

[REDACTED]

From: system@acelo.com on behalf of [REDACTED]
Sent: Tuesday, 30 October 2018 10:03 PM
To: [REDACTED]
Subject: Submission Details

Confidentiality Requested: yes

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]
[REDACTED]
[REDACTED]

Content:
please do not publish any of my personal details.

Highest and best land use for [REDACTED] Bringelly.
Lot [REDACTED] OP [REDACTED]

I would like to submit for consideration our perspective for the above mentioned property based on the principles of our proposal being physically possible, financially feasible, maximally productive and through re-zoning legally permissible :-

Physically possible:-

Due to the size of our property approximately 2ha, the rectangular shape, and accessibility, our property can provide safe road entry (eg. curb cutout) access to our property, from Bringelly Road and the currently under construction left hand turn bay (approximately 100 metres long), which runs across the front of our property, allowing safe exit from Bringelly Road.

Essentially on completion of the Bringelly Road upgrade, our property will be positioned on one corner of the [REDACTED] and [REDACTED], that will provide future entry to the Aerotropolis through the northern leg extension of [REDACTED], being a future transit lane, this will run along the eastern side of our property - and will run north south offering both safe entry and exit from either roads.

The topography of our property is suitable for development and any minor issues could be resolved through design and strategy to suit Commercial, industrial or mixed business with the possibility of some residential.

Financially Feasible:-

This parcel of land offers very attractive possibilities for development as it is a highly visual location along two major roads, offering maximum impact from signage, attracting business.

Our property would be financially feasible to be developed into either a Town Centre or Village, offering residential apartments above, offering views over South Creek and future Park lands. The ability of land being amalgamated with adjoining properties to increase land size and an opportunity for increased rental return for developers, that would also benefit the community.

Another possibility is a resort like Hotel accommodation, with cafes and restaurants below to support a 24 hour airport. This location being within close proximity and offering excellent accessibility via road or public transport.

The property currently has all utilities running along Bringelly Road outside the front boundary of our property (Gas, Water, underground Electricity, NBN, telstra - with sewerage believed to be included with the Bringelly Road

upgrade). This being a significant financial benefit for a developer, by not incurring expensive extra costs associated with the provision of these services for any proposed development.

Maximally productive:-

The cost of developing this parcel of land for reasons outlined above (accessibility, size, topography, proximity, visibility and utilities) compared to other properties would suggest that the returns for an investment or development would be highly financially achievable.

The lack of comparable land on offer within this location that can provide the same services within Stage 1 release, offering highly visual corner proximity and cost effectiveness for development would suggest that this parcel of land under the concept "highest and best land use" would be of maximum benefit to the community and developers to be permitted to achieve full potential.

Through high population moving into the area, and the lack of existing competition/development on offer within the Aerotropolis, any development would financially benefit the Community and investors/developers.

Legally Permissible:-

Our parcel of land is currently zoned RU4 small land holdings (Workable land) with the Kelvin Park Estate, the new proposed Aerotropolis.

Stage 1 release, is currently under consideration for future planning and development, and land within this area should be zoned with the concept of achieving "highest and best land use" for properties to benefit and support the Aerotropolis Community.

Thank you,

IP Address: - 120.146.153.190

Submission: Online Submission from [REDACTED]
https://majorprojects.accelo.com/?action=view_activity&id=291149

Submission for Job: #9552

https://majorprojects.accelo.com/?action=view_job&id=9552

Site: #0

https://majorprojects.accelo.com/?action=view_site&id=0