

19 December 2014

The Minister

Department of Planning & Environment

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Dear Sir,

RE: DRAFT LEPPINGTON PRECINCT PLAN – NOTICE OF OBJECTION

We refer to the draft Leppington Precinct Plan (“LEP”) which is currently proposed and exhibited.

We act on behalf of:

- (a) Bruno Spatari of 71 Woolgen Park Road, Leppington NSW 2179 (Lot 38 DP 205952); and
  - (b) Cuneyt Kilicoglu of 61 Woolgen Park Road, Leppington NSW 2179 (Lot 39 DP205952),
- (“the clients”).

Please refer to letters of authority attached hereto. These parties are the registered properties of the land (detailed above) .

Our clients’ properties fall within the proposed LEP and within the Precinct’s boundary. This are currently comprises market gardens and farmlets.

The long-term proposal of the LEP is to allow for low and medium density residential development along Woolgen Park Road and the adjoining areas.

In terms of the LEP, the long-term strategy for Leppington and adjoining areas is, in our clients’ view, a sensible approach to the highest and best use of the subject properties given the identified growth corridors.

That said, the proposed zoning to the properties adjoining our clients’ properties is medium-density residential development.

The proposed zoning for our clients’ holdings are recreational open space.

Whilst acknowledging the requirement for open space adjacent to medium-density residential development, in order to achieve the requisite open space and passive open space, it is our clients’ view that such active open space ought

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to be located on inferior land which is not capable of quality medium-density residential development and which is also adjacent appropriate transport hub.

Given the location of our clients' properties and their relationship to other proposed contiguous development, it is our clients' view that the logical and highest best use for the subject properties is as proposed for adjacent blocks; that is, medium-density residential.

Additionally, our clients' concerns are that there will be traffic issues associated with open space and sporting field facilities in the location proposed.

Under the proposed LEP, Woolgen Park Road will become a secondary major road which feeds from Camden Valley Way to a large medium-density residential area.

The lots proposed as open space (including sporting field proposal) will face this busy road with subsequent traffic hazards.

Our clients submit that the more sensible approach for open space and sporting facilities to be located would be at the corner of Woolgen Park Road and Riley Road.

Irrespective, given the highest and most appropriate use of our clients' properties, any re-zoning and/or requisite resumption ought, to, in the least, provide compensation that is in line with the proposed medium-density residential developments.

Our clients respectfully submit that the proposed re-zoning of their properties has not taken into account:

- its highest and most appropriate use;
- new traffic flow considerations on Woolgen Park Road that would be generated from the adjacent medium-density housing development;
- public transportation hub location; and
- parking and ingress and egress issues to Woolgen Park Road.

We look forward to your favourable consideration of our clients' preliminary submissions.

We also reserve our rights to make further submissions and would appreciate the opportunity of making personal submissions to the appropriate Planning Officer.

Yours Faithfully



**Greg Huxley MBA**

Senior Planning Consultant

Contact: 0450 683 111

Enclosures:

Authority letter/s clients