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11th November 2008

The General Manager
Port Macquarie-Hastings Council
PO Box 84
Port Macquarie NSW 2444

Attention: Patrick Galbraith-Robertson

Re: DA 2007/506
S96 Modification to Previous Approved Age Care Facility and Subdivision
995 Ocean Drive, Bonny Hills

Dear Sir

We understand that this proposal seeks to modify Council's previous approval for this development as the proponents now intend to 'stage' the development and wish to create 3 lots (1, 2 & 3) and undertake civil works on lots 1 and 2 in Bundarra Way before moving at some later date to the larger project of subdividing lot 3 On Ocean Drive and building the aged care facility.

BHPA would suggest that Council needs to consider any plans for lots 1 and 2 independently from the now approved plans for the aged care facility, which no doubt have been impacted by the current global financial crisis and could be postponed for some considerable time. Approval conditions for the proposed developments on the Bundarra Way lots should be in accordance with Council's normal policies and should be considered independently of what may or may not be constructed at some later stage.

This approach will separate the issue of dealing with council's conditions of prior approval that the developers are proposing need to be deleted or postponed in relation to the development of the aged care facility. Any weakening of council's conditions in relation to the larger development – if it goes ahead - will need to be considered very carefully in our view.

Yours sincerely

Penny Marshall
Assistant Secretary
BHPA