

From: Heath James
Sent: Friday, 7 August 2015 3:11 PM
To: Kate Masters
Subject: Exhibition of State Significant Development Application for Bringelly Road Business Hub, Leppington

Hi Kate,

The following is provided to support/explain Council's earlier submission to the DA exhibition – attached.

Council supports the vision for a regional sports stadium facility to be located in the Bringelly Precinct of the Parklands.

This vision was established as part of the Department's Austral Leppington North Precinct Planning Project and has been reflected within Council's Section 94 Plan that applies to the Leppington Major Centre – refer to page 48, Regional open space and recreation facility requirements - <http://www.camden.nsw.gov.au/assets/pdf/Development/Section49/20141015-Camden-Section-94-Contributions-Plan-Leppington-North-Precinct.pdf>

We would like to know if investigations have taken place that confirm the Bringelly Precinct is capable of delivering on this vision.

In the absence of this, our concern is that a number of cumulative constraints could be found, at a later time, to bring into question the ability for the Bringelly Precinct to deliver on this vision.

Potential constraints include topography, gazetted conservation areas, bushland corridor, utilities, nearby residential release areas, extent of land take for other developments – such as this DA, extent of land take for a regional sports stadium – potentially 16ha – refer to attachment.

Please let me know if you need further information or clarification of the above. Regards, Heath

Heath James
Strategic Planner – Growth Areas

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