

17 March 2006

Our ref: 05070

The Director General
Director, Urban Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Mr John Arnold

Dear Mr Arnold,

**RE MAJOR PROJECT NO. 06_0008
3 CLYDE STREET, BATEMANS BAY**

We refer to your correspondence of 1 February 2006 in relation to the property at No. 3 Clyde Street, Batemans Bay (the site). As you are aware, we act on behalf of the owners of this site.

We confirm that the Minister is of the opinion that the development proposed at the site is a Major Project, and that Part 3A of the EP&A Act applies to the proposal. Pursuant to Section 75E of the Act, we hereby submit a Major Projects Application for the site, seeking approval for demolition of the existing buildings on the site, and construction of a serviced apartments complex with retail tenancies at ground floor, including the approximately the following (specific details to be confirmed):

- basement parking for fifty-four (54) vehicles;
- at-grade parking for twenty-six (26) vehicles (3 of which are disabled spaces) and one (1) loading bay;
- three (3) ground floor retail tenancies (potentially a restaurant, café and retail shop) fronting onto Clyde Street;
- reception, office, meeting room, conference room associated with the proposed serviced apartments;
- various back-of-house facilities; and
- a serviced apartments complex containing seventy-two (72) dwellings (24 x studios, 28 x 1 bed apartments, 6 x 2 bed apartments, 2 x 3 bed apartments, 8 x 1 bed terraces and 4 x 2 bed terraces) over part three (3) and part four (4) levels.

Please find enclosed the following documentation, as required:

- completed Major Projects Application form and letter of owners' consent;
- application fee of \$1,000.00 payable to the Department of Planning;
- ten (10) copies of correspondence dated 17 March 2006 and prepared by SPD Town Planners;
- ten (10) copies of a Batemans Bay Regional Context Plan dated 19 December 2005 and prepared by Workshop 1 Architects;
- ten (10) copies of a Batemans Bay Retail Centre Plan dated 19 December 2005 and prepared by Workshop 1 Architects;
- ten (10) copies of a Micro-climate and View Analysis Plan prepared by Workshop 1 Architects;
- ten (10) copies of a Batemans Bay Town Centre Plan prepared by Workshop 1 Architects;
- ten (10) copies of a Site Plan dated 21 December 2005 and prepared by Workshop 1 Architects;
- ten (10) copies of a section through the proposed development dated 21 December 2005 and prepared by Workshop 1 Architects;
- one (1) CD containing the above information in Rich Text format; and
- one (1) CD containing the above information in PDF format

We trust the enclosed information satisfies the Department's requirements, and look forward to the Department's advice in relation to any additional information required to be provided in respect of this application.

Should you require any additional information or clarification in respect of this matter, please do not hesitate to contact the undersigned or Spiro Stavis from our office.

Yours faithfully,

Genevieve Slattery
Senior Urban Planner

Cc: Workshop 1 Architects
Mr Roy Syne