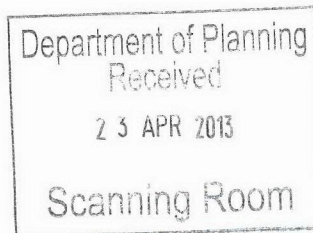




11534  
19 April 2013

Michael File  
Director of Strategic Sites and Urban Renewals  
Department of Planning and Infrastructure  
33 Bridge Street  
SYDNEY NSW 2000



Dear Michael

**MASCOT STATION URBAN ACTIVATION PRECINCT  
42 CHURCH AVENUE, MASCOT**

We write on behalf of Orlani Property Group Pty Ltd (Orlani), the owner of 42 Church Avenue, Mascot (the Site) in relation to the Mascot Station Urban Activation Precinct (UAP).

The Site has an area of over 1 hectare and is situated just 80 metres north-west of the Mascot Station (see Figure 1 below). As shown in Figure 2 the site is located centrally within the Mascot Station Precinct and is a key site as identified under the *Draft Botany Local Environmental Plan 2011* (Draft Botany LEP). It is also within the area to which the Draft Mascot Station Development Control Plan (Draft DCP) applies.

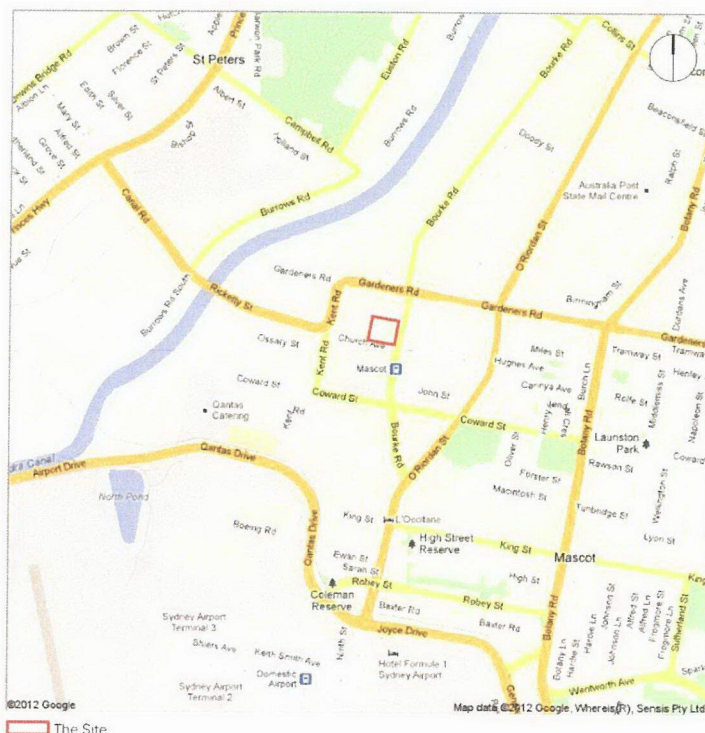


Figure 1 – Site location plan

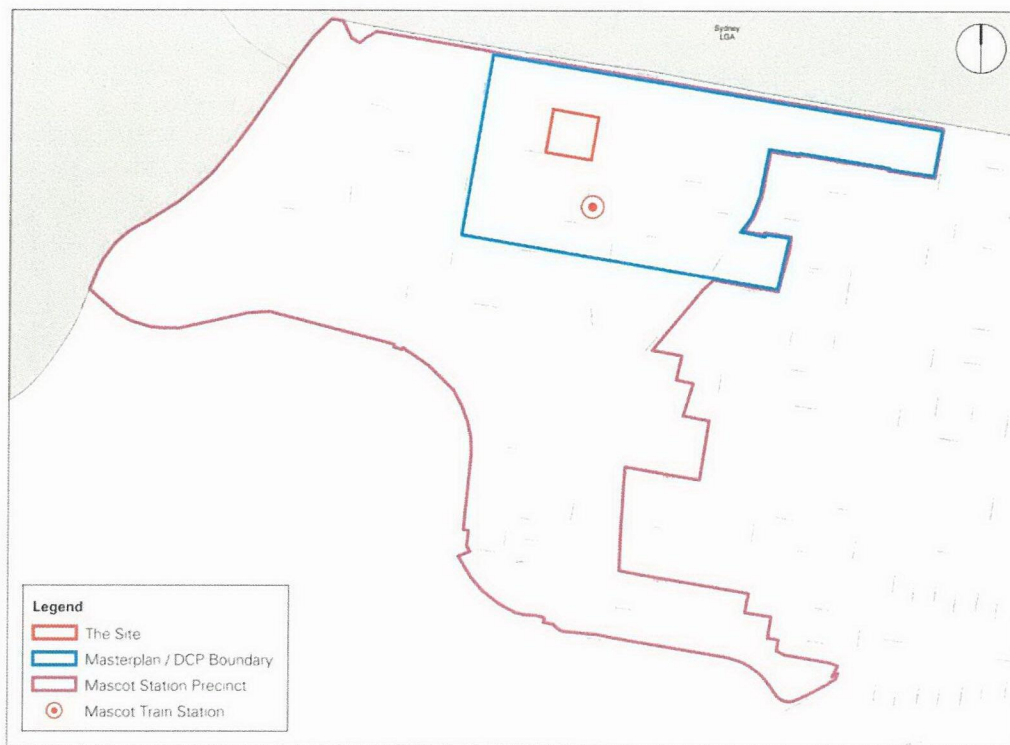


Figure 2 – Site location within Mascot Station Precinct

The Site's size, strategic location in close proximity to Mascot Station, and its consolidation under single ownership make it suitable for consideration as a key site within the Mascot Station UAP. Orlani wishes to play a key role in any stakeholder consultation for this UAP, and requests that the Department of Planning and Infrastructure (the Department) contact JBA to advise of any workshops or establishment of a reference group for the UAP. JBA and Orlani are also happy to meet with the Department to discuss the Site and the UAP in general.

Should you have any queries about this matter, please do not hesitate to contact me on 9409 4946 or [aduggan@jbaplanning.com.au](mailto:aduggan@jbaplanning.com.au).

Yours faithfully

Andrew Duggan  
Director