

1 August 2013



The Director,
Metropolitan and Regional Projects North
Development Assessment Systems & Approvals
Department of Planning & Infrastructure
GPO Box 39
SYDNEY, NSW 2001

Dear Sir,

**RE: CONCEPT PLAN APPLICATION NO. 09_0067 - MOONEE PARKLANDS
PROPOSED RESIDENTIAL SUBDIVISION - LOT 1 DP 1097743 & LOT 6 DP 252223**

Rothwell Boys Pty Ltd
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We refer to the subject Major Project Application which is currently on public exhibition until the 1st of August 2013. In response to the Department's invitation for submissions, we provide the following response.

Background

The subject land is adjacent to "The Glades Estate" which is owned by The Rothwell Boys Pty Ltd, and is otherwise described as Lots 1 & 2 in Deposited Plan 725785. The Glades Estate received Project Approval (Application No. 06_0143) from the Department of Planning on the 9th of March 2009. The Project Approval provides for 524 residential allotments and 45 hectares of public open space and habitat conservation area.

As a condition of the Project Approval vehicle access to "The Glades Estate" is contingent upon the construction of the northern Collector Road which connects our land, and other residential zoned land to 'Moonee Creek Drive' in Moonee Beach. On the 18th of June 2012, the NSW Land and Environment Court granted conditional approval for the Collector Road.

Submission to MP 09_0067

The applicant's Environmental Assessment includes a concept subdivision plan identified as Figure 12 in Section 1.3 of the Environmental Assessment report. This figure includes some detail regarding its relationship with the approved subdivision layout for 'The Glades Estate'. It shows road and pedestrian connections which coincide with those shown for the Glades Estate. Support for the proposed concept is given on the basis that the proposed connections will be maintained. That is, the proposed road alignments under the application **MUST** be aligned with the already approved road alignments within the Glades Estate and the northern Collector Road.

We acknowledge the applicants submission concerning the level of consultation outlined in Section 6.2.6 of their Environmental Assessment report. Further consultation will however be required at the detailed design stage to ensure that appropriate consideration is taken with respect to the design of interconnecting roads, infrastructure services, drainage requirements and fill levels. Support for the proposed concept is given provided that appropriate consideration is given to the subdivision design approved for 'The Glades Estate' and the northern Collector Road.

The proposed development will require road access from Moonee Beach. The applicant proposes to utilise the court approved Collector Road alignment shown in Figure 9 of their Environmental Assessment report. Therefore vehicle access to the proposed development must also be contingent upon the construction of the Northern Collector Road at Moonee Beach.

Furthermore we would also request that a condition of the approval requires the applicants to cooperate with other affected land owners to facilitate the construction of the northern Collector Road.

The proposed development will increase employment opportunities during the subdivision construction and housing construction stages. Significant employment opportunities will be directly and indirectly associated with each construction stage in addition to demand for construction materials, transport and other support services. The direct contribution and flow on impacts to the economy generated by the proposed development will therefore be considerable.

It would be appreciated if the Department could review this submission in light of our concerns as outlined in this letter.

Please do not hesitate to contact me if you have any questions.

Yours sincerely,



William Sarkis
Director – Residential Estates