

SUBMISSION

To whom it may concern,

RE: [REDACTED] Luddenham Rd Luddenham NSW

This submission relates to the above-mentioned property located in the Northern Gateway Precinct. The following issues have been identified with the draft precinct plan:

- 1) We would like to request for the 2 parallel local roads depicted in "*Image 1*" below to be re-aligned according to the property boundary lines (both roads should be centred on the boundary line with the neighbouring property). At present, proposed roads on both sides of our property are wholly within our property which would result in small residual parcels of land between the proposed road and our property boundary. Given we are the last property that these roads pass through, it would be better town planning to centre these roads along both property boundaries, instead of having them fully within our property.
- 2) At the rear of our property, there is a significant amount of proposed open space reserved on land that has never had any environmental zoning and is clear land suitable for development. We believe the road at the rear of our property should be extended outwards (refer *Image 3*) to better align with the outline of Cosgrove Creek, as opposed to having a straight road that does not add any value to the proposed park area. By extending the road to reflect the alignment of Cosgrove Creek, suitable land for development can be utilised (refer *Image 2*) while adding value to the streetscape by effectively expressing the shape of the Creek at this section.
- 3) At *Image 4*, we have depicted the desired Northern Gateway Precinct Plan outcome for our property, which includes both parallel local roads centred along each boundary, with the rear road extended out towards Cosgrove Creek.
- 4) We are of the view that any land reserved for open space/nature parks/parkland in the Aerotropolis must be acquired by the Government as this land use has a detrimental impact on the value of this land and no external buyer would pay any consideration for land with this zoning.







