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12 December 2012

Director Metropolitan & Regional Projects South
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Our ref: 22/14225
Your ref: 15457

Dear Sir/Madam

Lakes Estate Residential Subdivision (MP 05_0129)
Submission



Reference is made to the letter received from NSW Department of Planning and Infrastructure (DOP&I) dated 12 November 2012 in regard to the public exhibition of the above major project.

We submit this response as owners of Lot 630 DP 1080041 Buchanans Road, Coffs Harbour and fully support the proposed residential development at the Lakes Estate. In supporting the proposed residential development, we seek the DOP&I's consideration of provisions being made for future connection to our land.

1 Description of Subject Land

Our land has an area of approximately 10.02 ha and shares a common boundary with Pt Lot 164 DP 1170833 (Lakes Estate). Figure 1 illustrates the location of our land in relation to the Lakes Estate.

The land comprises undulating terrain, dominated by a south-west sloping gully. The northern section of the land forms the southern side slopes of the dominant ridge which is known as Roberts Hill.

The land ranges in elevation from 36m AHD to 122m AHD with slope gradients of between 6% and 50%. The steepest land coincides with the areas of highest elevation which are located adjacent to Roberts Hill.

Apart from the extreme eastern section of the land which is relatively steep, and the small area of forest vegetation, the remainder of the land is physically well suited for residential development.



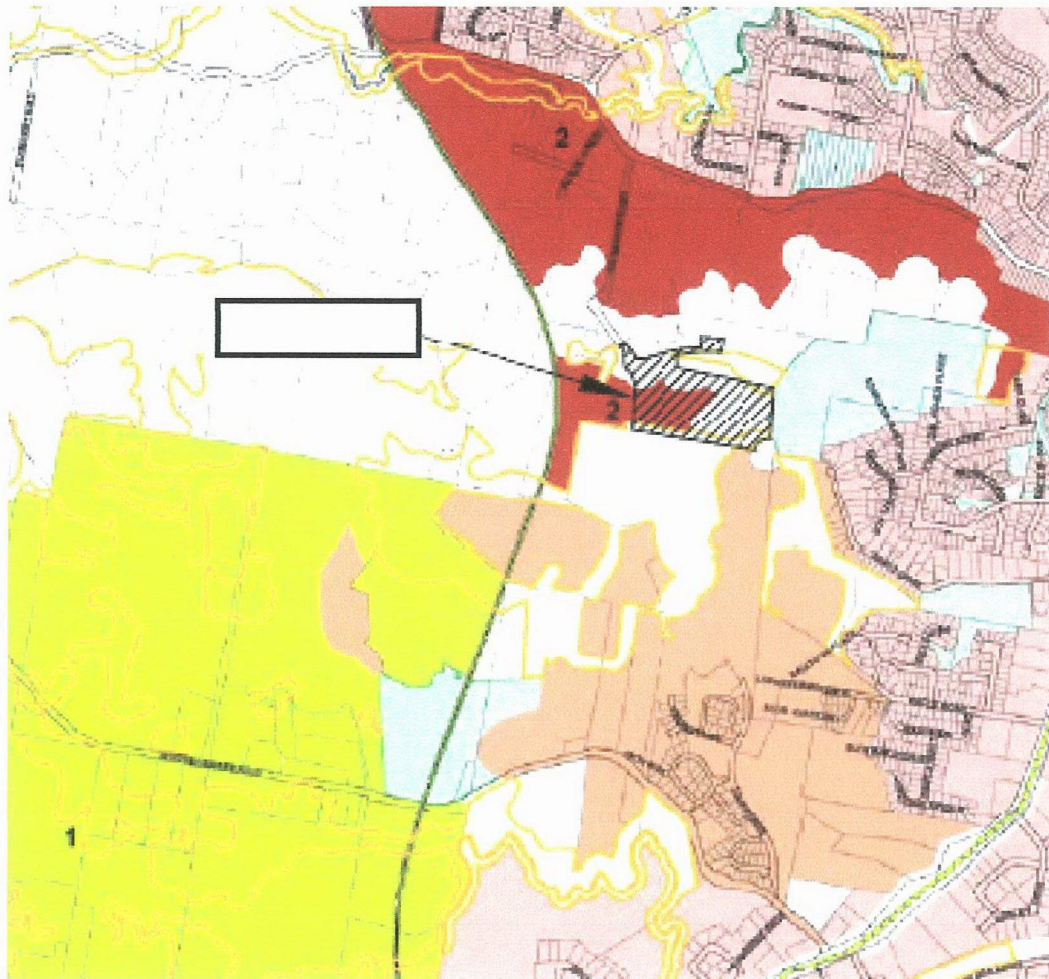


Figure 2 Extract from OLCSS

However, once the OLCSS was finalised and adopted by Council, it was sent to DOP&I for endorsement. In a letter received by Council dated 11 November 2009, DOP&I did not endorse our land as approved for future urban investigation. The land was excluded from the Mid North Coast Regional Strategy (MNCRS) by DOP&I, along with other lands nominated for potential urban investigation around Roberts Hill. DOP&I advised that the land was not endorsed, 'however a process is endorsed on page 18 of the MNCRS for 'reasonable adjustment to a growth area boundary, if justified'.

We intend to prepare a planning proposal to Council and DOP&I to address the sustainability criteria outlined in the MNCRS in order to have the land rezoned to a residential zone. Such a submission, in our opinion, is justified on the basis that it has a direct connection with the Lakes Estate, a nominated growth area in the MNCRS.

3 Conditional Support

Whilst we support the proposed expansion of the Lakes Estate, we request that consideration be given to the ability of Amadeus Place to be extended north into our land in order for the land to be connected to the wider road network. Figure 3 shows where the extension of Amadeus Road would be required.

We would also request that provision be made as part of the Lakes Estate development for future connection/ extension of essential services such as sewerage, stormwater, telephone and electricity services to our land.

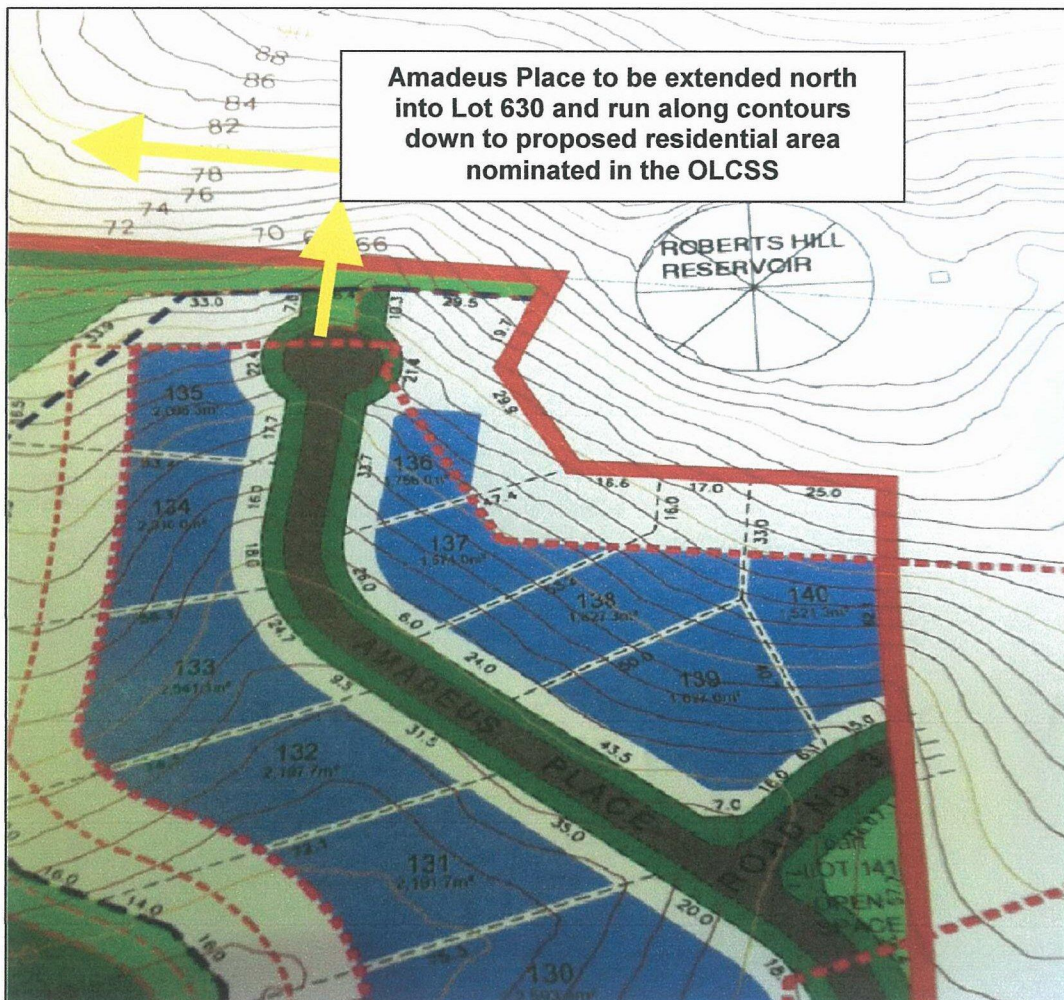


Figure 3 Extract from PPR for Lakes Estate

4 Summary

Our land is included in the OLCSS as being suitable for residential purposes and its rezoning can be justified under the sustainability criteria in the MNCRS as well as the Settlement Planning Guidelines.

It is entirely appropriate for our land to be utilised for the highest and best use to accommodate future residential development. The land is ideal for development and is within an area surrounded by existing and proposed urban development.

We therefore request that consideration be given to the ability of Amadeus Place to be extended north into our land in order for it to be connected to the wider road network and that provision be made as part of the Lakes Estate development for future connection/ extension of essential services such as sewerage, stormwater, telephone and electricity services to our land.

If you wish to discuss this matter further or organise a site inspection, please contact the undersigned on 02 6651 5740.

Sincerely



Peter Ryan

c/- Pasucross Pty Ltd atf Ryan Property Trust and Dennis Charles & Shirley Olive Johnson