

15 February 2011

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Acting Regional Planning Coordinator
Sydney Region East
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Urban Design and Planning Consultants

Directors Peter Annand BSc(Arch), BArch(Hons), M.T.C.P
Clive Alcock BA(Hons), BPL, MA(Urban Design)

Dear Sir

My firm, Annand Alcock Urban Design, has been carrying out a number of studies for Canterbury Council including the "Canterbury 10 Centres Study" and residential reviews for nominated residential sites in close proximity to the major centres.

The "Canterbury 10 Centres Study" entailed us examining expansion opportunities for town centres in Canterbury including Punchbowl.

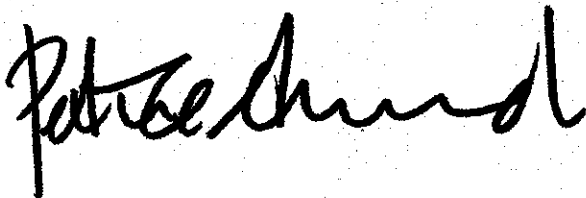
As part of this process we have investigated the Punchbowl RSL Club site and adjoining lands and saw this site as of considerable significance, in this context because of its size and proximity to the Punchbowl Town Centre.

We have recommended to Council that this site be rezoned to permit mixed-use development comprising retail/commercial development and medium density housing to expand and support the growth of the Punchbowl Town Centre.

Thus, we would be supportive of the rezoning of this site for such purposes in line with the new DCP developed for this area.

Such a rezoning would be consistent with the evolving strategic framework for Punchbowl and the wider Canterbury LGA.

Yours faithfully



Peter Annand
Director
Annand Alcock Urban Design