

Graceland Community Pty Ltd.

Proposal from 125 Eastwood Road, Leppington, NSW-2179



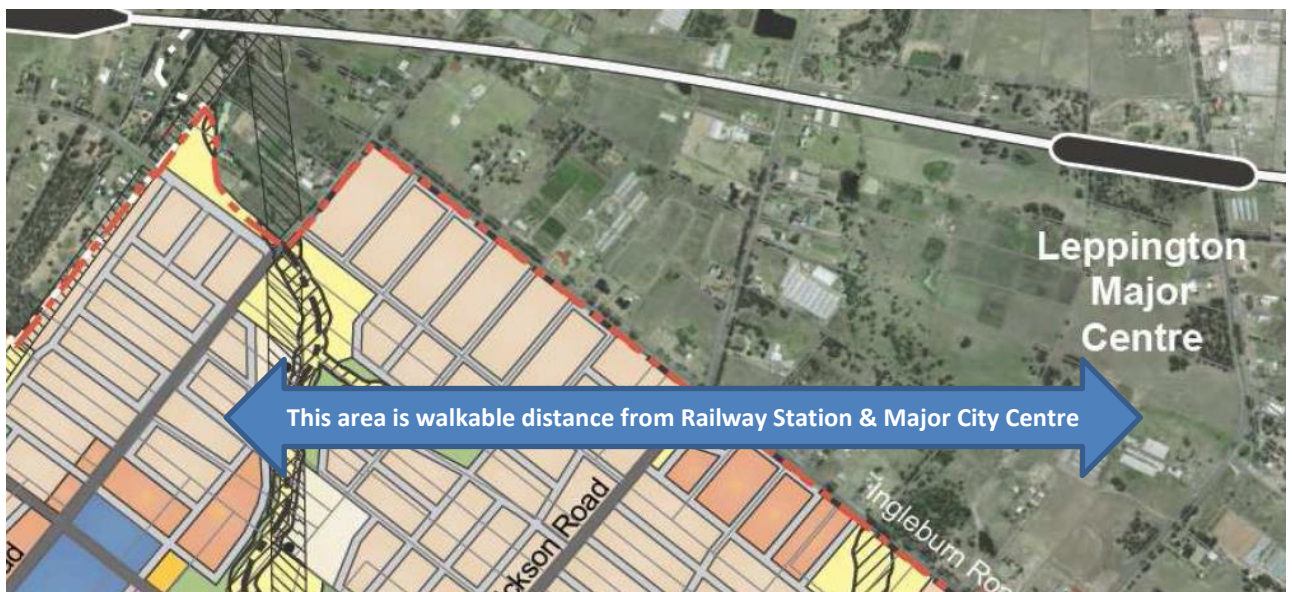
1. Rezoning the entire Leppington Precinct together.

We prefer the original idea of Rezoning the Leppington Precinct in a single shot. We do NOT support the new proposal of "Sequenced Rezoning". The feedback from Austral Precinct rezoning is NOT relevant to Leppington Precinct as Austral is far away from Leppington Railway Station and Major City Centre, whereas Leppington Precinct is in the heart of the happening place. Rezoning of Leppington Precinct together in a single shot is necessary for acceleration of the development process around Railway Station and Major City Centre area. As land price is already appreciated, expecting the announced Rezoning deadline of "End 2014" and SW Railway line opening in early 2015, the market value of land is already appreciated significantly and council rate is/will be

proportionately high. So proposing “Sequential Rezoning” to ‘keep the council rates low’ is a false argument. All of us prefer to get the land rezoned at the earliest and develop it as soon as possible. Major infrastructures like Railway and Road are already in place in Leppington Precinct. So do not go for “Sequential Rezoning” but “Rezone the entire precinct together.

2. Make the Land north of Heath Road as 1st Stage for Development.

Only some area of ‘North of Heath Road’ is excluded from the 1st stage for development. Include the Land area near Eastwood Road (ie between Heath Road in the South, Ingleburn Road in the North and Dickson Road in the East & West Boundary of Leppington Precinct) also in the 1st Stage for Development.



- This area is only **walkable distance from Leppington Railway Station and Major City Centre.**
- The only ‘**Local Area**’ for the entire Leppington Precinct is located in this area, so including this area in the first stage will accelerate the development process in this precinct.
- During our discussion with **Sydney Water**, they proposed a “**Pump and Rising Main**” method for this area, which connects to the sewage facility at Ingleburn Road area that is under construction, so that **this area also can be included in the 1st stage of development**, if sufficient number of Landowners from this area are ready for Land development in the first stage itself.
- Based on our above discussion with Sydney Water, we contacted Landowners in this area to the extent possible, to find their interest and **almost all Land owners in this area are eager to develop their land as early as possible. Thirteen Land owners in this area have already signed a joint Memorandum expressing their readiness for developing the land as soon as**

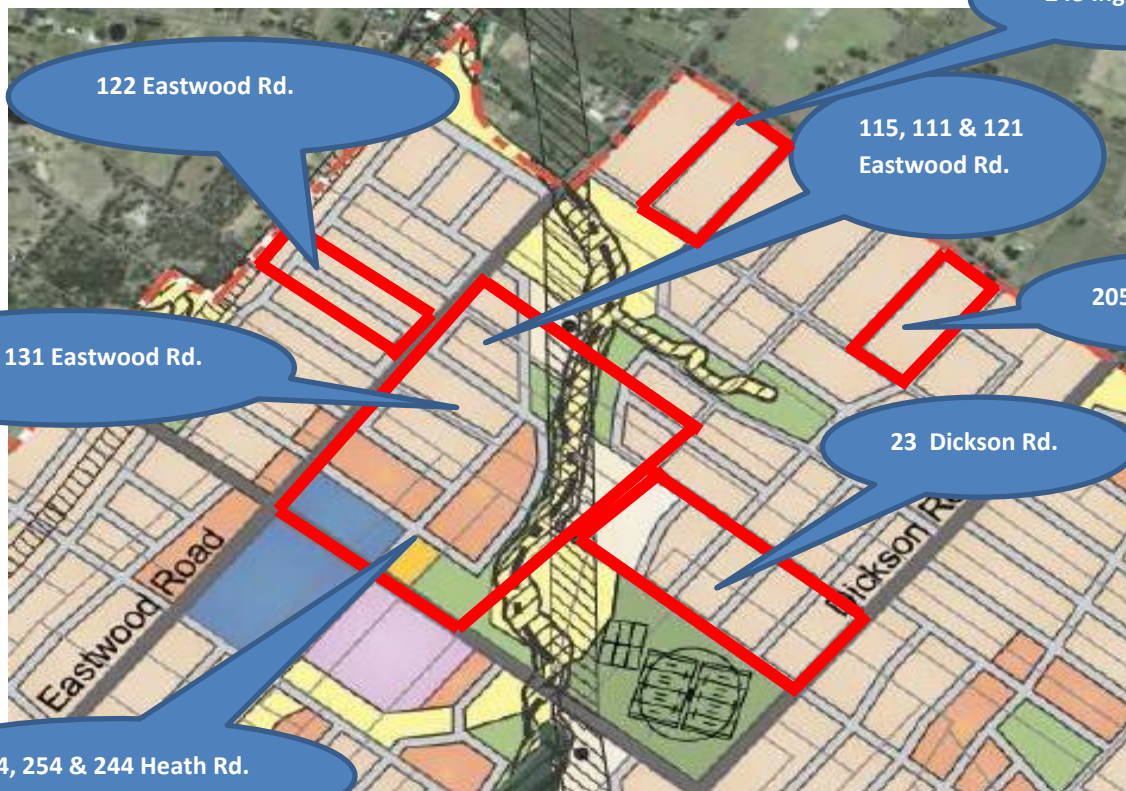
it is rezoned and requested to include their land in this area in the 1st stage for development.

Please find attached the memorandum signed by 13 land owners:

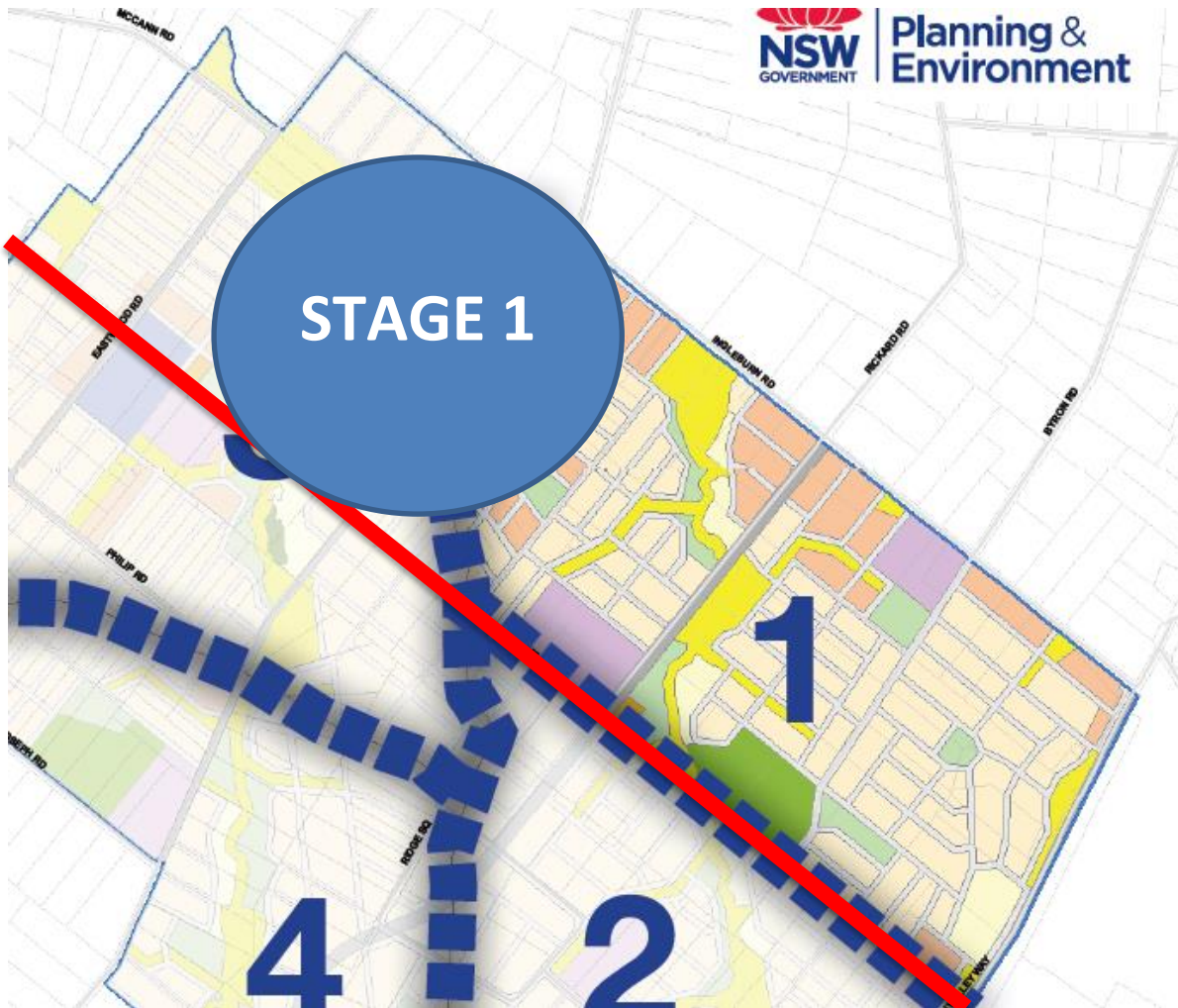
1. 125 Eastwood Road, Leppington
2. 131 Eastwood Road, Leppington
3. 121 Eastwood Road, Leppington
4. 115 Eastwood Road, Leppington
5. 111 Eastwood Road, Leppington
6. 122 Eastwood Road, Leppington
7. 264 Heath Road, Leppington
8. 254 Heath Road, Leppington
9. 244 Heath Road, Leppington
10. 220 Heath Road, Leppington
11. 23 Dickson Road, Leppington
12. 243 Ingleburn Road, Leppington
13. 205 Ingleburn Road, Leppington

All the land owners in this area, whom I could contact personally, have already expressed their readiness, in writing, to develop the land in the first stage itself. Remaining may follow suit in the near future, as I establish contact with them.

Land Owners already agreed & signed for developing in the 1st stage.



Since Sydney Water is looking for certainty in usage of their infrastructure and as we are giving a confirmation in writing, please include the area north of Heath Road in the 1st Stage of Development.



3. Additional road proposed parallel to Eastwood Road (In the front area of 131, 121 and 115 Eastwood Road) at the entrance of the property, is a burden to Land Owners. So we propose to connect the 'Local Road' directly with Eastwood Road.

Near the Rickard Road, Dickson Road etc, there is NO parallel 'Local road' proposal at the entrance to the property. But only in Eastwood Road area, parallel roads just near to the Sub-arterial road is proposed.



These parallel roads need to be removed.

This will increase the land loss and will make development unviable. **So please connect the 'Local Road/Street' directly to Eastwood road, rather than putting parallel roads near the Eastwood Road.**

4. Widening of Eastwood Road

We came to know that there is a proposal for widening of Eastwood Road from the current 20 meters to 29.1 meters 'sub-arterial road'. As 60.9 meter wide land has been already earmarked as 'easement' for Transmission Line from Eastside of Eastwood Road, we propose NOT to acquire the additional 9.1 meter wide land for road widening from the east side of the Eastwood Road. This will minimise the hardship to the landowners on the East side of Eastwood Road.

Thanks & regards

For **Graceland Community**

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