

18 December 2014

Paul Robilliard
Director of Housing & Land Release
Department of Planning
Sydney Regional Growth Centres Commission

Submission to Lowes Creek and Maryland Parts Precinct Planning Agreement

Dear Paul Robilliard,

We make the following submission on behalf of our client, currently negotiating purchase of **Lot 2 and Lot 3 in DP 594238** (705 The Northern Road Bringelly). These landholdings are adjacent to and south of The Land (as identified on page 3 of the Explanatory Note) forming part of the proposed Planning Agreement.

Lot 2 and Lot 3 DP 594238 are located on the South West Growth Centres Structure Plan within a walkable neighbourhood, including a portion of the neighbourhood centre identified on The Northern Road. There is also a development consent for a service station associated with the landholding.

Our client is interested in progressing the precinct planning promptly so that the landholding is subsequently able to be zoned to permit urban development.

We request that Lots 2 and 3 DP 594238 are included within the planning study for the Lowes Creek and Maryland Parts Precinct. Our client would consider contributing to the costs subject to negotiation.

In the circumstance where the landholding cannot be incorporated into the planning study, we request that Developers of land forming part of the agreement provide for the planning for the provision of services infrastructure of our client's landholding, consistent with Cl. 19.1(b)(2) of the Planning Agreement (p 24).

Please contact me by phone (02) 9519 4994 or email jason@aedesignstudio.com.au to discuss this submission.

Sincerely,

ae design partnership Pty Ltd



Jason Duda
Associate Director