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26 September 2008

Ms Heather Warton  
Director, Coastal Assessments  
Mayor Project Assessments  
23-33 Bridge Street  
SYDNEY NSW 2000

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*1/10/08*  
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*subhead*

Dear Ms Warton

**Major Project 06\_0008-Proposed Hotel/Serviced Apartments – Lot 4 DP585556**  
**3 Clyde Street, Batemans Bay**

I refer to the above proposal and wish to make representations in respect of that proposal due to the adverse impact on adjoining properties owned by LIF Pty Limited.

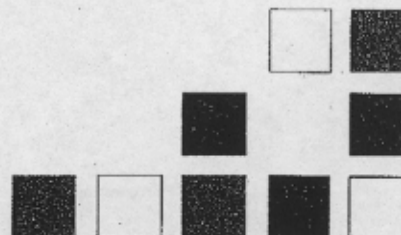
LIF Pty Limited is a wholly owned subsidiary of the Local Government Superannuation Scheme of NSW. In August 2008 LIF Pty Limited purchased the Bridge Plaza Shopping Centre adjoining the subject development site.

Bridge Plaza has a total of approximately 2 million visitations each year.

The Centre receives approximately 25% of its foot traffic from North Street via a Council owned footway along the western boundary of the proposed development site. It is proposed to close this footway off for the duration of the development works.

The Council footway is the natural "ant track" for foot traffic between the two major shopping centres in Batemans Bay. Should this avenue be blocked then pedestrians will be forced to take a much more circuitous route further along North Street and then make their way through a heavily trafficked car park. The alternate route would be to walk around the block into Clyde Street – a distance in excess of 250 metres. The withdrawal of this footway will have significant economic impacts on the existing businesses in Bridge Plaza. Loss of sales from diminished foot traffic will also have employment implications for the businesses within the Centre.

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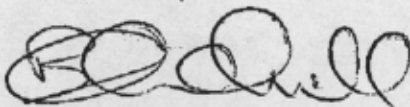
There has been no consultation with ourselves or the previous owners regarding the closure of the footway. The documents attaching the application demonstrate this aspect.

Additionally, it seems somewhat incongruous that the overall development site is some 2500-3000 metres yet needs the use of a small 2 metre wide footway to complete the development.

We would respectfully ask that this aspect of the proposal be changed to allow the footway to continue to remain open. The hardship and inconvenience that its proposed closure would cause has not been taken into account. It would, in our estimation take every little adjustment on behalf of the developer to accommodate this change.

Thank you for your attention and I look forward to a favourable consideration of the issues raised.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Brian G Churchill', with a stylized, cursive script.

**Brian G Churchill**  
Property Fund Manager