out and review previous or supplementary reports submitted in support of other development applications and construction certificates.

Should you have any questions regarding any of the above, please contact Sally Munk, Senior Environmental Planner, on the contact details above.

Yours sincerely,



8.1.13

Chris Wilson
A/Deputy Director General
Development Assessment and Systems Performance