

17 June 2009

Our ref: 209.058.4L4

Ms Paulina Hon
Team Leader
Coastal Assessments Team
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000



TOWN PLANNING
AND URBAN DESIGN

**RE: REQUEST UNDER CLAUSE 6 OF STATE ENVIRONMENTAL
PLANNING POLICY (MAJOR PROJECTS) 2005 – CONCEPT PLAN AND
PROJECT APPLICATION AT THE LAKES WAY, FORSTER – RESPONSE TO
REQUEST FOR ADDITIONAL INFORMATION**

Dear Paulina,

Further to your email requests dated 12 June and 16 June 2009. In response, please find attached:

1. Amended Preliminary Concept Plan demonstrating no development beyond the boundary of the proposed site within the 100m “sensitive coastal zone” – **Appendix 1**;
2. Survey Plan showing the location of the Mean High Water Mark and 100m being the “sensitive coastal zone” - **Appendix 2**;
3. Indicative subdivision plan showing the proponents proposed lots – **Appendix 3**; and
4. Information obtained from RP Data showing land ownership details which references the lots referred to in email dated 16 June 2009 – **Appendix 4**.

In relation to land ownership, the following table may be of assistance (please note only the land listed below forms part of the request as shown in the indicative subdivision at **Appendix 3**):

Table 1: Summary of Land Involved in Concept Plan and Project Application

Street Address	Parcel ID	Existing Zoning	Ownership
91 The Lakes Way, Forster	Part Lot 37 DP 10123220	Part 1(c) Future Urban Investigation, Part 6(a) Open Space and Recreation and Part 7(a) Wetlands and Littoral Rainforest	Bombala Pty Ltd
103 The Lakes Way, Forster	Lot 2 DP 654559 (previously 22631)	1(c) Future Urban Investigation	Great Lakes Shire Council
105 The Lakes Way, Forster	Lot 3 DP 657314 (previously 22631)	1(c) Future Urban Investigation	McKinnon
107 The Lakes Way, Forster	Lot 4 DP 657315 (previously 22631)	1(c) Future Urban Investigation	Bombala Pty Ltd
137 The Lakes Way,	Lot 33 DP 850018	1(c) Future Urban	Bombala Pty Ltd

SYDNEY OFFICE

Suite 304, 21 Berry Street
North Sydney NSW 2060

PO Box 1612
North Sydney NSW 2059

Telephone +61 2 9925 0444
Facsimile +61 2 9925 0055
www.tpgnsw.com.au

The Planning Group NSW Pty Ltd
ABN 90 100 209 265

Street Address	Parcel ID	Existing Zoning	Ownership
Forster		Investigation	
151-189 The Lakes Way, Forster	Pt Lot 148 DP 651471	Part 1(c) Future Urban Investigation, Part 6(a) Open Space and Recreation and Part B6 Enterprise Corridor	Bombala Pty Ltd

The proponent has written to Great Lakes Shire Council to request land owners consent. Council has requested additional information prior to granting land owners consent via letter dated 10 June 2009 and the proponent is preparing a response.

An agreement is in place between the owner of the land at 105 The Lakes Way, Bombala Pty Ltd with Fabcot Pty Ltd and land owners consent will be provided as soon as possible.

Should you have any queries or require clarification on any matters please do not hesitate to contact the undersigned on 02 9925 0444 or 0488 221082.

Yours sincerely

THE PLANNING GROUP NSW PTY LTD



Marian Higgins
(Principal Planner)



**APPNEDIX 1 – AMENDED PRELIMINARY
CONCEPT PLAN**



site analysis

proposed:	4,200m ²
WOOLWORTHS	8,000m ²
BIG W	700m ²
MINI MAJOR	3,875m ²
SPECIALTY	1,340m ²
FOOD	1,120m ²
COMMERCIAL	19,235m ²
total area:	19,235m ²

car parking

proposed	880cars
ratio	4.57/100m ²

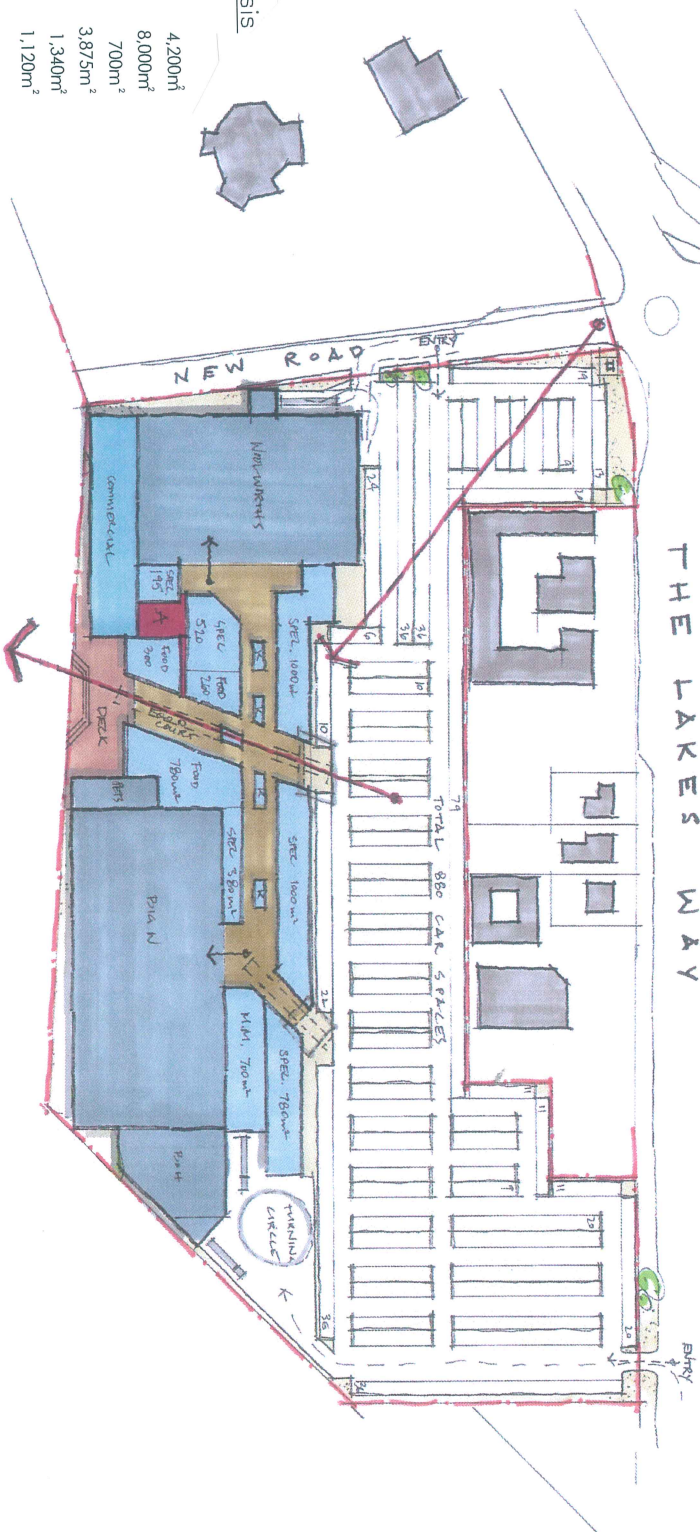


0 20
scale: 1:1000 @ A1

100 N09-005

FORSTER MARKETPLACE - SHOPPING CENTRE

SITE PLAN



SK-03
19.03.2009

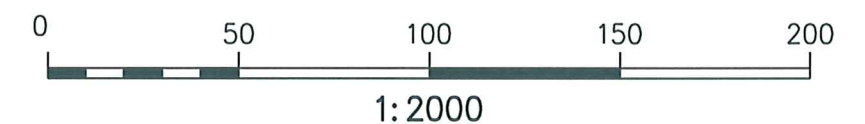
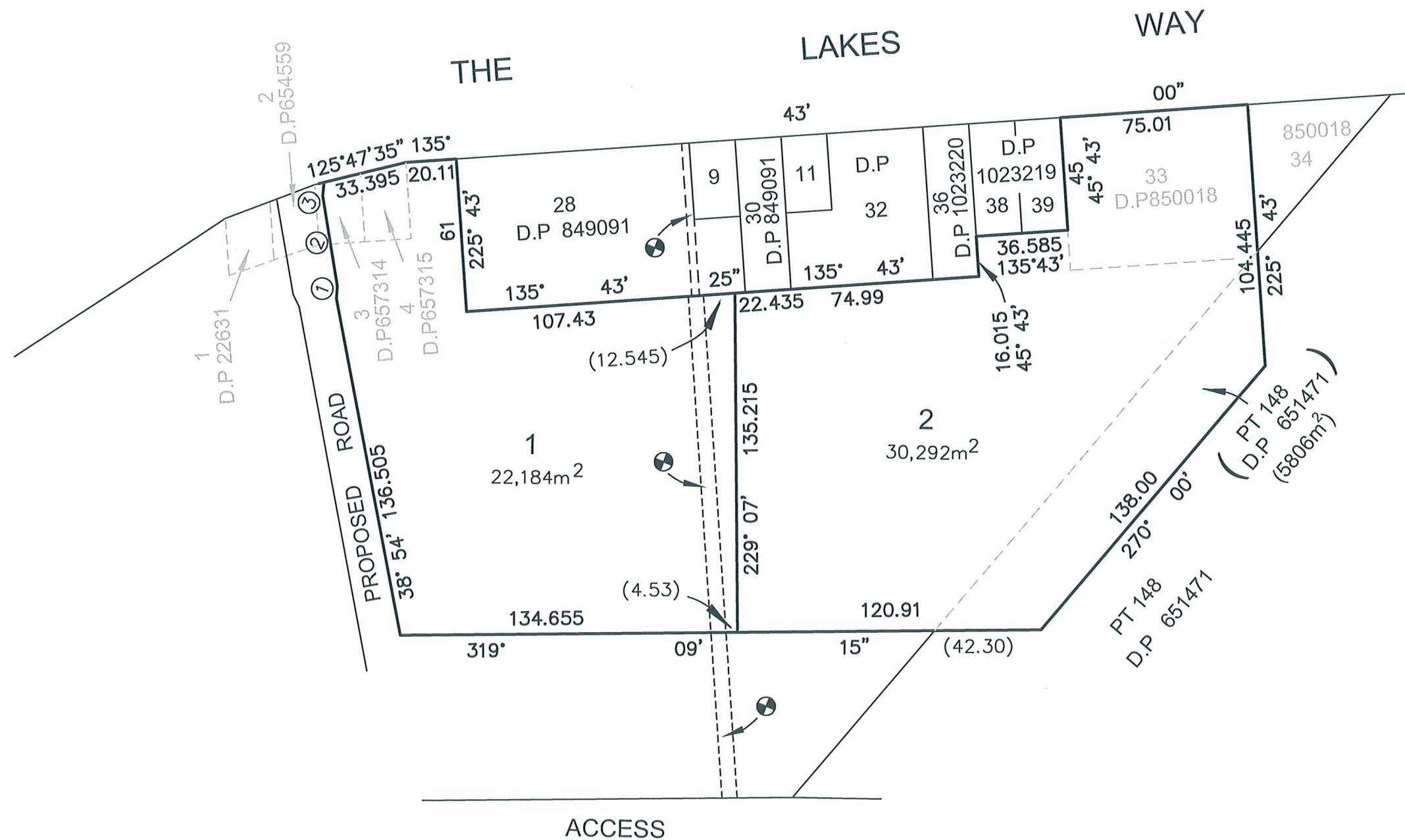


**APPENDIX 2 – SURVEY OF MEAN HIGH
WATER MARK AND 100M SENSITIVE COASTAL
ZONE**



APPENDIX 3 – INDICATIVE SUBDIVISION PLAN





THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:- Registered Surveyor NSW	DATE OF SURVEY: 16-6-09	<div>LOCKLEY LAND TITLE SOLUTION</div> <div><div>Registered Surveyors NSW</div><div>19 Massey Street Gladesville NSW 2111</div><div>PO BOX 400 Gladesville NSW 1675</div><div>ph:(02) 9879 6077 fax:(02) 9879 7143</div></div>	CLIENT: WOOLWORTHS	ORIGINAL PLAN SIZE: A3 1:2000	
	DATUM: -		PLAN OF PROPOSED SUBDIVISION	PROJECT No: -	
	SITE AREA: - m ²		LGA: GREAT LAKES	JOB REFERENCE: 30121PS-B	SHEET OF SHEETS

APPENDIX 4 – RP DATA INFORMATION



(08) n27444 - Woolworths Ltd-n27444 17/06/09

105 THE LAKES WY, FORSTER 2428

(UBD NO: FRS3, F1)

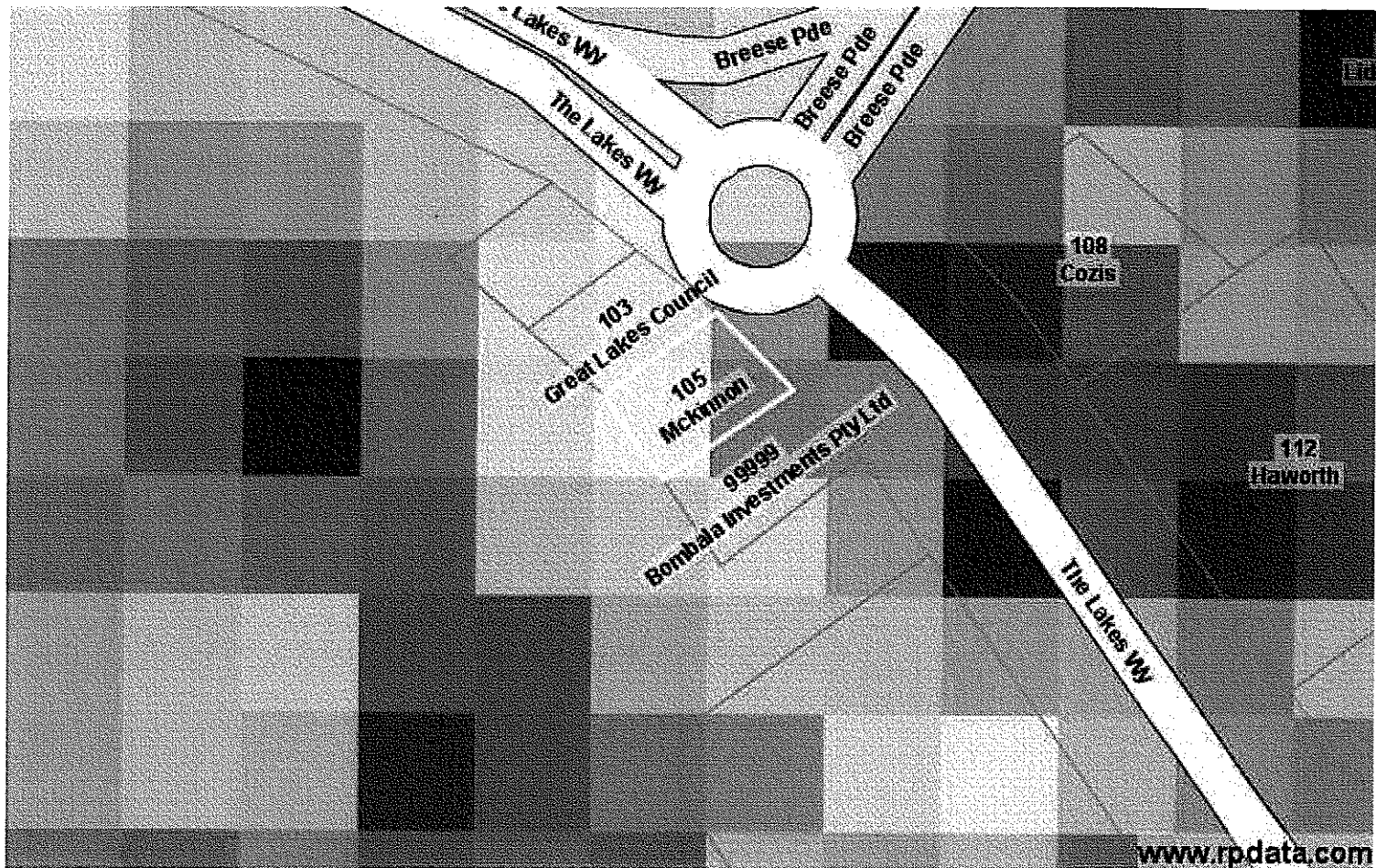
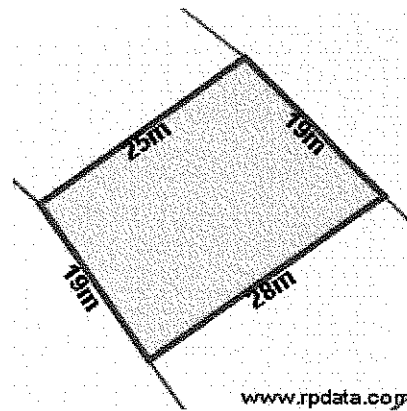


Photo Date: May, 2004



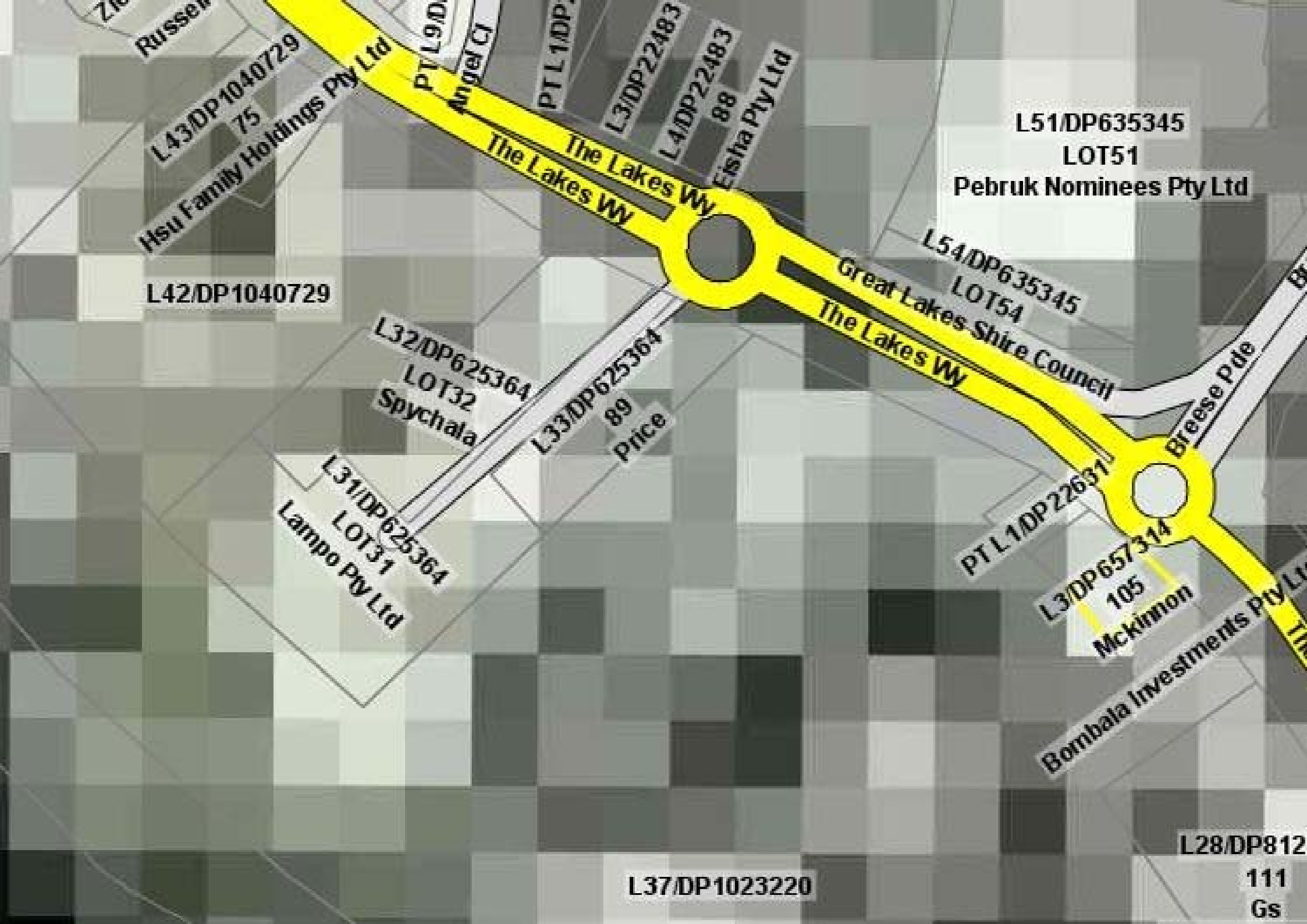
© RP Data Ltd
www.rpdata.com



* dimensions are approx. only

HOUSE		
Property ID:	0269220000000	Issue: 9812
Area:	556 m ²	
LA:	013 GREAT LAKES	
Zoning:	NON URBAN	
Land Use:	SINGLE RES DWELLING	
UCV:	40,000	Date: 01/07/93
Owner Code:	PRIVATE	
VGM:	18.29 X 30.48	
Primary Plan:	L3/DP657314	
RPD:	LOT 3 DP 657314	
Owner:	LISA ADELE MCKINNON	
	105 THE LAKES WY, FORSTER NSW 2428	

ATTRIBUTES



Russell
L43/DP1040729
75
Hsu Family Holdings Pty Ltd

L42/DP1040729

L32/DP625364
LOT32
Spychala
L33/DP625364
89
Price
L31/DP625364
LOT31
Lampo Pty Ltd

PT L9/D
Angel Ct
PT L1/DP
L3/DP22483
L4/DP22483
88
Eisha Pty Ltd

L51/DP635345
LOT51
Pebruk Nominees Pty Ltd

L54/DP635345
LOT54
Great Lakes Shire Council

PT L1/DP22631

L3/DP657314
105
McKinnon

Bombala Investments Pty Ltd

L37/DP1023220

L28/DP812
111
Gs