

7 April 2016

Ms Ella Wilkinson
Planning Officer, Modification Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Wilkinson

**Re: Proposed modification of development consent for State Significant Development
Application 6324, Bringelly Business Hub, Leppington**

I refer to your email dated 16 March 2016 regarding the proposed modification to the development consent issued for the Bringelly Road Business Hub, described above.

The proposed amendment seeks to modify the development guidelines pertaining to minimum rates of parking for Bulky Goods/Large Format Retail premises that may be developed at the site. It seeks to reduce the minimum required parking rates from 1 space per 50sqm of floor space to 1 space per 150sqm of floor space.

As outlined in the proponent's letter to the Department of Planning and Environment dated 11 March 2016, this amendment would bring the minimum rates of parking required by the development guidelines in line with the provisions of Liverpool Development Control Plan (LDGP) 2008. Further, should a bulky goods establishment with greater parking requirements be developed on the site (such as Bunnings or Ikea), there would be provision to negotiate higher parking rates for these developments on their individual merits.

On the basis of the evidence provided, Council raises no objection to the proposed amendment to the development consent for State Significant Development Application 6324, Bringelly Business Hub, Leppington.

Should you require any further information on this matter, please contact Bruce Macnee, Manager Strategic Planning on 9821 9341.

Yours sincerely



Lina Kakish
A/Director Planning and Growth