

DATED

July

2103

Lithgow City Council

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Copies for Councillors:-

Doc. No.....
GDA Ref.....
Years.....

RE-ZONING SUBMISSION

for

STANMAR PTY LIMITED

LAKE LYELL DEVELOPMENT

Barry F. Cosier & Associates

Solicitors

50 Main Street,

LITHGOW NSW 2790

PH 02 63521599

FAX 02 63521645

STANMAR CONTRUCTIONS PTY LTD

**A.C.N. 000 931 055
ABN 59 000 931 055**

P O BOX 273
Lithgow NSW 2790
MOB: 041841995

To:-

The Mayor, General Manager & Councillors,
Lithgow City Council
Lithgow

1. It has been approximately 9 years that I have been making submissions to Lithgow Council to review the zoning of my land overlooking Lake Lyell.
2. We have followed due process and made the submissions with no apparent interest or response from the planning staff of Council.
3. The last occasion we made submissions was in 2011 and we thought this would give Council a great opportunity to at least meet with us in respect to the proposal and hopefully include the same in the long awaited LEP. I wonder in reality how many submissions were really considered by council staff or whether it is a purely town Planning Department's ideas on where the future of Lithgow LGA lies.
4. It would appear that the current LEP is designed to accommodate our current very low growth rate and it is not designed to improve it. With Council amalgamations hanging over our head we would have thought that Lithgow should demonstrate that it is taking measures to encourage growth.
5. With the proposed LEP now on display for 50 days we have been advised to re-submit our submission, however if these submissions end up in the hands of the same officers it is obviously doomed to failure as was the initial response. I feel that this is our only chance for the current councillors to get involved and influence Council's planning officers.


STAN WYRZYKOWSKI - Director

17-7-13



BFC:100344

17 July, 2013

The General Manager
Lithgow City Council,
Mort Street,
LITHGOW NSW 2790

Dear Sir,

RE: STANMAR PTY LIMITED – REZONING SUBMISSION

I refer to our conversations at the on-site meeting 24 June, 2013 at Magpie Hollow Road, Lake Lyell and at Council Chambers later that afternoon with Mayor Statham.

At the suggestion of Mayor Statham, I now attach:-

1. Development Approval of 30.8.1999.
2. A copy of the submission directed to Andrew Muir dated 27 May, 2004.
3. A copy of the submission provided under cover of my letter of 30 April, 2007.
4. A copy of the Tourism Feasibility Study of The Stafford Group dated October, 2010. This document was submitted to Council in 2010 and to date there has been no real response, apart an acknowledgement of receipt of that document.
5. Objection to Draft Land Use Strategy 16 June, 2011.

Since my earlier letter of 2007:-

- a. The Reservoir has been constructed at Gould's Hill will benefit the project.
- b. My client's maintains his offer to grant an easement for pipeline over the company's land and the use of the rising sewer main that has already been installed and to contribute 20% to the cost of the extensions of the sewer to the Council's existing camping grounds at the Lake or \$200,000.00 whichever the lesser.
- c. My client transfer to Council a piece of land at the eastern side of the dam wall so as to allow the construction of additional parking for tourists wanting to walk across the dam wall and more importantly to allow construction of a toilet and shower facility, BBQ, picnic tables etc for those persons who do not wish to enter into the Council camping grounds on the western side of the lake.
- d. My client has a Development Approval obtained on 30 August, 1999 for 40 cabins and a function centre/motel to be located on the land owned by his Company to the north west of the Magpie Hollow Road.
- e. Phase 3 electricity supply has already been provided for some 3.6kms to not only service the sewer pumping station but for future development in that area

including the cabins, function centre/motel and the proposed small acreage residential lots.

Of particular interest is Council's own report (Draft Tourism Strategy Destination Management Plan) in excess of 300 pages, which clearly touches on the great potential of the Lake Lyell area.

The agricultural suitability studies that have been carried out in the past show that the land has a rating of "4", with "1" being highly valuable agricultural land with "5" being poorest country. To maximize the use of the land, tourism and the facilities needed to support a development of various types of accommodation is probably the best use to which the land could be put. The area in question is not great, and my client feels to continue to lock it up as rural/agricultural use would be a tragedy. The income from livestock (sheep, cattle & horses) currently depastured upon the subject land has not and will not be sufficient to sustain a viable business thereon in the future and the best identified use thus far, is for tourism development. The terrain and the soil types in the area closer down to the lake is not land that could be regarded as highly productive. In dry times the hillsides are poor and not conducive to livestock production.

My client notes that a tourist facility down near the Lake is already approved, however that development cannot be allowed to become so intense so as to adversely affect the great views and scenery. To that end it is preferable to have the various types of accommodation located up away from the proposed lakeside facility.

With the area being so proximate to the metropolitan area with world class scenery, Lithgow doesn't need to be bypassed to allow Oberon, Mudgee, Rylstone, Kandos or Bathurst to benefit from growth. From speaking with groups involved in bush walking, fishing etc, they would welcome the opportunity to have ownership of a block of land upon which they could construct houses or cabins, to escape the metropolitan race particularly when access to Lithgow improves week by week. A journey of less than 2 hours is attractive to many people and if one were to carry out an analysis of the vehicles that travel out of Sydney through Lithgow each Thursday and Friday afternoons dragging trailers and boats, it can be seen the real opportunity that is being lost by Lithgow. Those people drive north towards Mudgee, west towards Bathurst and south to Oberon because there are insufficient facilities at Lithgow.

There is land adjoining the subject land (zoned "1c" – rural small holdings) developed as 2 – 10 ha (5 – 25 acres) lots rural residential lifestyle blocks, however they have little or no water views afforded by Lake Lyell. There is no other development noted in the area despite some reference being made in the Management Plan to that effect.

Under the current LEP developers are able to erect cabins on "Rural" zoned land. Recent advice received from the Lithgow Town Planners indicates that cabins cannot be erected on "Rural" zoned land in the proposed LEP. Astonishingly this does not allow for tourist development in the Lake Lyell area as advocated by the Draft Tourism Strategy Destination Management Plan. This strategy states that tourism facilities in the Lake Lyell area are underutilized and this prevents any advancement of tourist cabin type construction. It appears to be an error or a shortsighted approach to tourist development.

My client is disappointed that Council has had his submissions in relation to this proposal for some years and Council's officers have not seen fit to consider this land for rezoning in the current draft LEP. It is noted that Council's General Manager at our meeting on 24 June, 2013 indicated that there are several areas that will be considered for rezoning after the current LEP is lodged, hopefully with some financial assistance from the State Government.

If any development is to occur around the Lake Lyell area as part of a concerted tourist growth initiative you would imagine that my client's land would be the first prime land to be considered because it is sewerred and has town water potential already in place. I note your advice at our onsite meeting that Council was not in a financial position to introduce water and sewer to the Lake Lyell area and that there is very little chance of obtaining any State Government funding for such purposes. If Council doesn't seize the opportunity for future development in the Lake Lyell area, it would appear to make a mockery of the Draft Tourism Strategy Destination Management Plan.

Despite that disappointment, my client has significant faith in the "new" Council to press on with such rezoning proposals for this area. The demand for lifestyle blocks close to the metropolitan area is quite apparent and Council is urged to allow this type of development to increase Lithgow's great potential. We cannot rely upon the benefits coal mining and electricity production forever. Many overseas countries rely upon tourism as their basic income and Lithgow must recognize that potential to grow.

Should council require any further specific submissions to be made in respect to "land use", kindly contact me.

Yours faithfully,
BARRY F. COSIER & ASSOCIATES


BARRY F. COSIER

**The Council of the
City of Lithgow**
 180 Mort Street Lithgow NSW 2790
 Telephone (02) 63549927
 Postal Address: PO Box 19 Lithgow NSW 2790 Fax: (02) 63512927

**NOTICE OF DETERMINATION OF A
DEVELOPMENT APPLICATION**

issued under the *Environmental Planning and Assessment Act 1979* Section 81 (1) (a)

Development Application No.: 257/99

Description Application	
Applicant's Name/s:	Smyth Maher & Associates Pty Ltd
Applicant's Address:	PO Box 1925, Coffs Harbour
Owner's Name/s:	Stanmar Constructions
Land to be Developed (Site Address):	Lots 2,4 & 6 DP 261232 Portions 73, 91, 139, 271 & 153 Part Portions 21, 152, 247, 254, 255, 256 & 270 "Lilyvale", 429 Magpie Hollow Road, South Bowenfels
Proposed Development:	Tourist Facility

Determination							
Made on	30 August 1999						
determination	<table> <tr> <td>consent granted unconditionally</td> <td>No</td> </tr> <tr> <td>consent granted subject to conditions described below</td> <td>Yes</td> </tr> <tr> <td>application refused</td> <td>No</td> </tr> </table>	consent granted unconditionally	No	consent granted subject to conditions described below	Yes	application refused	No
consent granted unconditionally	No						
consent granted subject to conditions described below	Yes						
application refused	No						
consent to operate from	30 August 1999						
consent to lapse on	30 August 2004						

CONDITIONS (Including section 94 conditions)

1. The applicant is to submit survey, design and estimate of costs for construction for reticulation from the end of Council's system (proposed to be extended to the top of Gould's Hill and joined to existing main). All costs are to be at the cost of the applicant. Design is necessary by the applicant, as the size of the main will depend on the final figures for the effluent quantity. Based on final design and costs, amplification of Council's network of pumping stations and mains may be required and costs will be apportioned to areas of development in the South Bowenfels area, including this development.
2. Access points be designed with access off the Lockyer's line of road to the conference/reception centre, and access to the cabins from the current access point to the existing house. This will include protected turning areas, acceleration and deceleration lanes. All design and works are to be at the cost of the applicant, and details are to be submitted to Council for approval.

Subject to finalisation of the above requirements, Council will issue development consent in the following terms:

3. As there will be significant ongoing maintenance and energy costs, the sewer is to be owned and maintained by the applicant. The sewer line is to remain within the applicant's property and only traverse the road reserve for the minimum required. An easement will be required within the road reserve, with an ongoing lease agreement. The sewer would need to be buried at least 600 mm deep.
4. Dog proof fencing is required to the areas of the property that are available to occupants of the development, to stop animals and humans from trespassing onto adjoining property. A fence 1.2 metres high, strainer posts at 100 metres with steel posts at four metres centres with two barbs on top. Galvanised 105 x 4 x 1.4 netting (rabbit netting) with foot netting attached and dug in where practicable.
5. Prior to commencing any construction works, the following provisions of the Environmental Planning and Assessment Act 1979 are to be complied with:
 - a) A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act, and
 - b) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act and Form 7 of the Regulations, and
 - c) Council is to be notified at least two days prior of the intention to commence building works, in accordance with Section 81A(2)(c) of the Act in Form 7 of Schedule 1 of the Regulations.
6. The applicant may apply to the Council or an Accredited Certifier for the issuing of a Construction Certificate and to be the Principal Certifying Authority to monitor compliance with the approval and issue any relevant documentary evidence or certificate.

Council officers can provide these services and further information can be obtained from Council.
7. The applicant is advised that the Construction Certificate plans and specifications must comply with the provisions of the Building Code of Australia. In this regard, the plans must address the following issues: egress, disabled access and facilities, fire fighting

facilities, emergency lighting and exit signs, ceiling heights in cabin Type D and E, and location of waste storage areas.

- 8. A detailed surface water diversion, sedimentation and erosion control plan is submitted to Council for consideration and/or approval prior to the issue of a Construction Certificate. The plan is to incorporate fail safe control measures to ensure no pollution of receiving waters occurs.
- 9. Headworks contributions to Council for onpayment to the Department of Land and Water Conservation are required. The conference/reception development requires three Equivalent Tenements (ET), being \$5,631, and the 40 cabins require 13.5 ET, being \$24,124.50.
- 10. Landscaping plan is to be submitted for the development area with the application for construction certificate.

REASONS FOR CONDITIONS/REFUSALS

(list reasons under Section 79C(1) Environmental Planning & Assessment Act 1979 As Amended)

Matters for consideration - general

In determining a development application a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

Condition No.'s:

- | | | |
|-----------|----|---|
| 1,3,8 | b) | the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality |
| 2,10 | c) | the suitability of the site for the development |
| 4,5,6,7,9 | e) | the public interest. |

Other Approvals
list *Local Government Act 1993* approvals granted under s 78A(5)


N/A

general terms of other approvals integrated as part of the consent

N/A

Right of Appeal
If you are dissatisfied with the decision section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.
Section 97 of the *Environmental Planning and Assessment Act 1979* does not apply to the determination of the development application for State significant development or local designated development that has been the subject of Inquiry.

Signature on behalf of the consent authority

..... 

A C MUIR
PLANNING MANAGER

ANDERSON SURVEYING Pty.Ltd.

ABN 65 105 121 819

27/5/2004

Our Ref. 03458

Planning Manager
Lithgow City Council
180 Mort Street
Lithgow 2790

ATTENTION : MR. ANDREW MUIR

Dear Sir,

RE : REZONING SUBMISSION

MAGPIE HOLLOW ROAD SOUTH BOWENFELS

Anderson Surveying has been approached by Stanmar Pty Ltd to investigate the possibility of having some land re-zoned, in the Magpie Hollow Road, South Bowenfels area. The north-eastern corner of the subject land is zoned "Rural Small Holdings 1(c)" and the balance is zoned "Rural General 1(a)".

We wish to re-zone the property to allow small acreage lots of between 4000m² (0.4ha) and 40000m² (4 hectares) in area. A new zoning classification, between Residential 2(a) and Rural Small Holdings 1(c), may be applicable.

A Council DA approved sewer rising main has been constructed along Magpie Hollow Road and is connected to Council's sewer network. As the subject land is sewered, there will be no need for effluent disposal and the 2 hectare minimum that currently applies to 1(c) land is not applicable. The result would be a unique, sewered area set aside for small acreage lots - a "first" in the Lithgow area. The lots would be big enough to provide for a semi-rural lifestyle.

The following attachments provide supporting documentation.

*Attachment "A" shows the location of the subject land along with site contours.

*Attachment "B" shows existing "Rural Small Holding 1(c)" zones in the vicinity.

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Tel : (02) 6351 3476 Fax : (02) 6351 3477 Email : andsurv@bigpond.net.au

ANDERSON SURVEYING Pty.Ltd.

ABN 65 105 121 819

- * Attachment "C" shows the existing zones at the northern extremity of the site at a larger scale.
- * Attachment "D" shows an aerial photograph of the subject site.
- * Attachment "E" shows the agricultural rating of the land as mostly "4" with some "3" & "5"
- * Attachment "F" shows the land identification information and locations from which photographs have been taken and the direction of the view of each photograph.
- * Attachment "G" shows the site photographs.
- * Attachment "H" shows the proposed land use.
- * Attachment "I" shows a draft conceptual lot layout consisting of approximately 170 Lots varying in size from approximately 4000m² to 30000m². Each lot will have a suitable building envelope.

PROPOSAL SUMMARY

1. Because of Lithgow's close proximity to the ever expanding Sydney growth area, there will be increasing demand for land in our area. The past five years has shown that small acreage, in the Hartley and Lithgow areas, has been in strong demand, providing a sought after semi- rural lifestyle. This in turn has had an impact on the local economy with new residents moving into the local area.
2. We are proposing a zoning that fits in between normal residential allotments and small rural holdings, something unique to the Lithgow area.
3. Probably the most important reason, to seek a rezoning of the area depicted, is that the sewerage network has, relatively recently, been extended along Magpie Hollow Road. The availability of sewer is very important as it eliminates problems of suitable effluent dispersal sometimes being experienced in existing small acreage subdivision. Stanmar Pty Ltd is willing to expand this sewer network in order to service all proposed new Lots. This factor creates a unique opportunity for sewerred acreage lots in the Lithgow area. This would be a "first" in the Lithgow area. Land that adjoins the subject site may also be

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ANDERSON SURVEYING Pty.Ltd.

ABN 65 105 121 819

considered for similar re-zoning that can be sewerred. The result would be a unique sewerred area set aside for small acreage lots.

4. The opening of Lake Lyell to the public for recreational usage has influenced tourism as can be evidenced by the success of the establishments of the "Heavenly Gardens" tea rooms and the "Eagle View Escape" Motel. The closeness of Lake Lyell to the proposed site would be an attraction for prospective buyers.

5. The power line network has been upgraded along Magpie Hollow Road.

6. We understand that Council is proposing to provide a Water Supply Reservoir on Gould's Hill, above the subject land. Such a proposal would provide town water supply along Magpie Hollow Road to the Lake Lyell tourist area. Stanmar Pty.Ltd. would be willing to contribute to the cost of this pipeline in order to provide town water to the proposed subdivision.

7. Inspection of Attachment "E" shows that the subject site does not contain significant valuable agricultural land. This is an important factor when considering sites for non-agricultural purposes.

8. The subdivision will be designed with regard to the environment. Inspection of Attachment "H" shows the large area intended to be set-aside for a Drainage Reserve. Inspection of Attachment "F" along with the associated photographs, Attachment "G", shows that currently there are no significant large stands of trees that would be affected by subdivision development. The likely scenario is that many more trees will be planted as residential development occurs and natural re-growth in the proposed drainage reserve.

ANDERSON SURVEYING Pty.Ltd.

ABN 65 105 121 819

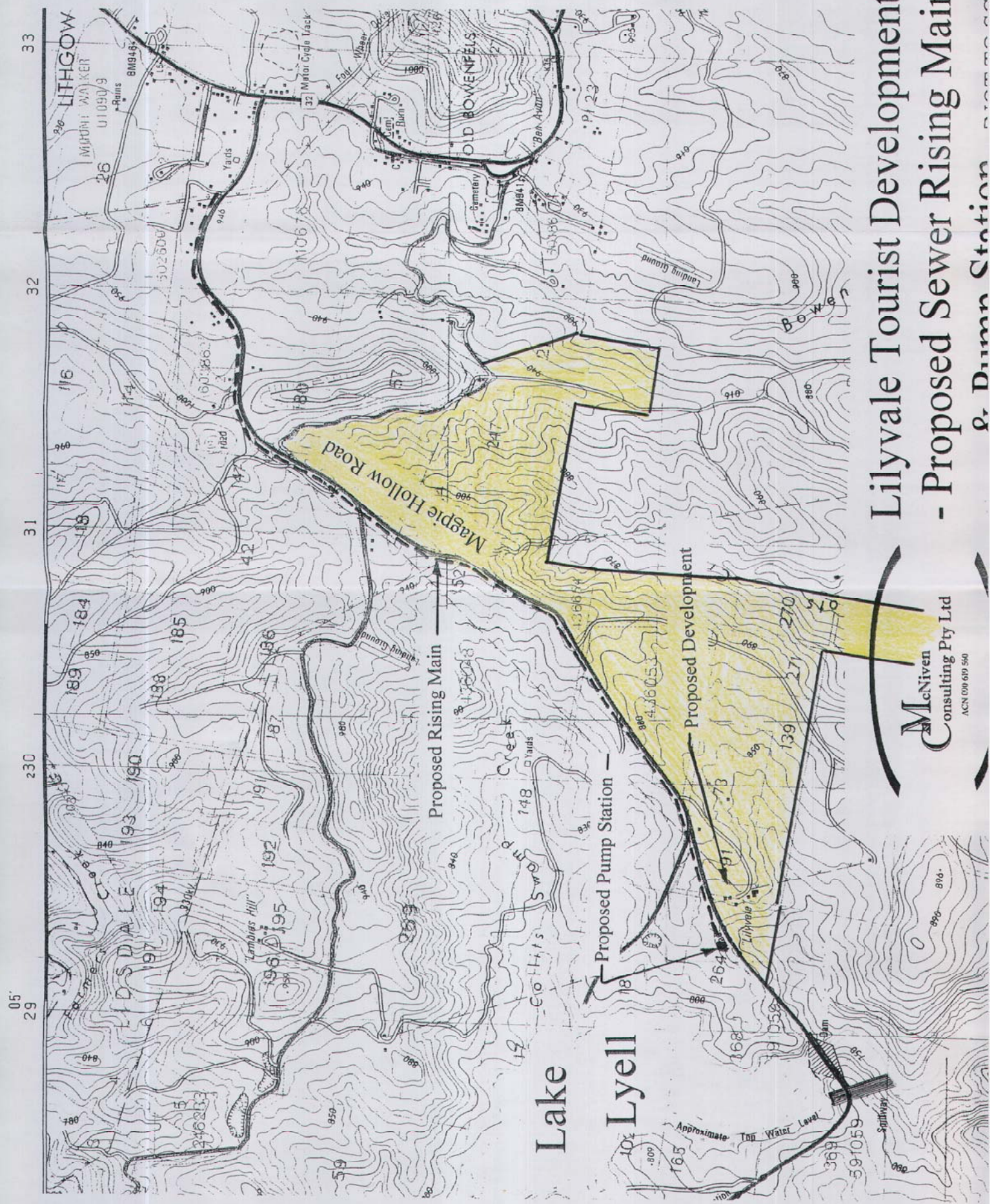
9. Due to the large area of proposed drainage reserve the Cox's River system will benefit from lower levels of stock grazing.
10. Panoramic country views including stunning views of Lake Lyell.
11. Semi-rural lifestyle very close to the amenities of Lithgow. For example approximately 1.5km to Inzitari's Shell Roadhouse and a mere 4km further to the Lithgow Valley Plaza shopping complex.
12. There is a strong demand, right now, for small acreage lots in the Lithgow area.

Please consider this proposal for re-zoning in view of the unique nature of the project, its potential as a real asset to the Lithgow community and conformance with Lithgow Council's Mission Statement as a desirable place to live and viable place in which to invest.

Yours faithfully,
ANDERSON SURVEYING Pty.Ltd.

A. J. Anderson

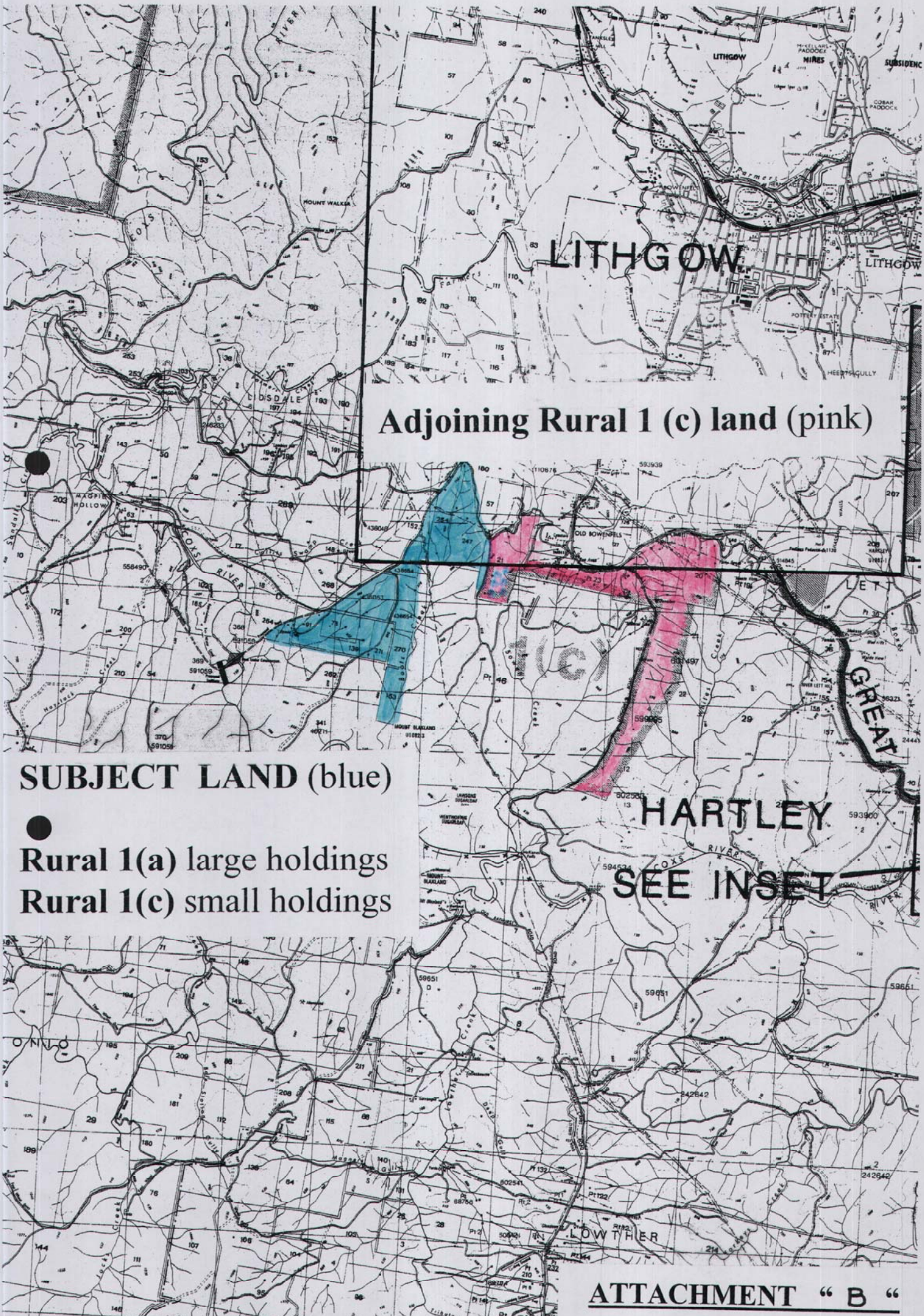
Steven J. Anderson
REGISTERED SURVEYOR



Lilyvale Tourist Development - Proposed Sewer Rising Main

McNiven
Consulting Pty Ltd
ACN 009 609 560

& Pump Station



Adjoining Rural 1 (c) land (pink)

SUBJECT LAND (blue)

- Rural 1(a) large holdings
- Rural 1(c) small holdings

SEE INSET

ATTACHMENT " B "

le: 20 112 as at 18/7/00 on ISG

le 20-999 1-2 179° 58' 34" - 121.941

156 173° 53' 12" ✓
- 6° 05' 22"

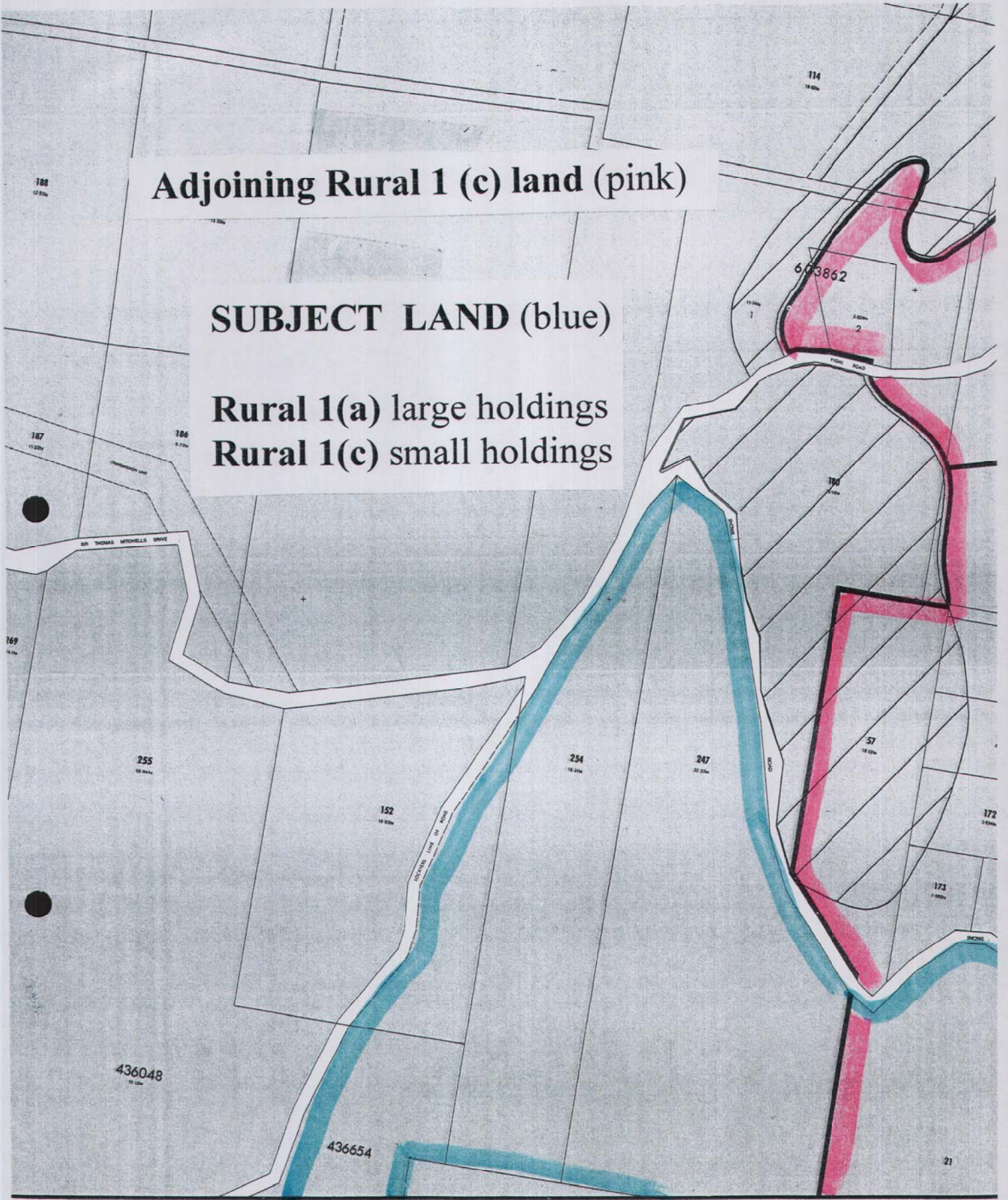
SWING: 353° 54' 38"

le 20-999 on ISG as at 18/7/00

Adjoining Rural 1 (c) land (pink)

SUBJECT LAND (blue)

**Rural 1(a) large holdings
Rural 1(c) small holdings**



SCALE 1:8000



ATTACHMENT " C "

MAPS AMENDED BY FLEXIGRAPHICS

MAPS PUBLISHED BY GREATER LITHGOW CITY COUNCIL



ANDERSON SURVEYING PTY.LTD.

31 MAIN STREET LITHGOW
 POBOX 397 LITHGOW 2790
 (02) 6351 3476 PH. (02) 6351 3477 FAX
 ACN 105 121 819

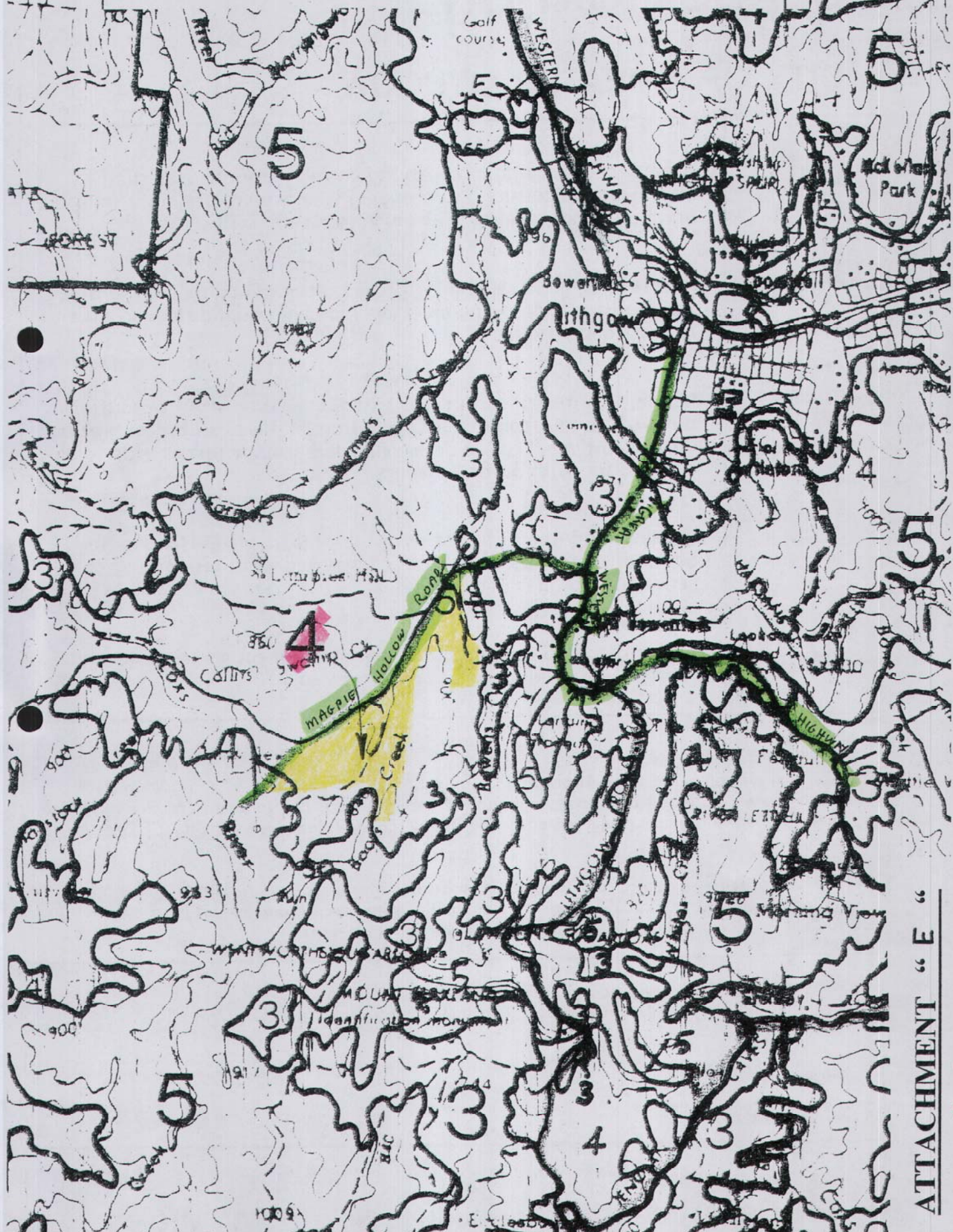
DATE	14/1/2004
AMENDED	
SURVEYOR	R.S.
DRAWN	R.S.
CHECKED	

'LAKE VIEW'
RE-ZONING PROPOSAL
 Magpie Hollow Road, Lake Lyell

SCALE - 1:10000

ATTACHMENT "D"

AGRICULTURAL SUITABILITY CLASSIFICATION



ATTACHMENT " E "

AGRICULTURAL SUITABILITY CLASSIFICATION

CITY OF GREATER LITHGOW

CLASS 1	Arable land, very good capability for agricultural uses such as intensive horticulture and cropping where there are only minor or no constraints to sustained high levels of production.
CLASS 2	Arable land, good capability for agriculture. Capable of intensive agriculture and cropping but there may be moderate constraints to sustained production.
CLASS 3	Land not suited to continuous cropping or intensive horticulture but with good capability for agriculture and well suited to grazing. Can be cultivated for an occasional cash crop or forage crop in conjunction with pasture management.
CLASS 4	Grazing land not suited to cultivation. Agricultural capability is based on native pastures and/or improved pastures relying on aerial or zero tillage techniques.
CLASS 5	Land not suited for agriculture or suited for rough grazing only. Agricultural production, if any, is very low.

Note to map users

This map was prepared from information supplied by the Department of Agriculture New South Wales for use by that Department and the Department of Environment and Planning, and in the preparation of a Local Environmental Study for the Council of the City of Greater Lithgow.

The map provides a generalized analysis of land suitability classification and is based on agronomic and other data. There may be anomalies with specific details and land class boundaries. For details of interpretation see accompanying report.

Field mapping: C.A. Hawkins and M. Nott

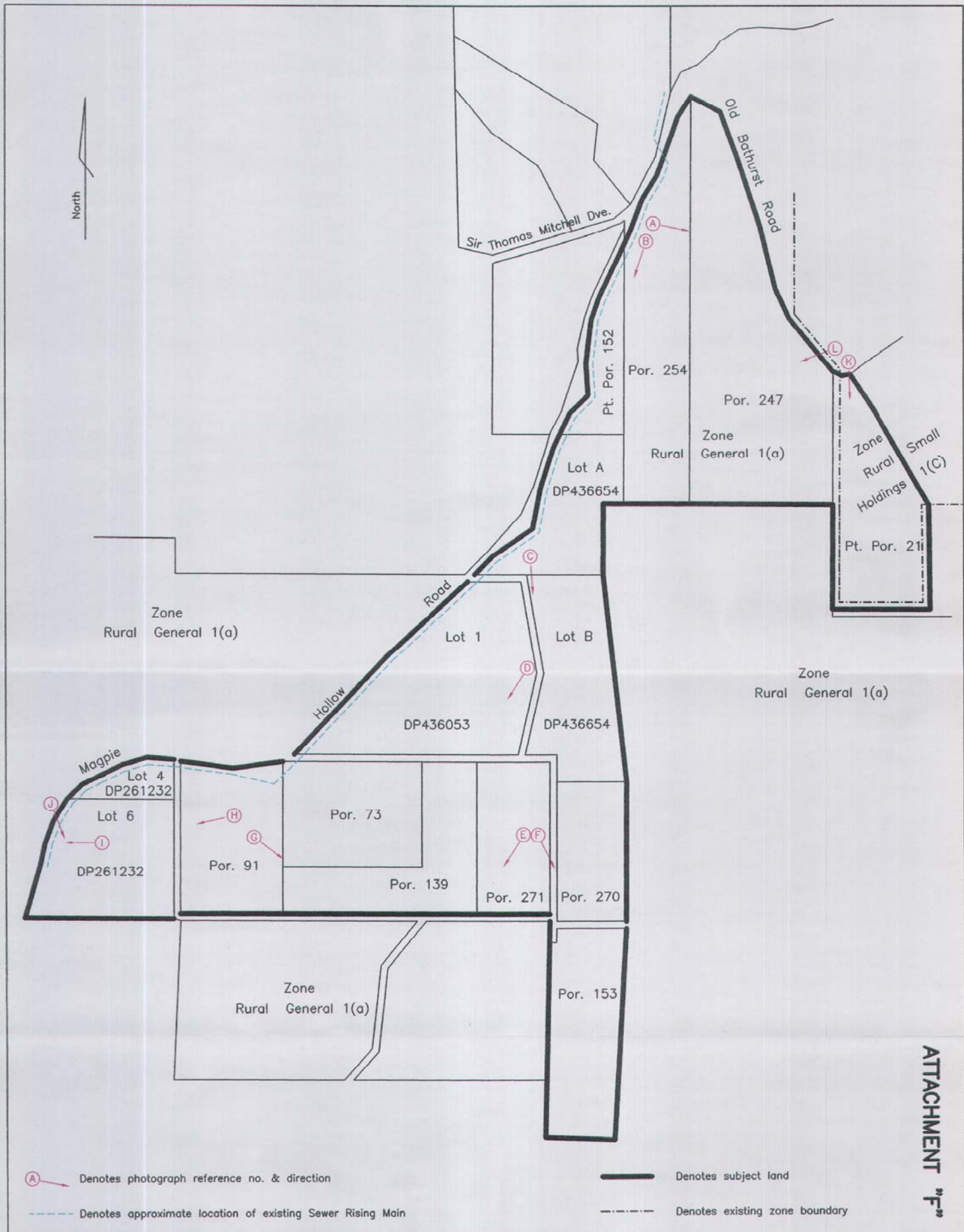
Base map and drafting: Department of Environment and Planning (R.C.)
Plan No. 08011163017

Scale: 1:100,000

July 1983



Department of Agriculture New South Wales



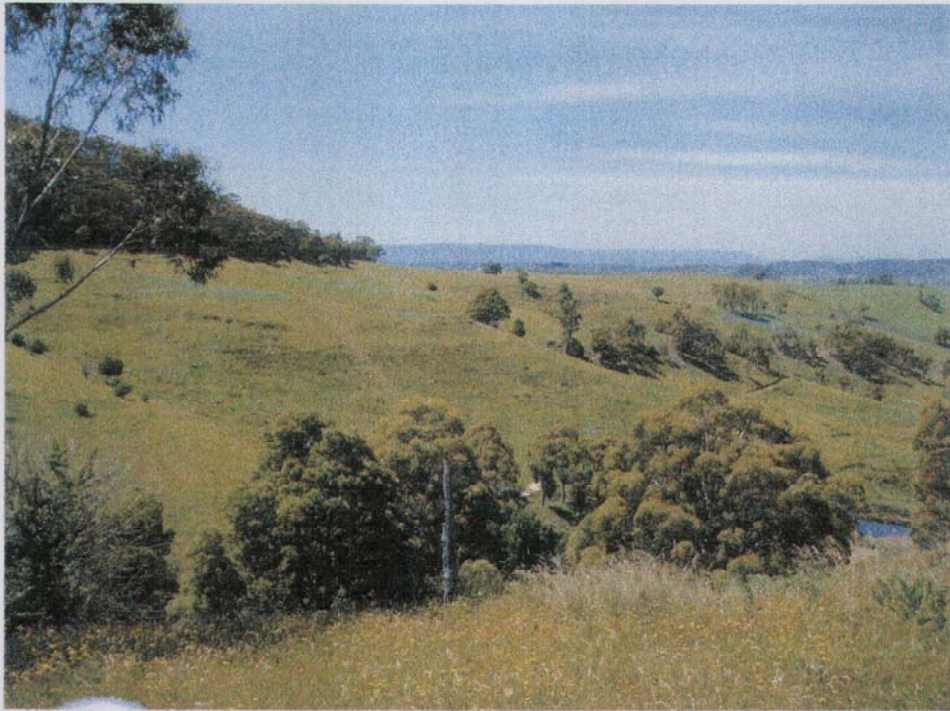
ATTACHMENT "F"

(A) → Denotes photograph reference no. & direction
 - - - - - Denotes approximate location of existing Sewer Rising Main

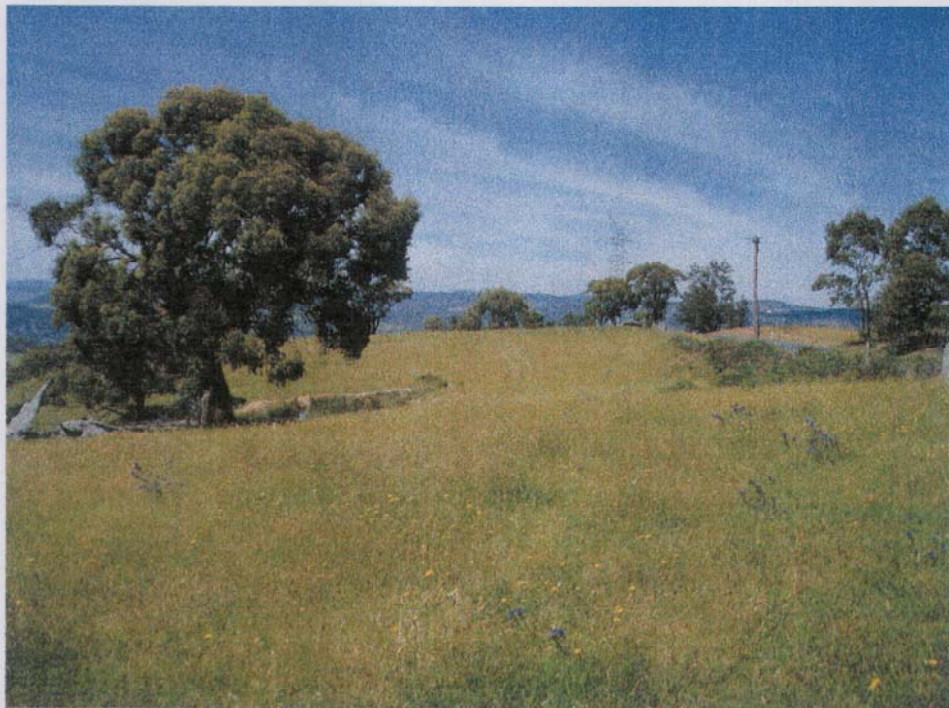
————— Denotes subject land
 - - - - - Denotes existing zone boundary

ANDERSON SURVEYING PTY.LTD. 31 MAIN STREET LITHGOW POBOX 397 LITHGOW 2790 (02) 6351 3476 PH. (02) 6351 3477 FAX ACN 105 121 819	DATE	17/3/2004	EXISTING PROPERTY DETAILS 'LAKE VIEW' RE-ZONING PROPOSAL Magpie Hollow Road, Lake Lyell SCALE - 1:10000	DWG No	03458-1
	AMENDED			JOB No	03458
	SURVEYOR	R.S.		Drawing Ref.	03458 (Existing)
	DRAWN	R.S.			
	CHECKED				

'LAKE VIEW' RE-ZONING PROPOSAL

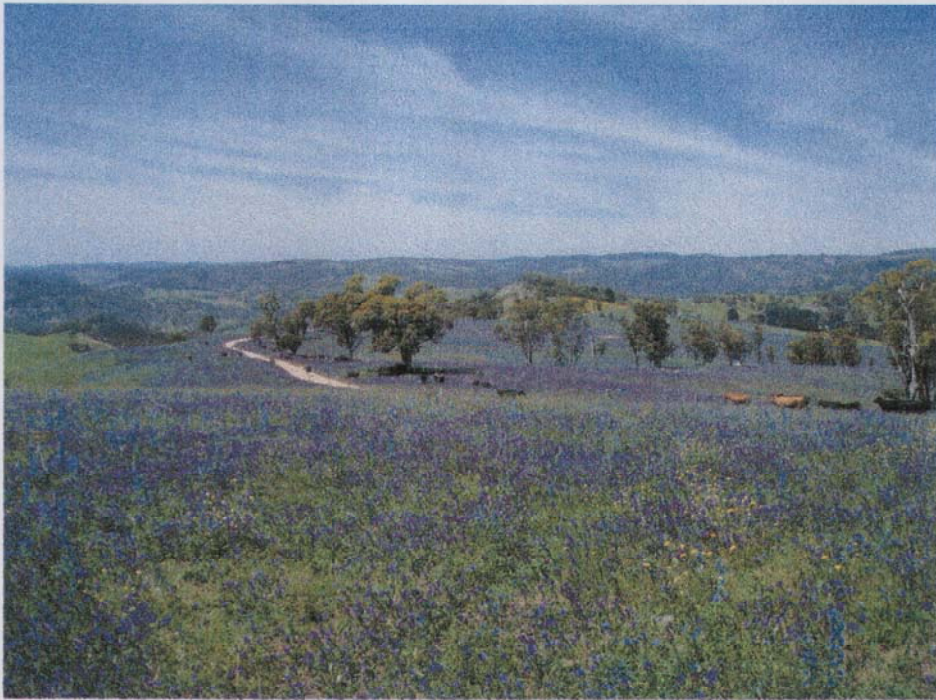


A



B

'LAKE VIEW' RE-ZONING PROPOSAL



C



D

'LAKE VIEW' RE-ZONING PROPOSAL

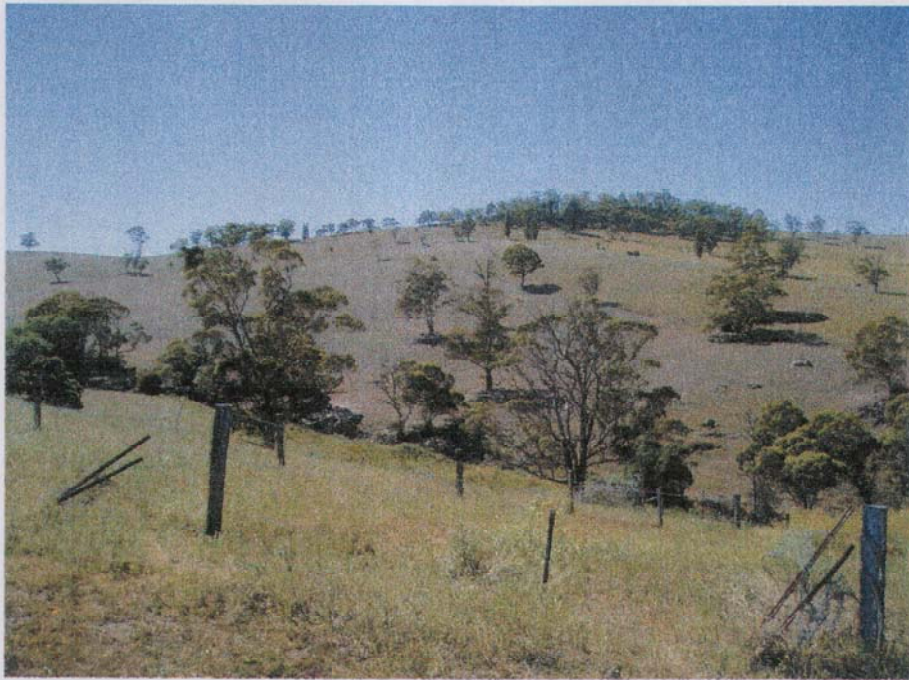


E

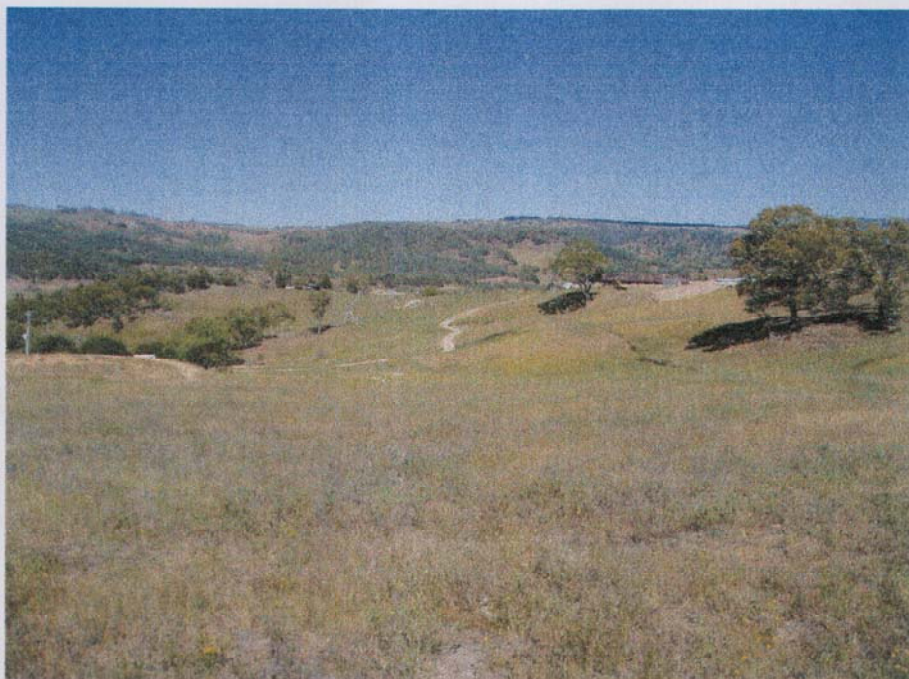


F

'LAKE VIEW' RE-ZONING PROPOSAL

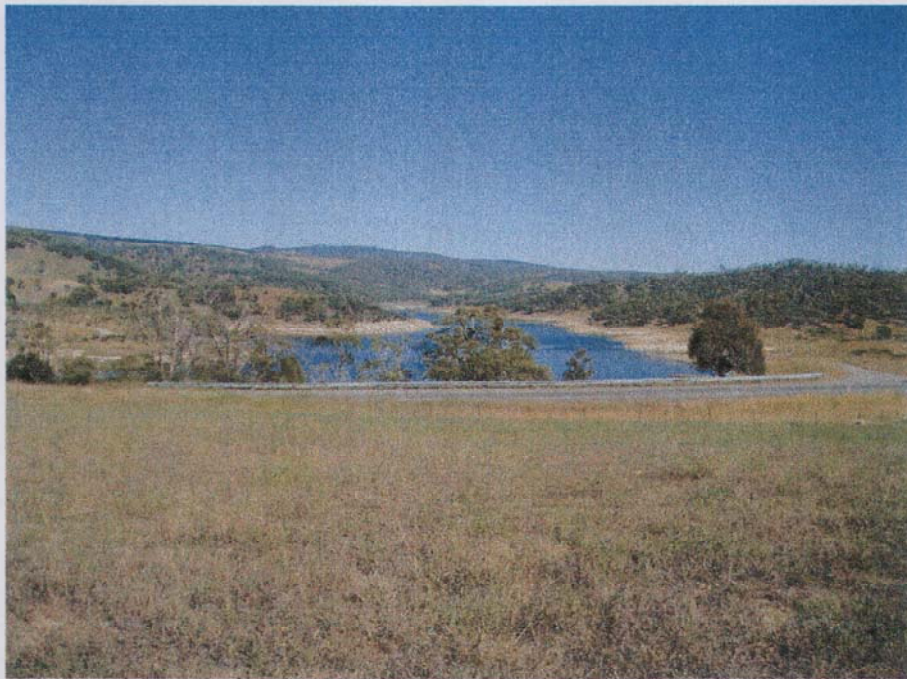


G



H

'LAKE VIEW' RE-ZONING PROPOSAL



I



J

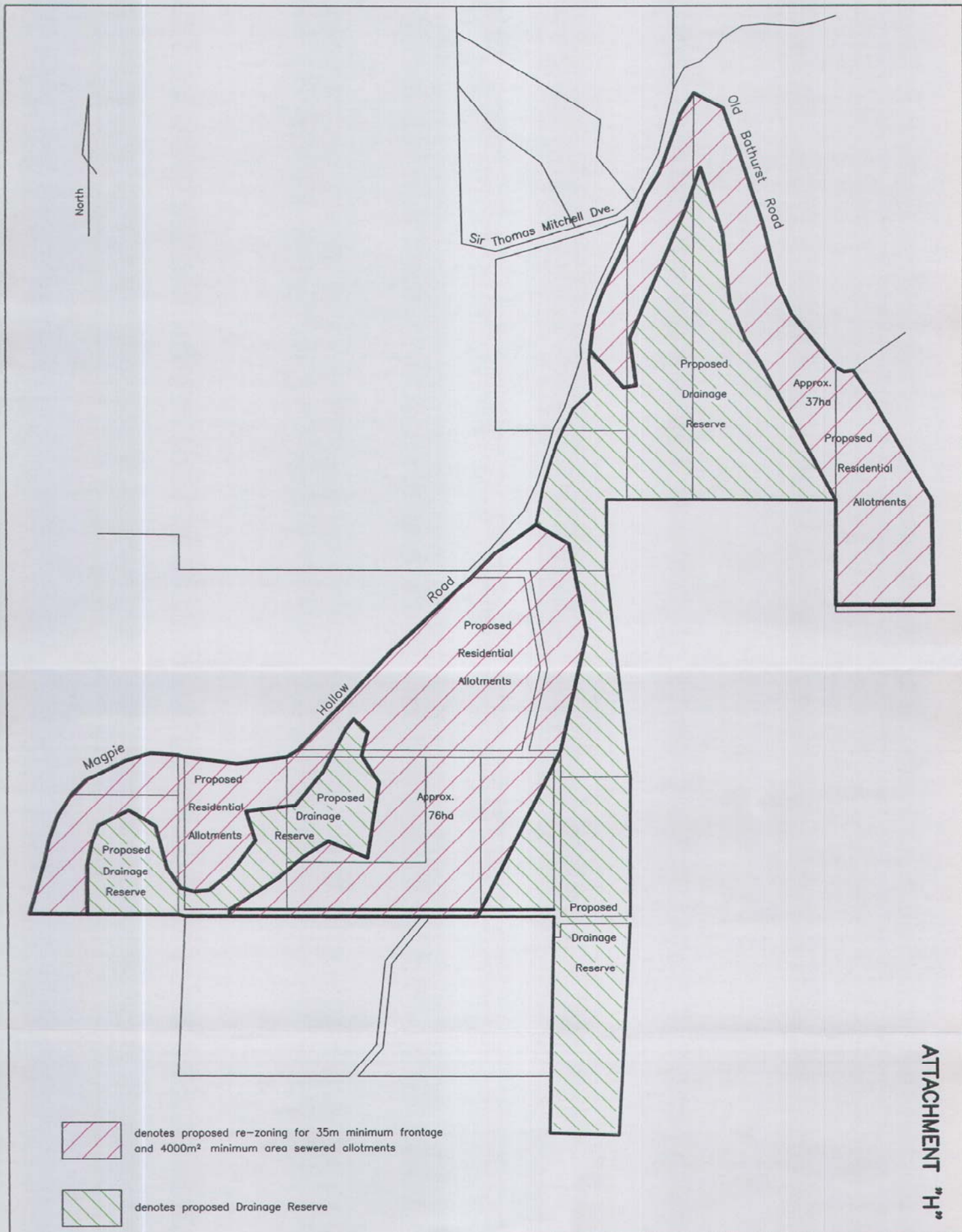
'LAKE VIEW' RE-ZONING PROPOSAL



K

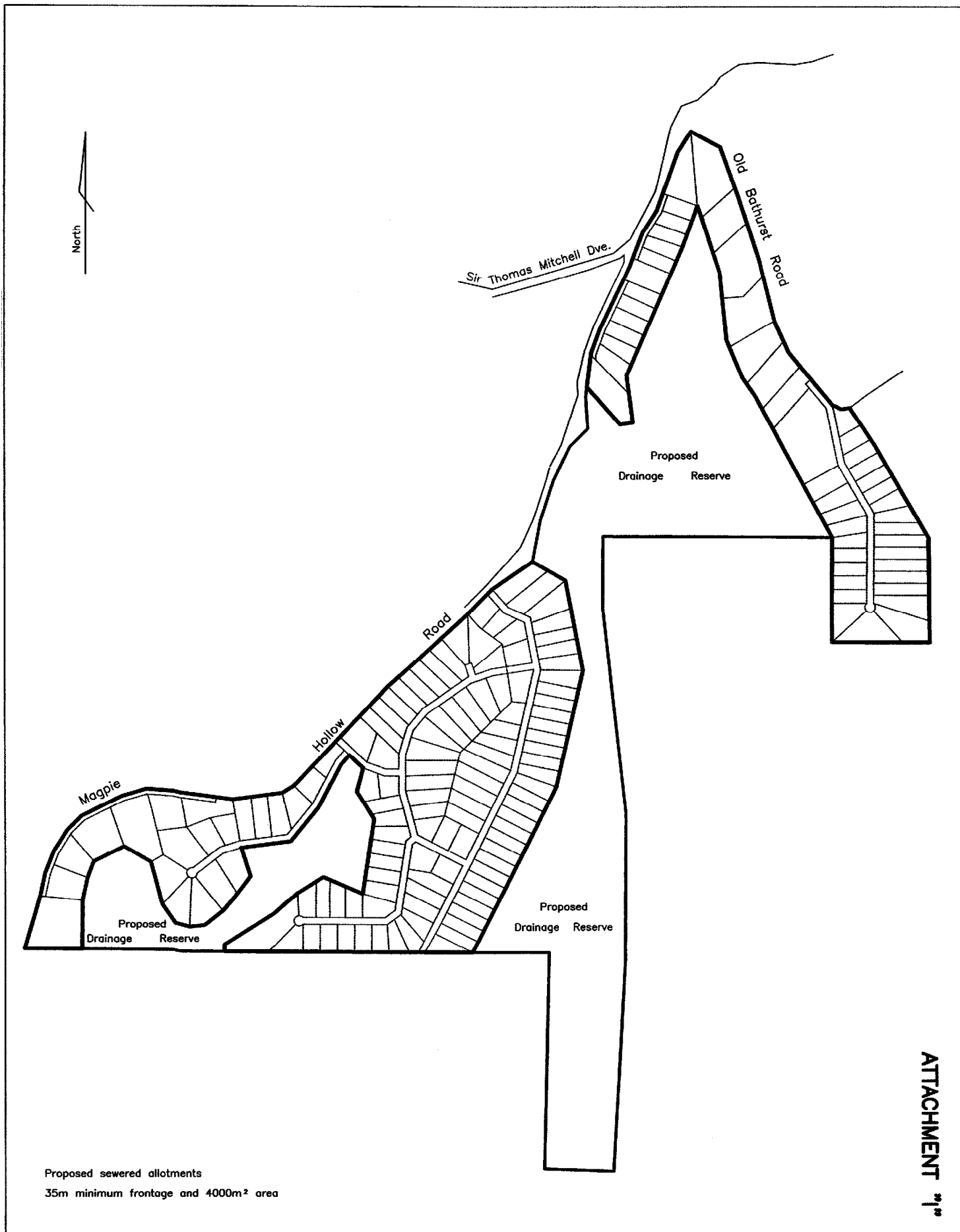


L



ATTACHMENT 'H'

ANDERSON SURVEYING PTY.LTD. 31 MAIN STREET LITHGOW POBOX 397 LITHGOW 2790 (02) 6351 3476 PH. (02) 6351 3477 FAX ACN 105 121 819	DATE	17/3/2004	PROPOSED USE 'LAKE VIEW' RE-ZONING PROPOSAL Magpie Hollow Road, Lake Lyell	DWG No	03458-2
	AMENDED			JOB No	03458
	SURVEYOR	R.S.	SCALE - 1:10000	Drawing Ref.	03458 (concept)
	DRAWN	R.S.			
	CHECKED				



Proposed sewered allotments
35m minimum frontage and 4000m² area

ATTACHMENT 2/13

ANDERSON SURVEYING PTY.LTD. 31 MAIN STREET LITHGOW POBOX 397 LITHGOW 2790 (02) 6351 3476 PH. (02) 6351 3477 FAX ACN 105 121 819	DATE	17/3/2004	CONCEPTUAL LOT LAYOUT 'LAKE VIEW' RE-ZONING PROPOSAL Magpie Hollow Road, Lake Lyell SCALE - 1:10000	DWG No	03458-3
	AMENDED			JOB No	03458
	SURVEYOR	R.S.		Drawing Ref.	03458 (Concept Lot Layout)
	DRAWN	R.S.			
	CHECKED				

BFC:MISC
30 April, 2007

The General Manager
Lithgow City Council,
Mort Street,
LITHGOW..2790

Dear Sir,

RE: STANMAR PTY LIMITED – REZONING SUBMISSION

I refer to the information meeting held at Council's Chambers on 23 April, 2007 and advise that I have received instructions from Mr Stan Wyrzykowski in relation to the proposed rezoning of part of the land owned by his family Company overlooking Lake Lyell.

He has provided me with a copy of an earlier submission dated 27.5.2004 that has been provided to Council and has asked me to re-submit that document for Council's consideration when reviewing the latest LEP. Further to the information noted in the submission prepared by Anderson Surveying, I am instructed that the following developments may assist Council's favourable consideration of my client's request:-

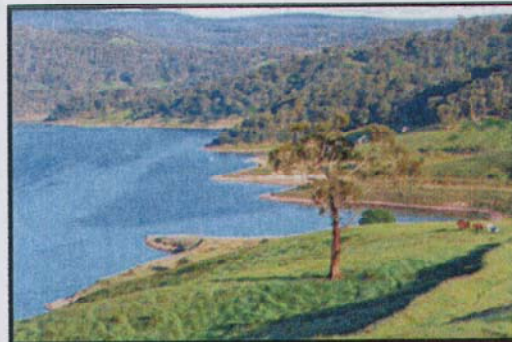
1. The Reservoir that is to be constructed at Gould's Hill will benefit the project.
2. My client's offer to grant an easement for pipeline over the company's land and the use of the rising sewer main that has already been installed.
3. My client has a Development Approval for 40 cabins and a function centre/motel to be located on certain land owned by his Company to the north west of the Magpie Hollow Road.
4. Phase 3 electricity supply has been provided for some 3.6kms to not only service the sewer pumping station but for future development in that area including the cabins, function centre/motel and the proposed small acreage residential lots.

My client is happy to meet with Council's representatives to discuss any of these matters. It appears to the writer that the area in question is a highly desirable area, many potential lots to have views of the lake and my client has made a significant financial input up to this time to lessen the expense on Council.

Yours faithfully,
BARRY F. COSIER & ASSOCIATES

BARRY F. COSIER

THE STAFFORD GROUP



LAKE LYELL TOURISM FEASIBILITY STUDY

**PREPARED FOR STAN WYZERKOWSKI
OCTOBER 2010**

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